



# **Yennora Distribution Centre**

**Lot 21 DP 1171076**

**DA Consent 264-09-01**

## **Annual Environmental Management Report**

**Prepared for the Director-General Minister for  
Planning, NSW**

**Prepared by Stockland Property Management  
Pty Limited**

**December, 2017**

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## 1. Introduction

### EMP approval

This Annual Environmental Management Report has been prepared by Stockland Property Management Pty Ltd (Stockland) for the calendar year 2017, in keeping with Condition 52 of this Environmental Management Plan (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 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 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.

### EMP Compliance

It should be noted that no non-compliances were found in 2017 following reviews of the monitoring requirements under conditions 52c. All detailed monitoring results required under each of the sub plans can be found in the appendices.

### Masterplan Implementation Update (refer to condition 52a)

Status of major activities at Yennora Distribution Centre in 2017 that have an impact on the Yennora masterplan:

- 1.1 Traffic Management Plan (TMP). Stage 1 of these works have now been completed and involved the redirection of pedestrian, and vehicle (both light and heavy) traffic flow across the site, with associated road marking and signage. This project included a review with 'Richmond & Ross P/L' & 'Colston Budd Rogers & Kafes P/L', The 'as built' plans are now available and should be added as an appendix to the 'Traffic & Transport management sub-plan' once Stage 2 of these works has been completed.
- 1.2 Stage 2 of the TMP involves the new roadways for the new Buildings 3 & 8A and the widening of the roadway behind Building 1. These works are underway and are due to be completed in August 2018.
- 1.3 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.

- 1.4 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 a Section 75W of the Environmental Planning and Assessment Act 1979. These works commenced in September 2017, and are estimated to be completed by end August 2018.

## **2. 2016 Production**

A copy of the 2016 Environmental Management Plan Report submission can be found in Appendix A.

### **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 a Section 75w of the Environmental Planning and Assessment Act 1979. 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 commenced on site in October 2017. It is estimated the works will be completed by August 2018.

A copy of the approved modification requests and all relating documents can be found in Appendix B.

#### **4. Approvals and Licence Compliance Review**

The Stockland Development Team and Stockland Project Management Team have been working closely with the Contractor engaged to carry out the construction works for both Buildings 3 and 8A. All parties involved in the works have reviewed both the EMP and sub-plans to ensure the building works comply with both the Section 75W modification and compliance with the EMP itself.

Further to a review of the conditions of consent no non-compliances have been recorded in 2017.

**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 2017 Complaints Register can be found in Appendix C of this submission: Complaints Register
- d. Some of the ongoing actions that have been taken in 2017 as a direct result from the reviews of the complaints register include:
  - the ongoing training of the on-site security services to provide a more professional and responsive service to our tenants and the neighbourhood.
  - continual maintenance and regular inspections of the acoustic wall, with repair work carried out when required.
  - continual maintenance and regular inspections of Pot Holes / Hardstand areas for safety and noise prevention.
  - regular communication and education to both tenants and contractors on site about noise generation.
  - continued tenant education on noise mitigating action that can be undertaken
  - improvement in resident communications process and following up of complaints procedure internally
  - 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 2017 can be found in Appendix C

## **7. Community Consultation**

In keeping with Conditions 49 & 50 of the EMP which requires Bi-annual Community consultative committee meetings, the Yennora Community Consultative Committee has met in May and November, 2017.

As outlined in the EMP this committee is comprised of:

- An independent person nominated by the council and agreed to by Stockland to chair the committee
- At least two Stockland representatives
- One Site Tenant representative
- One Council representative
- Three local community representative

Minutes of these 2 meetings are attached in Appendix D

## **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 Appendix E.

## **9. Environmental Monitoring**

### **9.1 Environmental Monitoring/Inspection/Auditing Program**

As part of the 2016 & 2017 and ongoing reviews of the Environmental Management Plan various checklists, inspections and audits have been initiated and implemented to address the Conditions of Approval under the EMP and all the requirements to ensure compliance. Copies of examples and the annual checklists and inspections can be found in the Appendix. Reviews of these checklists are undertaken as part of the internal auditing process by the Asset Team. Monthly checklists can be made available on request.

### **9.2 Site Environmental Limits**

Details and copies of the Sites Environmental Limits, where required and where relevant, can be found in the sections of item 12 and in the attached Appendix's.

## 10. Environmental Reporting

As noted under Condition 53 Independent Environmental Audit within 2 years of the approval of this EMP in September 2016, and then as directed by the Director-General, the Applicant shall commission and pay the full cost of an Independent Environmental Audit of the development. This audit must:

- a) Be conducted by a suitably qualified, experienced, and independent person whose appointment has been endorsed by the Director-General;
- 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;
- e) Review the adequacy of the Applicant's Environmental Management Plan; and, if necessary.
- f) Recommend measures or actions to improve the environmental performance of the development, and/or its environmental management and monitoring systems.

As such the audit will take place in 2018 and the report made available to the Director-General in line with Condition 53

The following table outlines all the reporting obligations of each sub-section 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
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 are submitted as part of the 2017 Annual Environmental Management Plan 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 Environment Management Plan, 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 2017 Audits for each sub-plan can be found in section 12 of this report as well as the detailed reports in the Appendix

### **11.3 Environmental Management Plan Review**

As part of the ongoing monitoring of the Environmental Management Plan, the Asset team (including the National Asset Manager, the National Operations 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 this 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 Asset to ensure that all Stockland's obligations under these sub-plan are being adhered to.

As part of the 2017 reviews of the EMP there are a number of amendments that have been recommended by Stockland which have been outlined below. The items that have been reviewed throughout 2017 have included (although are not limited) to the following;

- Audit findings and results
- Environmental Monitoring Outcomes
- Incidents and non-conformances
- Changes in organisation structure and responsibility
- Changes in operations and maintenance responsibilities
- Changes in legislation
- Updates to the Master Plan

#### **Recommended amendments to the Environmental Management Plan**

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 the approved Section 75W noted in Section 3. TMP to be updated upon completion of the construction works.
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 and the current document included in the EMP was valid until October 2016.
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.

## 12. Environmental Issues and Management Plans

(as per conditions 52c, 52d, 52e)

### 12.1 Noise Management Plan

Noise Monitoring audits are undertaken on a six monthly basis as required and have been undertaken on the site both during normal operation of the centre and after hours.

Assessment Location	Intrusiveness Criteria $L_{Aeq,15min}$ dB(A)			Amenity Criteria $L_{Aeq,period}$ dB(A)		
	Day	Day	Evening	Night	Evening	Night
Location 1 – 69 Dennistoun Avenue	48	47	46	65	47	43
Location 2 – 29 Dennistoun Avenue	48	46	43	65	48	44
Location 3 – 64 Byron Road	48	46	44	65	49	43

Assessment Location	L1Criteria, 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 2017, Noise monitoring was undertaken in:-

- February 2017
- September 2017

The latest survey conducted is attached as Appendix F.

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)"*

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.

### 12.2 Traffic and Transport Management Plan

Condition 26 of the EMP requires that;

*The Applicant shall:*

- 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*
- 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).

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

In two cases, the surveys show that the number of heavy vehicle movements (a Heavy Vehicle is classified as a Class 3 or above) averaged less than 1,000 movements a day. The December survey shows that Heavy Vehicle movements averaged in the range of 1,000 to 1,450 movements a day, at 1008 movements. As a result of this additional actions required by Stockland under Condition 26(c) will require the monitoring to increase from 6 monthly to 3 monthly in 2018.

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

Appendix G 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.

### **12.3 Vegetation and Landscape Management Plan**

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:-

- Development activity occurred on site in 2017 and further information has been noted in section 3
- All roadways were kept reasonably clear of debris
- No Fauna's were handled in 2017
- Animal Rescue were not contacted in 2017 as there were no injured animals on site
- No new species were sighted or introduced in 2017

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 Appendix H



#### **12.4 Stormwater Management Plan**

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 2017 to 31 December 2017:

- No days of rainfall over 100mm were recorded
- 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
- There were no accidents or crashes that resulted in any chemical spills in 2017,

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 Appendix I

#### **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 Appendix E