

Our Ref:SY190226

27 July 2021

Grant Madsen  
 Deicorp Pty Ltd  
 Suite 3:01, Level 3  
 161 Redfern Street  
 REDFERN NSW 2016

Dear Grant,

## Tallawong Station Precinct South - (CC Condition Compliance)

### Condition C18 – Construction Environmental Management Plan

The Construction Environmental Management Plan (CEMP) has been prepared in accordance with the requirements of SSD 10425 Condition C18 for the approved mixed-use development at Tallawong Station Precinct South. Condition C18 is addressed in the Table below. Note Appendices referenced are specific to the CEMP report.

Condition Requirement	Comment
<b>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</b> C18. Prior to the commencement of any earthwork or construction, a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifying Authority. The CEMP shall address, but not be limited to, the following matters where relevant:	
(a) Details of:	
(i) hours of work	Refer to Section 7 – Operating Hours.
(ii) 24 hour contact details of site manager and details of complaint handling	Refer to Section 2.3 – Construction Contacts.
(iii) traffic management	Refer to the Construction Pedestrian and Traffic Management Plan attached in Appendix E.
(iv) construction noise and vibration management, prepared by a suitably qualified person	Refer to Noise and Vibration Management Plan attached in Appendix G.

(v) <i>management of dust to protect the amenity of the neighbourhood</i>	Refer to Section 9.4 – Air and Dust Management.
(vi) <i>erosion and sediment control</i>	Refer to Soil and Water Management Plan attached in Appendix C and discussion in Section 10 -Soil and Water Management.
(vii) <i>measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site</i>	Refer to Section 10 – Soil and Water Management.
(viii) <i>works in accordance with any remedial works plan</i>	Refer to the Remediation Action Plan prepared by EI Australia and attached in Appendix F for further information.
(ix) <i>air quality management including issues associated with odour, minimising dust on site and prevention of dust from leaving the site during construction works incorporation of all acoustic management and treatments.</i>	Refer to Section 9.4 – Air and Dust Management and the Air Quality Management Plan attached in Appendix B.
(b) <i>Construction Traffic and Pedestrian Management Sub-Plan</i>	Refer to Appendix E – Construction Pedestrian and Traffic Management Plan.
(c) <i>Construction Noise and Vibration Management Sub-Plan</i>	Refer to Appendix G – Noise and Vibration Management Plan.
(d) <i>Air Quality Management Sub-Plan</i>	Refer to Appendix B – Air and Dust Management Plan.
(e) <i>Construction Waste Management Sub-Plan</i>	Refer to Appendix D – Construction Waste Management Plan.
(f) <i>Construction Soil and Water Management Sub-Plan</i>	Refer to Appendix C – Soil and Water Management Plan
(g) <i>an unexpected finds protocol for contamination and associated communications procedure</i>	Refer to Section 12.1 – Unexpected Finds Protocol, Contamination.
(h) <i>an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure</i>	Refer to Section 12.2 – Unexpected Finds Protocol, Aboriginal and European Heritage.
(i) <i>waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</i>	Refer to Remediation Action Plan in Appendix F.

### Condition C19 – Construction Pedestrian and Traffic Management Plan

The Construction Pedestrian & Traffic Management Plan has been prepared in accordance with the requirements of SSD 10425 Condition C19 as evidenced in the Table below. Note Appendices referenced are specific to the CPTMP report.

Condition Requirement	Comment
C19. Prior to the commencement of any earthwork or construction, the Applicant shall submit to the satisfaction of the Certifier a final Construction Pedestrian and Traffic Management Plan Sub-Plan (CPTMP), prepared in consultation with the Sydney Coordination Office within TfNSW. The CPTMP needs to specify matters including, but not limited to, the following:	
(a) <i>a description of the development</i>	Refer to Section 2.
(b) <i>location of any proposed work zone(s)</i>	Refer to Appendix A.
(c) <i>details of crane arrangements including location of any crane(s) and crane movement plan</i>	Refer to Appendix A.
(d) <i>haulage routes</i>	Refer to Appendix B, Vehicle Movement Plan.

Condition Requirement	Comment
(e) proposed construction hours;	Refer to Section 2.2 – Building and Construction Works.
(f) (f) predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods	Refer to Table 4 – Traffic Management Strategy.
(g) construction vehicle access arrangements	Refer to Swept Paths attached in Appendix D and discussion in Table 4.
(h) construction program and construction methodology, including any construction staging	Refer to Section 2 – Project Overview.
(i) a detailed plan of any proposed hoarding and/or scaffolding;	Refer to Appendix A - Site Management Plans.
(j) measures to avoid construction worker vehicle movements within the precinct;	Refer to Table 4 – Traffic Management Strategy.
(k) consultation strategy for liaison with surrounding stakeholders, including other developments under construction;	Refer to Section 5.2 - Consultation and Records. Note the Community Communication Strategy to be prepared prior to the commencement of works (Condition C9) will then form the basis of site communications with relevant stakeholders.
(l) identify any potential impacts to general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP	Refer to Table 4 – Traffic Management Strategy.
(m) identify the cumulative construction activities of the development and other projects within or around the development site. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.	Refer to Table 4 – Traffic Management Strategy.

#### Condition 24 - Construction Waste Management Plan

The Construction Waste Management Plan (CWMP) has been prepared in accordance with the requirements of SSD 10425 Condition C24, as evidenced in the Table below. Note Appendices referenced are specific to the CWMP report.

Condition Requirement	Comment
C24. Prior to the commencement of any earthwork or construction, the Applicant shall submit to the satisfaction of the Certifier a Construction Waste Management Sub-Plan (CWMP) for the development. A copy of the CWMP must be submitted to the Planning Secretary and Council for information. The Sub-Plan must include, as a minimum, the following elements:	
(a) require that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste";	Refer to Section 4.6 for waste classification guidelines.

Condition Requirement	Comment
(b) demonstrate that an appropriate area will be provided for the storage of bins and recycling containers and all waste and recyclable material generated by the works;	Location of waste bins is shown on the Plan provided in Appendix A.
(c) procedures for minimising the movement of waste material around the site and double handling;	Refer to Section 4.2 – Waste Strategy which identified methods to prevent double handling.
(d) waste (including litter, debris or other matter) is not caused or permitted to enter any waterways;	The site is not located in close proximity to any waterways. Notwithstanding, measures will be implemented to ensure waste is contained within designated waste bin enclosures throughout construction. Refer to Site Management Plan in Appendix A which identifies site fencing and waste storage areas.
(e) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;	Refer to Section 4.6 - Waste Avoidance and Reduction, which details waste vehicle measures.
(f) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises;	Refer to Section 4.6 - Waste Avoidance and Reduction, for details of vehicle cleaning prior to exiting the site.
(g) details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum):	
<ul style="list-style-type: none"> <li>a traffic plan showing transport routes within the site;</li> </ul>	A Site Management Plan is provided in Appendix A detailing transport routes within the site.
<ul style="list-style-type: none"> <li>a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and</li> </ul>	Refer to Section 4.3 – Construction Waste Monitoring and Reporting. Management will be required to retain all waste transport details, including receipts and contract details, for the life of the project.
<ul style="list-style-type: none"> <li>the name and address of each licensed facility that will receive waste from the site (if appropriate).</li> </ul>	Details of end destinations for waste streams is provided in Section 4.7.

### Condition C25 – Soil and Water Management Plan

The Soil and Water Management Plan has been prepared in accordance with the requirements of SSD 10425 Condition C25 as evidenced in the Table below.

Condition Requirement	Comment
C25. Prior to the commencement of any earthwork or construction, the Applicant shall submit to the satisfaction of the Certifier a Construction Soil and Water Management Sub-Plan (CSWMSP) which must address, but not be limited to the following:	
(a) be prepared by a suitably qualified expert, in consultation with Council	The CSWMSP has been prepared by suitably qualified Engineers and has been forwarded by other parties to BCC for comment.

Condition Requirement	Comment
<i>(b) describe all erosion and sediment controls to be implemented during construction</i>	The plans nominate the measures that need to be implemented during different phases of the development
<i>(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site)</i>	The plans nominate how machinery is to be stored and how the site needs to be stabilised through notes on the plans.
<i>(d) detail all off-Site flows from the Site</i>	The plans show that a single site disposal location is to be utilised during earthworks and indicates that exposed surfaces are to be stabilised during the building works.
<i>(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.</i>	The measures are the same for all events during the excavation operations, being temporarily stored in the excavated site. Once above ground works commence the measures are the stabilisation of the surfaces.

Yours faithfully,



Robert Day | Traffic and Transport Manager  
**Barker Ryan Stewart Pty Ltd**