



Construction Environmental Management Plan

**Warehouse and Distribution Centre –
Compass 2**

**Lot 1 Eastern Creek Drive, Eastern Creek, NSW
SSD-30923027**

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ACRONYMS AND DEFINITIONS

Acronym / Term	Meaning
CEMP	Construction Environmental Management Plan
CAQMP	Construction Air Quality Management Sub-Plan
CoC	Condition(s) of Consent
CMP	Communications Management Plan
CNVMP	Construction Noise and Vibration Management Sub-Plan
CSWMP	Construction Soil and Water Management Sub-Plan
CTMP	Construction Traffic Management Sub-Plan
CWMP	Construction Waste Management Sub-Plan
DCC	Drive Code of Conduct
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
Environmental Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance.
EP&A Act	Environmental Planning and Assessment Act 1979
EPA	Environment Protection Authority
ICNG	Interim Construction Noise Guideline
NCR	Non-Compliance Report
Non-compliance	An occurrence, set of circumstances, or development that is a breach of the Development Consent.
Non-conformance	A failure to fulfil a requirement of this CEMP or a Sub-Plan.
SSD	State significant development
The Project	Construction, fit out and operation of a warehouse and distribution centre for pharmaceuticals including ancillary offices, parking, loading areas and landscaping.
QHSE Manager	Quality, Health, Safety and Environment Manager

Table of Contents

1	INTRODUCTION	6
1.1	BACKGROUND	6
1.2	PROJECT DESCRIPTION	6
1.3	CEMP PURPOSE AND OBJECTIVES	9
1.4	ENVIRONMENTAL OBJECTIVES AND TARGETS	9
1.5	ENVIRONMENT POLICY	10
2	COMMUNITY AND STAKEHOLDER ENGAGEMENT	12
2.1	COMMUNITY COMMUNICATION	12
2.2	COMPLAINTS MANAGEMENT	12
3	ENVIRONMENTAL MANAGEMENT FRAMEWORK	13
3.1	PROJECT ORGANISATIONAL STRUCTURE	13
3.2	ROLES AND RESPONSIBILITIES	13
3.3	LEGAL AND COMPLIANCE REQUIREMENTS	14
3.4	TRAINING AND AWARENESS	16
4	IMPLEMENTATION	17
4.1	ASPECTS AND IMPACTS	17
4.2	ENVIRONMENTAL MITIGATION MEASURES	17
5	INSPECTIONS, MONITORING AND REPORTING	18
5.1	ENVIRONMENTAL INSPECTIONS	18
5.2	ENVIRONMENTAL MONITORING	18
5.3	ENVIRONMENTAL REPORTING	18
5.4	CONTINGENCY MANAGEMENT SUB-PLAN	19
5.5	NON-CONFORMANCE, NON-COMPLIANCE, AND ACTIONS	19
5.6	ENVIRONMENTAL REPORTING	20
5.7	ENVIRONMENTAL INCIDENT OR EMERGENCY	20
5.8	CEMP REVIEW AND REVISION PROCESS	21
	REFERENCES	22
APPENDIX A	SSD 30923027 DEVELOPMENT CONSENT COMPLIANCE MATRIX	23
APPENDIX B	APPLICANTS MANAGEMENT AND MITIGATION MEASURES	28
APPENDIX C	UNEXPECTED FINDS PROTOCOLS	31
APPENDIX D	CONSTRUCTION SOIL AND WATER MANAGEMENT SUB-PLAN	32
APPENDIX E	CONSTRUCTION AIR QUALITY MANAGEMENT SUB-PLAN	33
APPENDIX F	CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN	34
APPENDIX G	CONSTRUCTION WASTE MANAGEMENT SUB-PLAN	35
APPENDIX H	CONSTRUCTION TRAFFIC MANAGEMENT SUB-PLAN	36
APPENDIX I	CONTINGENCY SUB-PLAN	37

List of figures

Figure 1-1: Site context - Source: EIS, Willowtree Planning, December 2021

Figure 1-2: Site layout – source: EIS, Willowtree Planning, December 2021

Figure 1-3: Environment Policy

List of tables

Table 1-1: Construction phasing

Table 1-2: Emergency 24-hour Project contact details

Table 1-3: Objectives and targets

Table 3-1: Project roles and responsibilities

Table 3-2: Legislative and other requirements relevant to the Project

Table 5-1: Emergency contact details

1 Introduction

1.1 Background

This Construction Environmental Management Plan (CEMP) has been prepared by Aspect Environmental Pty Ltd (Aspect), on behalf of Qanstruct Limited (Qanstruct) for Charter Hall Holdings Pty Limited (Charter Hall), for the construction and operation of the Compass 2 Warehouse and Distribution Centre (the Project).

This CEMP has been prepared with reference to the:

- Environmental Impact Statement (Willowtree Planning, December 2021)
- SSD 30923027 Planning Secretary's Environmental Assessment Requirements (SEARs) issued on 8 November 2021
- Response to Submissions Report (Willowtree Planning, August 2022)
- Development Consent conditions which were issued by the Department of Planning and Environment (DPE) on 18 November 2022.

The CEMP defines the environmental management framework for construction of the Project.

The Project comprises earthworks, construction and operation of warehouse facility at Lot 1 Eastern Creek Drive, Eastern Creek, NSW (Lot 1 DP 1274322) and associated infrastructure and includes access to Honeycomb Drive via 31 Honeycomb Drive, Eastern Creek (Lot 271 DP 1198561).

The location of the Project site is indicated by the red outline on Figure 1-1.



Figure 1-1: Site context - Source: EIS, Willowtree Planning, December 2021

1.2 Project Description

The key components of the Project are described below:

- Site preparation works, including cut and fill bulk earthworks and construction of retaining walls
- Provision of site infrastructure, including utilities and an easement for high voltage cables
- Construction of a single warehouse facility, with ancillary offices, comprising of up to (but not restricted to):
 - 25,400 m² of total warehouse area
 - 1,300 m² main office area
 - 500 m² forklift charging room
 - 450 m² two storey dock office
 - 12 loading docks and
 - provision of rooftop solar panels.
- Storage of Class 2 and Class 3 dangerous goods
- Provision of separate light and heavy vehicle access, including heavy vehicle access to Honeycomb Drive
- 165 onsite car parking spaces
- Approximately 4,295 m² of landscaping
- 24 hours per day, 7 days per week operation hours.

The site layout is shown in Figure 1-2.

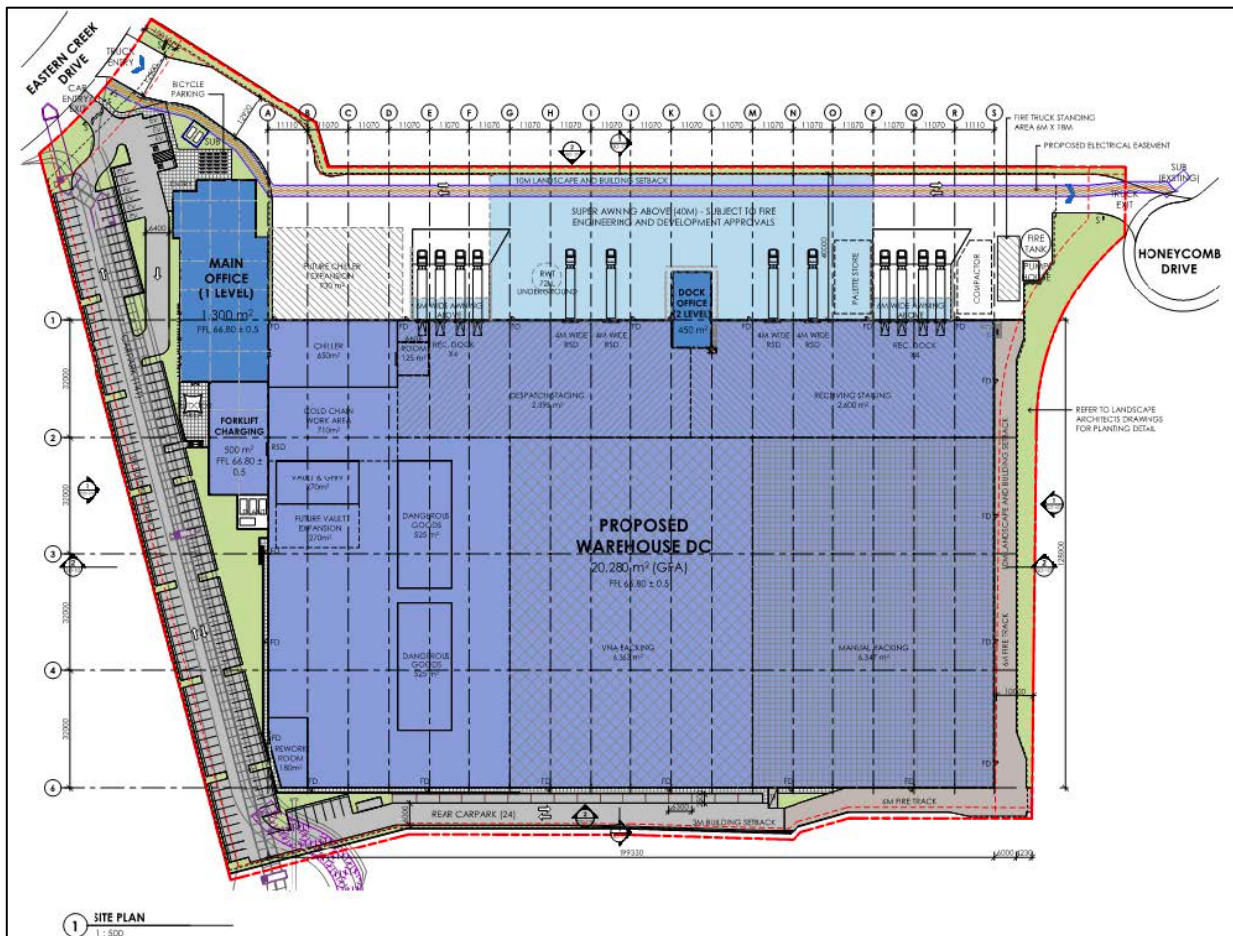


Figure 1-2: Site layout – source: EIS, Willowtree Planning, December 2021

1.2.1 Construction Phasing

The phases and duration of works are outlined in Table 1-1.

Table 1-1: Construction phasing

Project Phase	Proposed Construction Activities	Duration
Phase 1	Bulk earthworks and civil works, including piling	6 months
Phase 2	Construction of warehouse building	6 Months
Phase 3	Initial fit out of the warehouse and ancillary offices, including installation and commissioning of operational plant and equipment	9 months

The duration of the construction phases shown in the table is approximate and it is likely that construction phases will overlap.

1.2.2 Construction Hours

Construction works are to take place during standard construction hours (CoC B16):

- Monday to Friday: 7am - 6pm
- Saturday: 8am - 1pm
- Sundays or Public Holidays: no work.

In accordance with CoC B17, works outside these hours may be undertaken in the following circumstances:

- works that are inaudible at the nearest sensitive receivers
- works agreed to in writing by the Planning Secretary
- for the delivery of materials outside these hours by the NSW Police Force or other authorities for safety reasons
- where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Where required, and where reasonable to do so, conduct of out-of-hours works would be advised to Council.

1.2.3 Key personnel Contact Details

The emergency contact details (24 hours 7 days a week) for key project personnel are included in Table 1-2.

Table 1-2: Emergency 24-hour Project contact details

Role	Name	Contact Details
Qanstruct Site Manager	Matthew Gordon	Mobile - 0421 000 517 Email - mgodron@qanstruct.com.au
Qanstruct Construction Manager	Damien Burns	Mobile - 0409 240 098 Email - dburns@qanstruct.com.au
Qanstruct Project Manager	Victoria Halls	Mobile - 0403 889 262 Email - vhalls@qanstruct.com.au
Qanstruct QHSE Manager (NSW)	Jacob Lourey	Mobile - 0439 344 448 Email - jlourey@qanstruct.com.au
Principal's Representative (Charter Hall)	Stephen Salvaggio	Mobile - 0416 544 930 Email - Stephen.Salvaggio@charterhall.com.au

1.3 CEMP Purpose and Objectives

The purpose of this CEMP and associated Sub-Plans is to set out the performance standards and appropriate management measures and practices that Qanstruct will apply during the construction phase of the Project.

The objectives of this CEMP are to:

- Identify the roles and responsibilities of key personnel
- Provide guidelines for undertaking the construction works in compliance with the CoC and other applicable regulatory requirements
- Prescribe project specific mitigation measures that protect human and ecological values and manage the potential impacts of the works on the environment
- Detail environmental management practices for the management, implementation and monitoring of the Project.

Construction will not commence until the CEMP is approved by the Planning Secretary in accordance with CoC C4.

All Qanstruct personnel, sub-contractors and visitors are required to comply with the requirements of this CEMP at all times.

1.4 Environmental Objectives and Targets

Environmental objectives and targets have been established as a means of assessing environmental performance during construction. The objectives and targets in Table 1-3 been developed with consideration of the key issues identified through the environmental assessment and risk assessment process.

Table 1-3: Objectives and targets

Objective	Target	Measurement Tool
General		
Comply with all relevant environmental standards, legislations, and approvals during the life of the Project.	No written warnings or infringement notices	- Daily environmental checklist - Daily diary, logbook
Protect people, the environment and property.	No incident	Incident register/report
Air Quality		
Minimise impacts from dust emissions during construction for sensitive receivers	No complaints related to air quality	Complaints register
Waste		
Minimise of waste production and maximise resource recovery	In accordance with targets within Blacktown Council Waste Hierarchy	Waste reporting
Noise and Vibration		
Minimise impact from noise and vibration during construction for sensitive receives	No complaints related to noise	Complaints register

Objective	Target	Measurement Tool
Soil and Water		
Minimise adverse water quality and sedimentation impact during construction	No reportable offsite discharges	Incident register/report
Traffic		
Manage construction vehicles in efficient and safe manner	No accidents	Incident report
Minimise car parking and traffic disturbances on surrounding road network and public road network users	No complaints related to car parking and traffic	Compliant register

1.5 Environment Policy

Qanstruct's Environment Policy describes their commitment to continual improvement in environmental performance and compliance with applicable regulatory requirements (Figure 1-3). The construction of the Project will be in accordance with this policy which will be:

- Displayed at prominent locations around the Project
- Communicated to personnel during induction and training
- Made publicly available and accessible to clients and concerned / interested members of the public.

All personnel associated with construction, including contractors and visitors, must carry out their activities in a manner that is aligned with the spirit and intent of this policy.



Figure 1-3: Environment Policy

2 Community and Stakeholder Engagement

2.1 Community Communication

A Communications Management Plan (CMP) has been established by Qanstruct for the Project for implementation throughout the construction works. The SCP outlines the most effective communication methods to enable effective communication with the community and assist the Project team to deliver the Project with minimal disruption.

2.2 Complaints Management

Community complaints and enquiries shall be logged with Qanstruct and are to be responded to in accordance with the communications strategy. Complaints and enquiries may be received via:

- Qanstruct email address that is published on all communications material, including project site signage
- 1300 number that is published on all communications material, including Project site
- Face to face interactions with Project personnel.

Complaints will be recorded in the Project complaint register.

3 Environmental Management Framework

3.1 Project Organisational Structure

All personnel including consultants, contractors, sub-contractors and all other personnel associated with undertaking construction works on the Project, ultimately report to Qanstruct, the Principal Contractor.

Qanstruct is responsible for monitoring the environmental performance of the Project and verifying compliance with the conditions of consent (CoC), this CEMP and Sub-Plans.

3.2 Roles and Responsibilities

All Project personnel are responsible for the implementation of this CEMP and have the responsibility to stop works if there is the potential for a safety or environmental incident to occur.

Roles, and responsibilities for environmental management of the Project are outlined in Table 3-1.

Table 3-1: Project roles and responsibilities

Role	Responsibility
Project Manager	Approve the CEMP and subsequent revisions
	Oversee the implementation and maintenance of the CEMP and Sub-Plans
	Verify works proceed with all necessary environmental approvals / permits in place
	Confirm that all project personnel receive environmental induction and training
	Promptly notify Charter Hall of any significant environmental incident
	Ensure all non-conformance events are investigated and corrected
	Monitor and report on overall environmental management performance
	Review and acknowledge periodic environmental inspection reports
	Initiate project meetings as required or directed, in which environmental items are discussed as appropriate
	Identify and allocate Project resources to implement the requirements of the CEMP and Sub-Plans
Site Manager/ QHSE Manager	Ensure relevant environmental expectations expressed by the Charter Hall and/ or regulatory authorities are communicated to the Project team
	Provide advice where required in relation to environmental issues associated with the Project
	Inform all personnel including sub-contractors of the requirement to conform with the CEMP and CoC
	Confirm that all necessary environmental controls are implemented and maintained for the duration of the Project
	Complete daily site inspections to monitor and verify mitigation measures are implemented and effective
Monitor weather conditions to prepare the Project for high winds or other extreme weather events	

Role	Responsibility
	Provide regular environmental inspection and progress reports to the Project Manager
	Monitor environmental compliance with the CEMP
	Facilitate the environmental induction and training (toolbox talks) of employees and subcontractors (as required)
	Complete and maintain all necessary environmental documentation for the contract (as required)
	Communicate with and manage all service providers
	Conduct environmental incident investigations and implement corrective action responses in consultation with the Project Manager
All personnel	Implement and comply with the requirements of this CEMP
	Report all environmental incidents, hazards, non-compliances and near misses to the Principal Contractor immediately
	Attend all required environmental awareness, induction and training sessions
	Stop work or otherwise mitigate the effects of an activity that is causing significant, uncontrolled or unexpected environmental harm

3.3 Legal and Compliance Requirements

3.3.1 SSD 30923027 Development Consent

The Project was approved under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The SSD 30923027 CoC include requirements to be addressed in this CEMP and sub-plans. These requirements and how they are addressed within this CEMP and sub-plans are outlined Appendix **A**.

Appendix 2 of the SSD 30923027 Development Consent details the applicant's management and mitigation measures. Appendix **B** identifies how these are addressed within this CEMP and sub-plans.

3.3.2 Regulatory Framework

The regulatory framework for the Project is outlined in Table 3-2, which identifies relevant legislative instruments, their key objectives and relevance to the Project, including legislative and voluntary obligations, permits and licences.

Table 3-2: Legislative and other requirements relevant to the Project

Legislation	Key Project Requirements	Activity/ Aspect
<i>Environment Planning and Assessment Act 1979</i>	Establishes a system of environmental planning and assessment of proposed developments in NSW. The Project must comply with the CoC.	All
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Requirements in relation to protection and management of nationally and internationally important flora, fauna, ecological communities, and heritage places.	Threatened species and ecological environments

Legislation	Key Project Requirements	Activity/ Aspect
<i>Biodiversity Conservation Act 2016</i>	Comply with conservation requirements for any identified threatened species.	Threatened species and ecological environments
<i>Protection of the Environment Operations Act 1997</i>	<p>The handling, storage and disposal of all waste streams on site is to be implemented in accordance with the POEO Act.</p> <p>Aims to aid the protection, restoration and enhancement of the quality of the NSW environment, including emissions to air.</p> <p>Identifies activities for which an Environment Protection Licence is required.</p>	Management of discharges or emissions to air, land and water
Heritage Act 1977 National parks and Wildlife Act 1974	Protection and recording of Indigenous and European heritage values, relics, artefacts, places and other finds/remains.	Earthmoving/ - excavation works – identifying unexpected finds
Protection of the Environment Operations (Noise Control) Regulation 2017	Comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulation to mitigate the impacts of noise and vibration on sensitive receivers and the environment	Management and mitigation of noise and vibration produced during construction works.
Protection of the Environment Operations (Clean Air) Regulation 2021	Identifies criteria for air quality objectives and emissions.	Management of any dust and air pollution emissions produced by works to promote air quality.
Protection of the Environment Operations (Waste) Regulation 2014	<p>Handling, storage, transport and disposal of all waste streams to be undertaken with consideration for the requirements within the POEO (Waste) Regulation.</p> <p>Aims to protect human health and the environment. Identifies the thresholds for Environment Protection Licences.</p>	Management of waste discharge to air, land, water in accordance with thresholds set by the regulation.
Contaminated Land Management Act 1997	Remediation requirements for management of contaminated lands.	May be applicable in the event of any unexpected find of contaminants/ contamination
State Environmental Planning Policy 55	Remediation of contamination lands and consent requirements.	May be applicable in the event of any unexpected find of contaminants/ contamination.
Bluebook reference from CSWMP – Landcom Managing the effects of Urban Stormwater (Vol. 1)	Soil and erosion controls for managing surface water flows onsite and reducing potential for erosion and sedimentation leaving site.	Management surface water flows onsite.

Where updated or revised versions of guidelines, protocols, standards or policies, or a replacement of them are available, the most recent versions should be applicable to this Plan.

The CEMP will be explained to all contractors, as outlined in Section 2.7, and a copy will be maintained onsite during construction works.

3.4 Training and Awareness

All personnel including sub-contractors are required to attend a compulsory site induction that includes an environmental component prior to commencement of works onsite.

The environmental induction will include, but not be limited to, an overview of:

- Relevant details of the CEMP including purpose and objectives
- Key environmental issues
- Specific environmental management requirements and responsibilities
- Incident response and reporting requirements.

Short-term visitors to site for purposes such as deliveries will be required to undertake a visitor's induction and be accompanied by inducted personnel.

A record of all inductions will be maintained onsite.

Toolbox talks will also be used to review management procedures and identify / discuss daily site conditions and raise environmental awareness. Site inductions and toolbox talks will highlight specific environmental requirements and activities being undertaken at the worksite each day.

A record of issues covered in daily toolbox meetings will be maintained onsite.

4 Implementation

4.1 Aspects and Impacts

Project environmental aspects, impacts and opportunities were identified and assessed in accordance with the risk assessment as presented in Part F of the EIS (Willowtree Planning, December 2021).

4.2 Environmental Mitigation Measures

Environmental mitigation measures to be implemented during construction of the Project to enable compliance with the CoC, performance measures and criteria are documented in the aspect specific CEMP Sub-Plans. These include:

- Appendix C Unexpected Finds Protocols
- Appendix D Construction Soil and Water Management Sub-Plan
- Appendix E Construction Air Quality Management Sub-Plan
- Appendix F Construction Noise and Vibration Management Sub-Plan
- Appendix G Construction Waste Management Sub-Plan and
- Appendix H Construction Traffic Management Sub-Plan.

The identified mitigation measures are consistent with those identified in the EIS (Willowtree Planning, December 2021), SSD 30923027 CoC and Appendix 2 Applicants Management and Mitigation Measures and reflect current accepted industry guidelines and practice.

5 Inspections, Monitoring and Reporting

5.1 Environmental Inspections

5.1.1 Daily Observations

A daily pre-start on plant and equipment will be undertaken and any leaks or excessive emissions reported to the QHSE Manager.

Site environmental controls will be inspected daily by the QHSE Manager or their delegate.

5.1.2 Site Inspections

Qanstruct will complete weekly environmental inspections of the Project. The purpose of these inspections is to:

- Verify compliance with CoC
- Determine conformance with the mitigation measures detailed within the CEMP Sub-Plans
- Review the performance and effectiveness of environmental controls
- Identify any non-conformances or potential non-conformances against the requirements of this CEMP and the respective Sub-Plans
- Document observations and track performance.

Any corrective actions undertaken will be documented and maintained onsite to verify their being actioned and closed out.

5.2 Environmental Monitoring

Environmental monitoring will be undertaken to assist in the management of the following:

- Construction of the Project in accordance with environmental approvals
- Compliance with all relevant legislative requirements
- The minimisation of potential environmental incidents
- Effectiveness of environmental controls
- Implementation of this CEMP.

Monitoring requirements are included in the relevant CEMP Sub-Plans. Where relevant, the Sub-Plan will provide detail on the following:

- Responsibility for monitoring
- Relevant standards applicable to the monitoring
- Monitoring technique and location
- Frequency of monitoring
- Data management, review and distribution.

5.3 Environmental Reporting

Qanstruct will complete quarterly audits in accordance with Qanstruct's OHSE Management Plan. Audits will involve a review of all environmental documents, records and reports to verify compliance with the CEMP.

Key environmental and procedural aspects to be covered by the audit may include:

- Environmental mitigation measures presented in the CEMP Sub-Plans
- Adherence to reporting procedures
- Complaint and incident management
- Legislative requirements.

Environmental and construction records include:

- Complaint records
- Incident, non-conformance and corrective action reporting
- Communications with stakeholders
- Monthly waste management reporting
- CEMP audit documentation.

Records of auditing and reporting will be maintained to demonstrate compliance.

5.4 Contingency Management Sub-Plan

If inspections, monitoring and/or auditing indicate that the mitigation measures detailed in the Sub-Plans are not effective in managing environmental risk, the Contingency Management Plan outlined will be implemented (Appendix I).

5.5 Non-conformance, Non-compliance, and Actions

5.5.1 Non-conformance

A non-conformance is defined as a failure to fulfil a requirement of this CEMP or a Sub-Plan. These are not recorded as non-compliances as there may be activity-specific justification for a change in implementation of the requirements of the management plan.

Where a non-conformance is also considered to represent a possible non-compliance, it is to be recorded as a potential non-compliance. Depending upon the nature of the non-conformance, the non-conformance may require reporting to the DPE as an incident.

It is the responsibility of all personnel to report non-conformances to their Site Supervisor and/or the Site Manager. The Site Manager will investigate non-conformances, log corrective actions, and delegate responsibility for corrective actions within assigned timeframes.

5.5.2 Non-compliance

A non-compliance is defined in the Development consent as *“an occurrence, set of circumstances, or development that results in a non-compliance or is non-compliant with this consent but is not an incident”*.

Potential non-compliances with the CoC can be identified by anyone and are to be reported to the QHSE Manager as a potential non-compliance. Whether the occurrence, set of circumstances, or development requires to be notified to the DPE as a non-compliance is the responsibility of the project management team.

Non-compliance with the CoC shall be investigated to determine the root cause and any corrective and/or preventative actions arising. This will be reported to the Project Manager in a Non-Conformance/NCR and any corrective and/or preventative actions will be recorded within the Project Register.

As per CoC C8 and C9, DPE will be notified in writing via the Major Projects within seven days after the Applicant becomes aware of any non-compliance. The notification will identify the Project and the application number for it, set out the condition of consent that the Project is non-compliant with, the way in which it does not comply, the reasons for the non-compliance (if known), and what actions have been, or will be, undertaken to address the non-compliance.

In accordance with CoC C9, a non-compliance which has been notified as an incident does not need to be notified as a non-compliance.

5.6 Environmental Reporting

Reporting requirements for the Project include:

- Incident reports
- Non-compliance report (NCR)
- Inspection reports
- Internal audit reports.

5.7 Environmental Incident or Emergency

The CoC define an incident as an occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance.

Under CoC C7, the Planning Secretary must be notified in writing via the major Projects Website within 7 days after the Applicant becomes aware of an incident. The notification must identify the Project (including the SSD application number and the name of the Project if it has on) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3 of SSD 30923027.

Qanstruct have nominated an emergency contact and an alternate contact that are available 24-hours a day, seven days a week. The Site Emergency Contact has the authority to stop and direct works. Emergency contact details are included in Table 5-1.

Table 5-1: Emergency contact details

Contact Name	Telephone Number	Address
Ambulance	000	N/A
Fire Brigade	000	N/A
Police	000	N/A
NSW Environment Protection Agency (EPA) Pollution Hotline	131 555	N/A
Ministry of Health	(02) 9391 9000	N/A
SafeWork NSW	13 10 50	N/A
Blacktown City Council	Customer Contact Centre for NSW residents: (02) 9839 6000	Administration Centre 62 Flushcombe Road 2148

Contact Name	Telephone Number	Address
Rural Fire Service	(02) 9603 7077	Cnr Alderney St and Townson Ave, Minto 2566
Blacktown Hospital	(02) 9881 8000	8 Blacktown Rd, Blacktown NSW 2148
Principal's Representative	Stephen Salvaggio (Charter Hall) 0416 544 930	N/A
Qanstruct Project Manager	Victoria Halls 0403 889 262	Nominated 24-hour contact
Qanstruct QHSE Manager	Jacob Lourey 0439 344 448	Back-up 24-hour contact

5.8 CEMP Review and Revision Process

The Project Manager and QHSE Manager will bi-annually review the adequacy of the environmental mitigation measures within this CEMP and Sub-Plans, as well as the effectiveness of their implementation to determine whether they are still applicable to the activities being carried out onsite.

As per CoC C5, the strategies, plans and programs required under the Development consent will also be reviewed within three months of the:

- Submission of a compliance report under condition C11
- Submission of an incident report under condition C7
- Approval of any modification of the CoC or
- Issue of a direction of the Planning Secretary under condition A2(b) which requires a review.

Where revisions are required, the revised document will be submitted to the Planning Secretary for approval within six weeks of the review, or such other timing as agreed by the Planning Secretary.

Construction will be undertaken in accordance with the most recent, approved version of this CEMP and Sub-Plans.

References

Ason Group (2022) Construction Traffic Management Plan, Project Nerio, Eastern Creek.

DPE (2021) SSD 30923027 Planning Secretary's Environmental Assessment Requirements, issued 8 November 2021.

DPE (2022) SSD 30923027 Development Consent conditions, issued 18 November 2022.

RWDI # 2201656 (2021) Compass 2 Warehouse & Distribution Centre Lot 1 DP1274322 within Blacktown, Noise and Vibration Impact Assessment.

Willowtree Planning (2021) Environmental Impact Statement, Warehouse and Distribution Centre (Compass 2).

Willowtree Planning (2021) Response to Submissions, Warehouse and Distribution Centre (Compass 2).

WSP (November 2022) Construction Waste Management Plan, Project Nerio - Warehouse and Distribution Centre.

Appendix A SSD 30923027 Development Consent Compliance Matrix

CoC	Requirement	Where addressed
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	CEMP: Section Error! Reference source not found. and Section 5
A14	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	CEMP: Section 3.4
A15	All plant and equipment used on site, or to monitor the performance of the development, must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	CEMP: Section 5
B1	Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced person(s), (b) detail the measures that are to be implemented to ensure road safety and network efficiency during construction; (c) detail heavy vehicle routes, access and parking arrangements; (d) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (e) include a program to monitor the effectiveness of these measures; and (f) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	CEMP: Appendix H CTAMP
B2	The Applicant must: (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.	CEMP: Appendix H CTAMP
B4	The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	CEMP: Appendix H CTAMP
B8	The Applicant must:	CEMP:

CoC	Requirement	Where addressed											
	<p>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Planning Secretary upon request.</p>	Appendix D CSWMP											
B9	Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the <i>Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book</i> (Landcom, 2004) guideline.	CEMP: Appendix D CSWMP including erosion and sediment control plan											
B10	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	CEMP: Section 3.3											
B13	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	CEMP: Appendix E CAQMP											
B14	<p>During construction of the development, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	CEMP: Appendix E CAQMP											
B16	<p>The Applicant must comply with the hours detailed in Table 2.</p> <p><i>Table 2 Hours of Work</i></p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Earthworks and construction</td> <td>Monday – Friday</td> <td>7 am to 6 pm</td> </tr> <tr> <td>Saturday</td> <td>8 am to 1 pm</td> </tr> <tr> <td>Operation</td> <td>Monday – Sunday</td> <td>24 hours</td> </tr> </tbody> </table>	Activity	Day	Time	Earthworks and construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Operation	Monday – Sunday	24 hours	CEMP: Section 1.2.2
Activity	Day	Time											
Earthworks and construction	Monday – Friday	7 am to 6 pm											
	Saturday	8 am to 1 pm											
Operation	Monday – Sunday	24 hours											
B17	<p>Works outside of the hours identified in condition B16 may be undertaken in the following circumstances:</p> <p>(a) works that are inaudible at the nearest sensitive receivers;</p> <p>(b) works agreed to in writing by the Planning Secretary;</p> <p>(c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or</p> <p>(d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.</p>	CEMP: Section 1.2.2											
B19	Prior to the commencement of construction of the development, the Applicant must prepare a Driver Code of Conduct and induction training for the development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the life of the development.	CEMP: Appendix H CTMP											
B20	<p>If any item or object of Aboriginal heritage significance is identified on site:</p> <p>(a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;</p> <p>(b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and</p>	CEMP: Appendix C Unexpected Finds Protocol											

CoC	Requirement	Where addressed
	(c) Heritage NSW must be contacted immediately.	
B21	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the <i>National Parks and Wildlife Act 1974</i> .	CEMP: Appendix C Unexpected Finds Protocol
B30	DG's, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; and (b) for liquids: (i) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (ii) the NSW EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> .	CEMP: Appendix D CSWMP
B31	In the event of an inconsistency between the requirements of conditions B30(a) and B30(b), the most stringent requirement must prevail to the extent of the inconsistency.	CEMP: Appendix D CSWMP
B32	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change, 2007).	CEMP: Appendix D CSWMP
B33	Prior to the commencement of construction of the development, the Applicant must prepare a Construction and Demolition Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) be implemented for the duration of construction works.	CEMP: Appendix G CWMP
B34	The Applicant must: (a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Planning Secretary; and (b) implement the most recent version of the Construction and Demolition Waste Management Plan approved by the Planning Secretary.	CEMP: Appendix G CWMP
B36	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014) and dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.	CEMP: Appendix G CWMP
B37	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	CEMP: Appendix G CWMP
B38	The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.	CEMP: Appendix G CWMP

CoC	Requirement	Where addressed
C1	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(c) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development; and</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(e) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(f) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint; and</p> <p>(iii) failure to comply with statutory requirements.</p> <p>(g) a protocol for periodic review of the plan.</p> <p>Note: <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></p>	<p>This CEMP:</p> <p>a) Section 3.3</p> <p>b) Section Error! Reference source not found.</p> <p>c) Section 5</p> <p>d) Appendix I</p> <p>e) Section 5.8</p> <p>f) Section 5.7</p> <p>g) Section 2.2</p>
C2	The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	This CEMP
C3	<p>As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:</p> <p>(a) Construction Traffic Management Plan (see condition B1);</p> <p>(b) Erosion and Sediment Control Plan; and</p> <p>(c) Construction and Demolition Waste Management Plan (see condition B33).</p>	<p>CEMP:</p> <p>a) Appendix H</p> <p>b) Appendix D</p> <p>C) Appendix G</p>
C4	<p>The Applicant must:</p> <p>(a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and</p> <p>(b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.</p>	<p>CEMP:</p> <p>Section 1.2</p> <p>Section 5.8</p>

CoC	Requirement	Where addressed
C5	<p>Within three months of:</p> <p>(a) the submission of a Compliance Report under condition C11;</p> <p>(b) the submission of an incident report under condition C7;</p> <p>(c) the approval of any modification of the conditions of this consent; or</p> <p>(d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.</p>	CEMP: Section 5.8
C6	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.</p> <p>Note: <i>This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	CEMP: Section 5.8
C7	<p>The Planning Secretary must be notified in writing via the Major Projects website within 7 days after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.</p>	CEMP: Section 5.5.1
C8	<p>The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.</p>	CEMP: Section 5.5.2
C9	<p>non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.</p>	CEMP: Section 5.5.2
C10	<p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	CEMP: Section 5.5.2

Appendix B Applicants Management and Mitigation Measures

ID	Requirement	Where addressed
A1	<p>Commitment to Minimise Harm to the Environment</p> <p>CHH will commit to implement all reasonable and feasible measures, to prevent and/or minimise any harm to the environment, that may result from the construction or operation of the proposed development</p>	<p>CEMP: Section Error! Reference source not found.</p>
A2	<p>Terms of Approval</p> <p>CHH will carry out the project generally in accordance with the:</p> <ul style="list-style-type: none"> a) Environmental Impact Statement; b) Response to Submissions Report; c) Drawings; d) Management and Mitigation Measures; e) Any Conditions of Approval. <p>If there is any inconsistency between the above, the Conditions of Approval shall prevail to the extent of the inconsistency</p>	<p>CEMP: Section 1.3</p>
A6	<p>Construction Environmental Management Plan</p> <p>Prior to the commencement of construction, CHH would prepare a Construction Environmental Management Plan (CEMP) that addresses the following:</p> <ul style="list-style-type: none"> a) Air Quality; b) Noise and Vibration; c) Waste Classification d) Erosion and Sediment Control; e) Materials Management Plan; f) Acid Sulfate Soils and Salinity; and g) Community Consultation and Complaints Handling. 	<p>This CEMP:</p> <ul style="list-style-type: none"> a) Appendix E b) Appendix F c) Appendix G d) Appendix D e) Appendix G f) Appendix D g) Section 2.2
A7	<p>Site Induction</p> <p>All staff employed on the site by the construction contractor will be required to undergo a site induction.</p>	<p>CEMP: Section 3.4</p>
A9	<p>Monitoring the State of Roadways CHH will monitor the state of roadways leading to and from the subject site, during construction, and will take all necessary steps to clean up any adversely impacted road pavements as directed by the Blacktown City Council.</p>	<p>CEMP: Appendix D</p>
A10	<p>Waste Receipts</p> <p>CHH will ensure that a permanent record of receipts, for the removal of both liquid and solid waste from the subject site, be kept and maintained up to date at all times. Such records will be made available to authorised person upon request.</p>	<p>CEMP: Appendix E CWMP</p>
A12	<p>Soil and Water Management</p> <p>A Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP), or equivalent, will be implemented for the construction of the proposed development.</p>	<p>CEMP: Appendix D CSWMP</p>
AQ1	<p>Air quality mitigation and monitoring will form part of the CEMP, to be prepared for the project, as outlined in A6.</p>	<p>CEMP: Appendix E CAQMP</p>

ID	Requirement	Where addressed
TT1	CHH will finalise and implement the Construction Traffic Management Plan (CTMP).	CEMP: Appendix H CTMP
HR5	Acid sulfate soil and salinity management will form part of the CEMP, to be prepared for the project, as outlined in A6.	CEMP: Appendix D
HR6	Adopt a construction stormwater management plan and associated erosion and sediment control measures in accordance with Landcom Blue Book and Council requirements.	CEMP: Appendix D
H1	An Unexpected Finds Policy will be developed, in the unlikely event that relics are identified during ground disturbing works.	CEMP: Appendix C
H2	Unexpected Aboriginal objects remain protected by the National Parks and Wildlife Act 1974. If any such objects, or potential objects, are uncovered in the course of the activity, all work in the vicinity will cease immediately. A qualified archaeologist would be contacted to assess the find and Heritage NSW and Metropolitan Local Aboriginal Land Council would be notified.	CEMP: Appendix C
H3	If human remains, or suspected human remains, are found in the course of the activity, all work in the vicinity will cease, the site would be secured, and the NSW Police and Heritage NSW would be notified.	CEMP: Appendix C
WM1	Effective management of construction materials and construction and demolition waste, including options for reuse and recycling where applicable and practicable, would be conducted. Only wastes that cannot be cost effectively reused or recycled will be sent to landfill or appropriate disposal facilities.	CEMP: Appendix G CWMP
WM2	Waste materials produced from site preparation and construction activities will be separated at the source and stored separately on-site.	CEMP: Appendix G CWMP
WM3	<p>The Site Manager or equivalent role will:</p> <ul style="list-style-type: none"> • Arrange for suitable waste collection contractors to remove any construction waste from site • Ensure waste bins are not filled beyond recommended filling levels • Ensure that all bins and loads of waste materials leaving site are covered • Maintain waste disposal documentation detailing, at a minimum: <ul style="list-style-type: none"> o Descriptions and estimated amounts of all waste materials removed from site o Details of the waste and recycling collection contractors and facilities receiving the waste and o recyclables o Records of waste and recycling collection vehicle movements, for example, date and time of loads o removed, licence plate of collection vehicles, tip dockets from receiving facility, and o Waste classification documentation for materials disposed to off-site recycling or landfill facilities. ▪ • Ensure lawful waste disposal records are readily accessible for inspection by regulatory authorities such as Blacktown City Council, SafeWork NSW or NSW EPA, and 	CEMP: Appendix G CWMP

ID	Requirement	Where addressed
	<ul style="list-style-type: none">• Remove waste during hours approved by Council. During construction.	
WM4	<p>Site inductions, as required under A7 will ensure the following training is covered:</p> <ul style="list-style-type: none">• Legal obligations and targets• Emergency response procedures on-site• Waste priorities and opportunities for reduction, reuse, and recycling• Waste storage locations and separation of waste• Procedures for suspected contaminated and hazardous wastes• Waste related signage• The implications of poor waste management practices, and• Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities.	CEMP: Section 3.4

Appendix C Unexpected Finds Protocols

Appendix D Construction Soil and Water Management Sub-Plan

Appendix E Construction Air Quality Management Sub-Plan

Appendix F Construction Noise and Vibration Management Sub-Plan

Appendix G Construction Waste Management Sub-Plan

Appendix H Construction Traffic Management Sub-Plan

Appendix I Contingency Sub-Plan