



# Construction Environmental Management Plan

**SSD-55266460 - 45-47 Moxon Road, Punchbowl, NSW**

**Vaughan Constructions Pty Ltd**

9a Commercial Road, Kingsgrove, NSW, 2208.

Prepared by:

**SLR Consulting Australia**

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## Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Vaughan Constructions Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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## 1.0 Introduction

### 1.1 Development Overview

This Construction Environmental Management Plan (CEMP) has been prepared by SLR Consulting Australia Pty Ltd on behalf of Vaughan Constructions Pty Ltd (Vaughan) for a two-storey warehouse (SSD-55266460) project, involves the Construction and operation of a two-storey warehouse and distribution facility, including ancillary office space, car parking, loading areas, landscaping and site at 45-47 Moxon Road, Punchbowl, more formally described as Lot B DP 390488, Lot 1 DP 618465, Lots 221 & 222 DP 840328 and Lot 23 DP 552521 (see Figure 1) **Figure 3: Context Map**

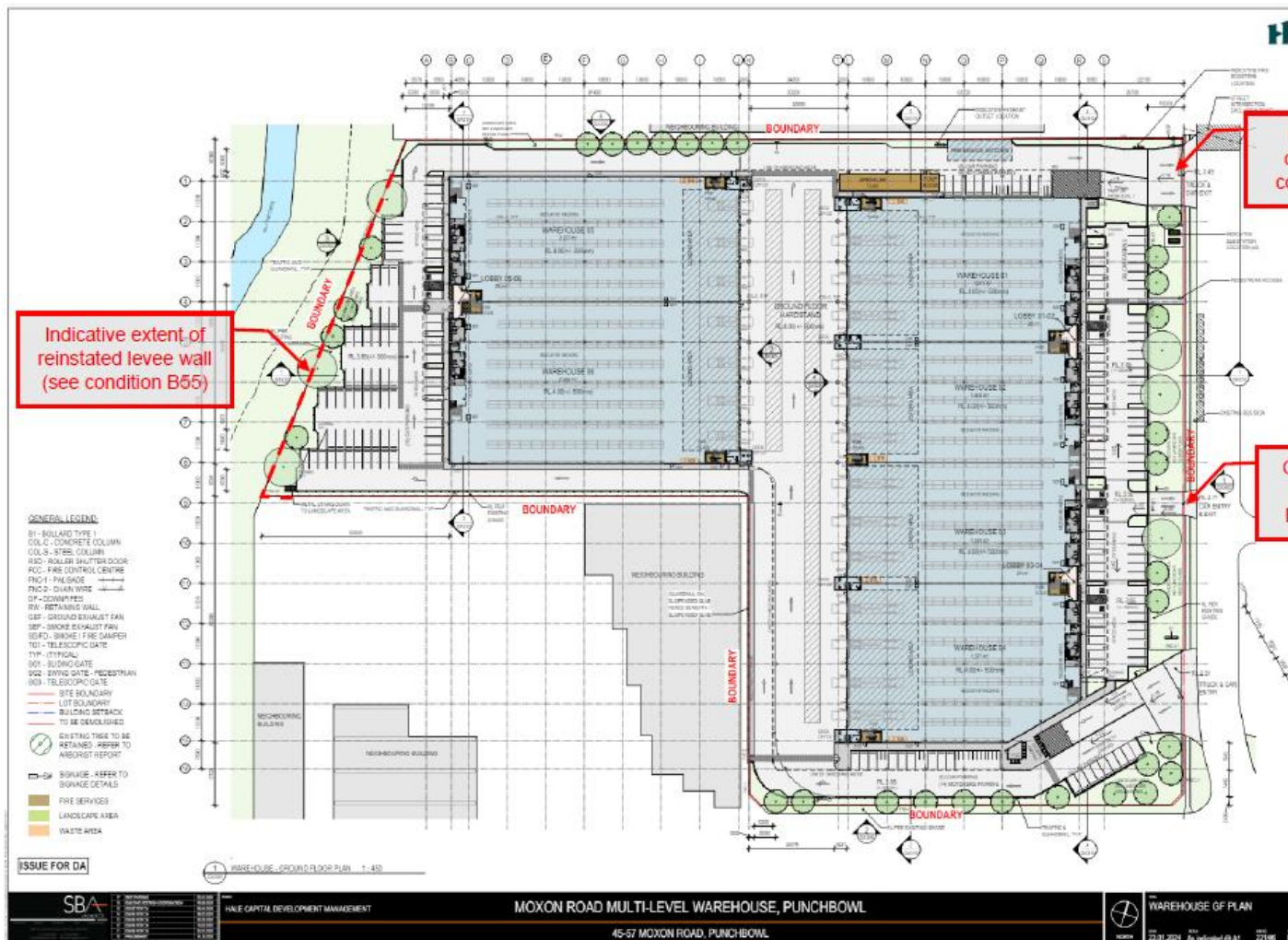


This report has been prepared to ensure appropriate management practices are followed during the site's construction in accordance with the mitigation measures presented within the specialist technical reports. The Environmental Impact Statement can be found on the Department of Planning and Environment (DPE) website. Hale Capital Development Management Pty Ltd exhibited for the State Significant Development (SSD) Consent SSD 55266460 on 4 August 2023 with the Department of Planning and Environment (DPE) for the construction and operation of a multi-level warehouse facility, comprising two (2) warehouse and distribution centre buildings (see Figure 1)





**Figure 1: Site Plan** **Figure 3: Ground Floor Plan**



**Source: SSD 55266460 Appendix 1**

**Figure 4: Aerial Image**

Vaughan Constructions has been appointed as the Principal Contractor for the construction. The CEMP has been prepared to satisfy the conditions of SSD 55266460

The SSD 55266460 will provide for the Development approval of the construction and operation of an ambient multi-level warehouse or distribution centre including:

- Ancillary office space;
- Car Parking;
- Loading areas;
- Demolition of existing structures and site preparation;
- Earthworks;
- Landscaping; and
- Site Infrastructure.





Figure 3: Context Map



Source: Urbis, July 2023



**WAREHOUSE OF PLAN**

**45-57 MOXON ROAD, PUNCBOWL**

**INDICATIVE EXTENT OF REINSTATED LEVEE WALL (see condition B55)**

**Northern exit driveway (see condition B5(d))**

**Central driveway (see conditions B5(e) and B5(f))**

**WAREHOUSE OF PLAN**

**45-57 MOXON ROAD, PUNCBOWL**

**ISSUE FOR DA**

**WAREHOUSE - GROUND FLOOR PLAN 1-430**

**LEGEND**

- B1 - BOLLARD TYPE 1
- C1 - CONCRETE COLUMN
- C2 - STEEL COLUMN
- R1 - ROLLER SHUTTER DOOR
- R2 - FIRE CONTROL CURTAIN
- F1 - FIRE CONTROL CURTAIN
- F2 - FIRE CONTROL CURTAIN
- F3 - FIRE CONTROL CURTAIN
- F4 - FIRE CONTROL CURTAIN
- F5 - FIRE CONTROL CURTAIN
- F6 - FIRE CONTROL CURTAIN
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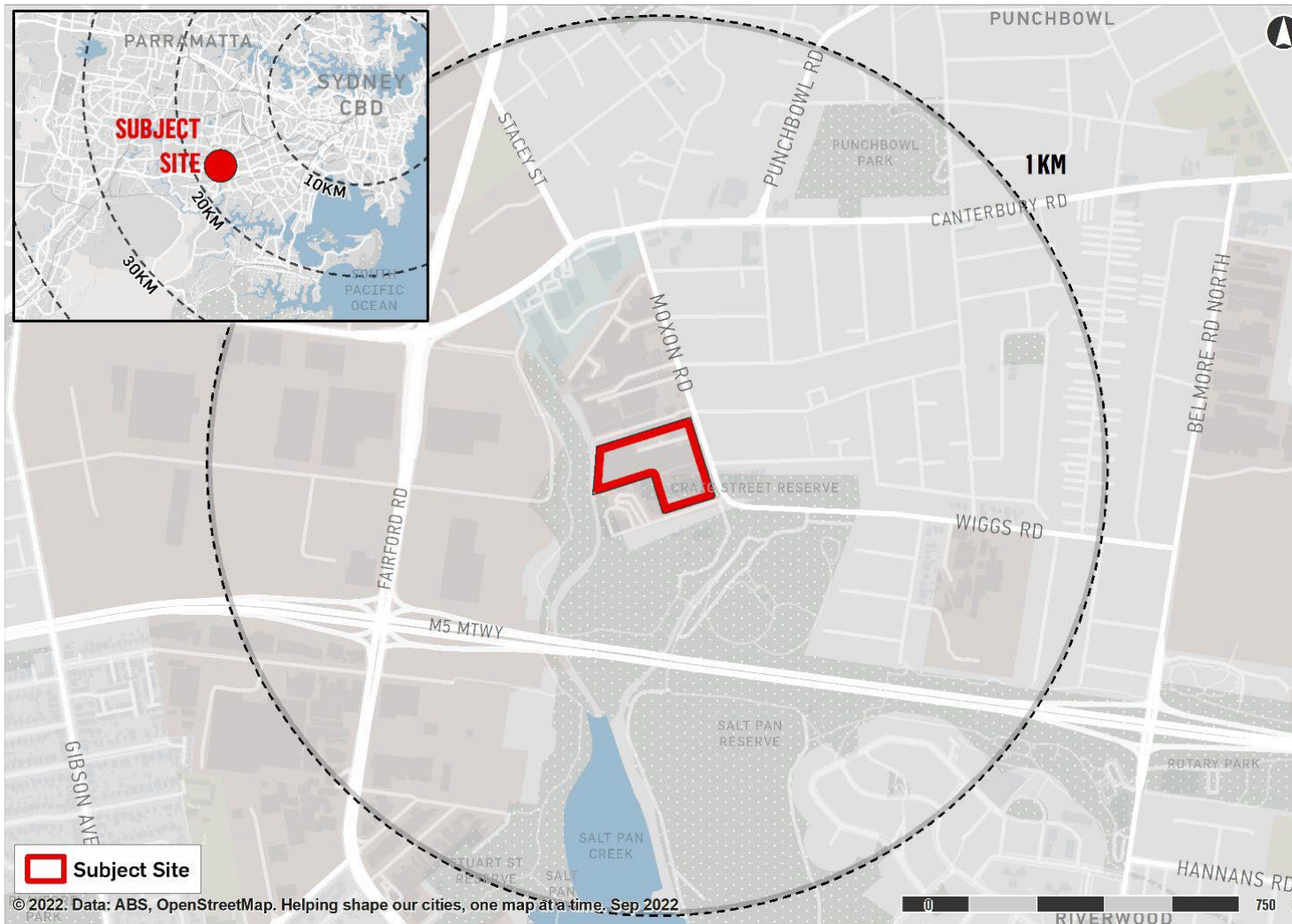
**Figure 4: Aerial Image**



Source: Urbis, 2023



**Figure 5: Urban Context**



Source: Urbis, 2023



## 1.2 CEMP Context

This CEMP has been prepared to address the scope and objectives listed below for the construction of the site and in consideration of *Guideline for the Preparation of Environmental Management Plans* (Department of Infrastructure, Planning and Natural Resources, 2004).

This CEMP contains the following key components:

- Environmental management framework, including key contacts, roles and responsibilities, and regulatory requirements;
- Environmental incidents and non-compliance management strategy;
- Complaints management strategy;
- Environmental management commitments and responsibilities;
- Monitoring, inspections, and reporting requirements;
- Contingency Management Plan;
- Sub-plans as per Condition C2 and C3 of SSD 55266460 including:
  - a) Construction Traffic Management Plan (see condition B1);
  - b) Construction Noise and Vibration Management Plan (see condition B18);
  - c) Erosion and Sediment Control Plan (see condition B33);
  - d) Flood Emergency Response Plan (see condition B39);
  - e) a copy of the development's:
    - i. Unexpected Contamination Finds Procedure (see condition B34);
    - ii. Flood Emergency Response Plan (see condition B49);
    - iii. Acid Sulfate Soils Management Plan submitted as Appendix S of the EIS.

## 1.3 Scope

This CEMP has been prepared to satisfy Conditions C1, C2 & C3 of SSD 55266460. The specific requirements of these consent conditions, along with where these requirements have been addressed within this CEMP, are listed in Table 1. In addition to this, all conditions of consent relevant to this CEMP are attached at Appendix B, including reference to where they have been addressed.

**Table 1: CEMP Scope**

| Condition                                                                                                                  | Section                   |
|----------------------------------------------------------------------------------------------------------------------------|---------------------------|
| C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:     | Section 1.3               |
| (a) condition compliance table for that plan;                                                                              | Appended Management Plans |
| (b) detailed baseline data;                                                                                                | Appended Management Plans |
| (c) details of:<br>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); | Section 3.3               |
| (ii) any relevant limits or performance measures and criteria; and                                                         | Appended Management Plans |



| Condition                                                                                                                                                                                                                                                                | Section                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| (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;                                                                                          | Appended Management Plans                               |
| (d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;                                                                                                                    | Section 4<br>Appended Management Plans                  |
| (e) a program to monitor and report on the:<br>(i) impacts and environmental performance of the development; and<br>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;                                                               | Section 5<br>Appended Management Plans                  |
| (f) 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;                                                                    | Section 6                                               |
| (g) a program to investigate and implement ways to improve the environmental performance of the development over time;                                                                                                                                                   | Section 7                                               |
| (h) a protocol for managing and reporting any:<br>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);<br>(ii) complaint;<br>(iii) failure to comply with statutory requirements; and | Section 5                                               |
| (i) a protocol for periodic review of the plan.                                                                                                                                                                                                                          | Section 7                                               |
| Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans                                                                                                                                 | Noted                                                   |
| 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 Plan, refer to Condition C1 cross references above |
| C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:                                                                                                                                                           |                                                         |
| (a) details of the community consultation and complaints handling procedure to be implemented during construction;                                                                                                                                                       | Section 3.5 & 3.6                                       |
| (b) Construction Traffic Management Plan (see condition B1);                                                                                                                                                                                                             | Section 4.4<br><b>Appendix G</b>                        |
| (c) Construction Noise and Vibration Management Plan (see condition B22);                                                                                                                                                                                                | Section 4.2<br><b>Appendix D</b>                        |
| (d) Erosion and Sediment Control Plan (see condition B43);                                                                                                                                                                                                               | Section 4.5<br><b>Appendix H</b>                        |
| (e) a copy of the development's:                                                                                                                                                                                                                                         |                                                         |
| (i) Unexpected Contamination Finds Procedure (see condition B34);                                                                                                                                                                                                        | Section 4.8<br><b>Appendix J</b>                        |
| (ii) Flood Emergency Response Plan (see condition B49);                                                                                                                                                                                                                  | Section 3.5.4<br><b>Appendix I</b>                      |
| (iii) the approved Acid Sulfate Soils Management Plan submitted as Appendix S of the EIS; and                                                                                                                                                                            | Section 4.5<br><b>Appendix K</b>                        |
| C4. The Applicant must:                                                                                                                                                                                                                                                  | This CEMP and appended management plans will be         |



| Condition                                                                                                                                                                                 | Section                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and                                                                                | referred to the Secretary for approval |
| (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. | Noted                                  |

## 1.4 Objectives

The objectives of this CEMP are to:

- Ensure the construction environmental management requirements for the site are adhered to in line with the mitigation measures;
- Establish the framework for managing and mitigating the potential for adverse environmental impacts as a result of the construction of the site; and
- Assist to establish the site operations in a manner that avoids (where possible) or minimises impact to the surrounding environment and populace.

It is noted that this CEMP does not address workplace health and safety (WHS) requirements.

## 1.5 Preparation

This CEMP has been prepared by SLR Consulting (Australia) Pty Ltd (SLR). SLR provides global environmental and advisory solutions from a network of offices in Asia-Pacific, Europe, North America, and Africa. Author qualifications are listed in Table 2 below:

**Table 2: Author Qualifications**

| Name, Role & Division                                                                    | Qualifications                                                                                                                                  | Experience                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sean Wilson</b><br>Principal Consultant<br>Environmental Assessment & Management      | Master of Urban Planning & Environment, RMIT University (2018)<br>Certificate IV in Property Services, Real Estate Institute of Victoria (2012) | Sean has over 27 years of Town Planning experience and has been working at SLR Consulting since April 2022. Sean has worked on infrastructure projects for APA, Telstra, North East Link (NELP) & Client assessing planning, environment and heritage risks, Planning Scheme Amendments and obtaining approvals. From 1996 to 2016, Sean was a Director & Project Manager of Architectural, Project Management and Development companies where he performed multiple roles, including preparing and submitting town planning and Tribunal applications and project managing constructions works for clients and his own companies for over \$1B worth of projects.. |
| <b>Stephen Shoesmith</b><br>Principal Consultant - Environmental Assessment & Management | Master of Integrated Environmental Management<br>Bachelor of Environmental Science                                                              | Stephen is a Principal Consultant in the SLR Environmental Assessment & Management team and has demonstrated environmental management, impact assessment and policy experience.<br><br>Stephen has significant site and corporate experience in environmental management, project management, environmental impact assessment, land restoration, decommissioning and closure planning, risk assessment as well as facilitation and preparation of Management Plans.<br><br>Stephen has also worked as a regulator within the Department of Planning, Industry and Environment, which included post approval reviews, Policy reforms and Major Project Assessments.  |



## 1.6 Implementation

The CEMP and Sub-Plans will then be submitted for the approval of the Planning Secretary in accordance with SSD 55266460, Condition C2.

In Accordance with SSD 55266460, Condition C4:

- Construction will not commence until the CEMP and relevant Sub-Plans are approved by the Planning Secretary.
- Construction of the development will be carried out in accordance with SSD 55266460.
- Construction of the development will be carried out in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

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

## 1.7 Consultation

In accordance with SSD 55266460, consultation has been undertaken with the applicable stakeholders which is summarised in Table 3, and documentation attached at Appendix C.

Section 5.1 of the EIS (Urbis, 2023), demonstrates that genuine consultation has already taken place with stakeholders, seeking feedback on the proposed development, in line with the NSW DPE's Undertaking Engagement Guidelines for State Significant Projects.

**Table 3: Consultation**

| Condition                                                                                                                                                                                                                                                                                                                                                                                                                         | Comment                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| C3 (a) details of the community consultation and complaints handling procedure to be implemented during construction;                                                                                                                                                                                                                                                                                                             | This CEMP Section 4.9. Evidence of consultation with neighbouring landholders is provided in <b>Appendix C</b> .                       |
| <b>Traffic and Access</b><br>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:<br>(a) be prepared by a suitably qualified and experienced person(s);<br>(b) be prepared in consultation with Council; | Evidence of consultation undertaken is provided in <b>Appendix C</b> . Undertaken as part of the Construction Traffic Management Plan. |
| <b>On-Site Traffic Control</b><br>B6 Prior to the commencement of construction of the development, the Applicant must prepare an On-Site Traffic Control Plan for the development to the satisfaction of the Planning Secretary. The On-Site Traffic Control Plan must:<br>(a) be prepared by a suitably qualified and experienced person(s);<br>(b) be prepared in consultation with Council;                                    | Evidence of consultation undertaken is provided in <b>Appendix C</b> . Undertaken as part of the Construction Traffic Management Plan. |



| Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Comment                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <p><b>Construction Noise and Vibration Management Plan</b></p> <p>B22 The Applicant must prepare a Construction Noise and Vibration 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;</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) include strategies that have been developed in consultation with the directly adjoining properties for managing vibration such as any alternative construction methods with lower source vibration levels and provision for respite periods;</p> <p>(f) describe the community consultation undertaken to develop the strategies in (d) and (e); and</p> <p>(g) include a complaints management system that would be implemented for the duration of the development</p> | <p>Consultation and Complaints procedures are detailed <b>Appendix C</b> and Section 3.6 and 4.2</p>          |
| <p><b>Stormwater Management System</b></p> <p>B46. Prior to the commencement of construction of the development's stormwater management system, the Applicant must finalise its detailed design. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be designed in consultation with Council;</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Consultation in progress. Evidence of consultation undertaken to date is provided in <b>Appendix C</b></p> |



## 2.0 Development Description

### 2.1 Location

The land to which this relates is recognised as 45-47 Moxon Road, Punchbowl, within the City of Canterbury- Bankstown local government area (LGA) see Figure 6. The property is situated within an IN2 General Industrial zone. The subject site comprises a total area of approximately 34,499 m<sup>2</sup> and occupies five land allotments. It is legally described as follows:

- Lot B in Deposited Plan 390488
- Lot 1 in Deposited Plan 618465
- Lots 221 and 222 in Deposited Plan 840328
- Lot 23 in Deposited Plan 552521.

**Figure 6: Location Plan**



Source: Costin Roe Consulting, 2022

The site forms part of a larger area within the Punchbowl industrial area along Fairford Road and Canterbury Road with direct access to Bankstown centre. The site has been developed and is currently occupied by a range of older small-sized industrial buildings. Associated car park areas and minimal landscaping is also present on site, with larger trees prevalent on lot boundaries and the Moxon Road frontage. The site is surrounded by a mix of single storey warehouse and industrial uses north of the site and further west across Salt Pan Creek. The surrounding developments to the east include low density residential.

The site has an approximate street frontage of 185 metres to Moxon Road. It is bound to the west by Salt Pan Creek (adjoining the battle-axe industrial lot to the south-west), to the south



by Moxon Sports Club, to the east by Moxon Road and single storey detached dwellings and to the north by existing industrial services and facilities. The adjoining battle-axe industrial lot is located on the south west boundary of the site, sharing the interface with Salt Pan Creek to the west, and Moxon Sports Club to the south.

## 2.2 Construction Hours

Construction hours will be in accordance with Conditions B14 and B15 Development Consent SSD 55266460. Hours of work must comply with the hours detailed in Table 4 below.

**Table 4: Hours of Work**

| Activity                    | Day             | Time         |
|-----------------------------|-----------------|--------------|
| Earthworks and construction | Monday – Friday | 7 am to 6 pm |
|                             | Saturday        | 8 am to 1 pm |

*B15. Works outside of the hours identified in condition B14 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 required outside these hours by the NSW Police Force or other authorities for safety reasons; or*

*where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.*

## 2.3 Construction Site Access

During construction, the site will be accessed via two locations, one adjacent to the northern boundary, the other opposite Craig Street. They are both accessed from Moxon Road and permit all movements. For detailed entry and exit points refer to Figure 7.

## 2.4 Construction Contact Details

Table 5 lists the key contacts during construction.

**Table 5: Contact Details**

| Role                         | Name        | email                                                                        | Contact Details |
|------------------------------|-------------|------------------------------------------------------------------------------|-----------------|
| Superintendent               | Mike Chi    | <a href="mailto:mchi@tacticalgroup.com.au">mchi@tacticalgroup.com.au</a>     | 0426 731 448    |
| Contractor's Project Manager | David Upton | <a href="mailto:David.upton@vaughans.com.au">David.upton@vaughans.com.au</a> | 0412 719 623    |
| Contractor's Site Manager    | Gary Budin  | <a href="mailto:gary.budin@vaughans.com.au">gary.budin@vaughans.com.au</a>   | 0426262166      |

## 2.5 Summary of Construction Activities

Construction will be carried out in four (6) phases consisting of:

- Demolition: removal of existing buildings and structures.



- Remediation: removal of site contamination and any asbestos identified as part of the site investigations.
- Piling.
- Site preparation: excavation and filling.
- Construction of the development.
- Fitout

Table 6 outlines the site preparation works. These will facilitate a suitable development platform for the development.

**Table 6: Site Preparation Works**

| Project Element        | Proposed Works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Demolition works       | All existing buildings and structures on site, decommissioning of existing onsite sewerage, stormwater drainage systems existing pad mount substation (see <b>Figure 9</b> below).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Tree removal           | Removal of 82 trees in accordance with the Arboricultural Impact Assessment and Tree Protection Management Plan (canopy consulting,2022)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Infrastructure Works   | The site is currently serviced by two existing Ausgrid padmount substation established onsite and high voltage feeders within Moxon Road.Electrical demand has been calculated as 2.0MVa by clients Level 3 ASP consultant.<br><br>Applications for decommissioning the existing padmount substation and provision of a new padmount substation will be required to facilitate the proposed new development. New substations will be installed to support the proposed development.                                                                                                                                                                                       |
| Site remediation works | The following order of remedial works shall be undertaken: <ol style="list-style-type: none"> <li>1. Excavation, isolation, and removal of any asbestos.</li> <li>2. Decommissioning, excavation, and removal of UPSS and petroleum hydrocarbon impacted soils.</li> <li>3. Dewatering and treatment of any hydrocarbon contaminated excavations</li> <li>4. Backfilling of excavations and importation of additional imported fill materials to reinstate excavations and supply clean fill as necessary for the proposed site development.</li> <li>5. Adhere to the processes outlined in the Remedial Action Plan, contained within Appendix U of the EIS.</li> </ol> |
| Bulk earthworks        | Bulk earthworks will facilitate a large flat building pad of 3.70 AHD. The bulk earthworks design plan is shown in <b>Figure 10</b> below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## 2.6 Construction Schedule

The construction will be completed over several construction stages as shown in Table 7 below, however, any such staging does not constitute staged development as defined under Section 4.22 of the EP&A Act. Construction is anticipated to commence in July 2024 (subject to development consent) and involve a 24 month construction programme. This will include bulk earthworks, provision of services and building construction.

**Table 7: Project Stages**

| Project Phase | Proposed Construction Activities                    | Forecast Commencement | Forecast Duration | Forecast Completion |
|---------------|-----------------------------------------------------|-----------------------|-------------------|---------------------|
| 1             | Site preparation involving demolition, remediation, | October 2024          | 5 months          | February 2025       |



| Project Phase | Proposed Construction Activities                                                             | Forecast Commencement | Forecast Duration | Forecast Completion |
|---------------|----------------------------------------------------------------------------------------------|-----------------------|-------------------|---------------------|
|               | earthworks and infrastructure.                                                               |                       |                   |                     |
| 2             | Warehouse construction and fit-out.                                                          | February 2024         | 16 months         | June 2026           |
| 3             | Site demobilisation, post-construction site rehabilitation, landscaping and finishing works. | June 2026             | 3 months          | August 2026         |



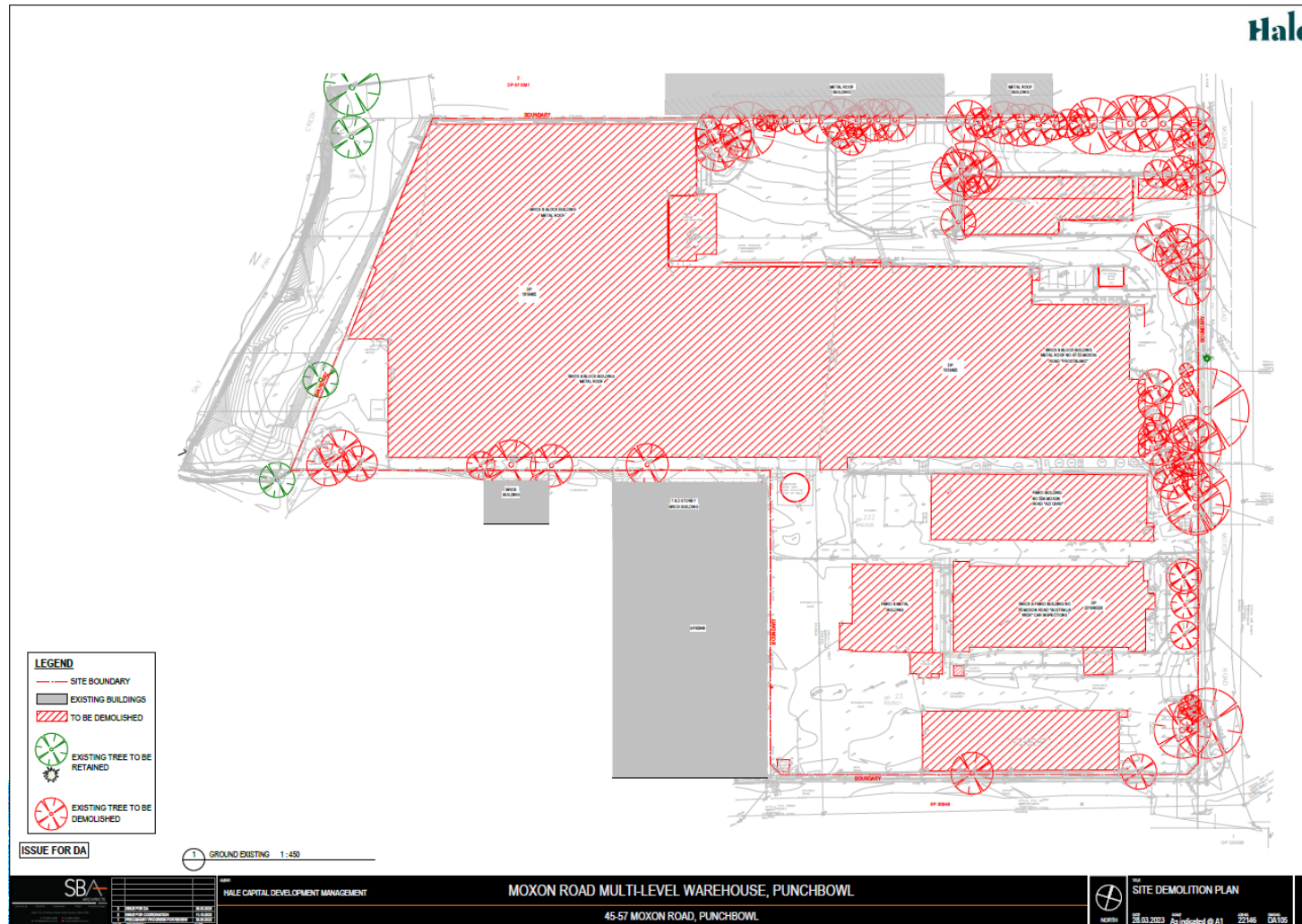
**Figure 7: Site Access: - Approved Estate Layout and External Access Arrangements**



Source : CTMP SLR 2024



**Figure 8: Demolition Plan**

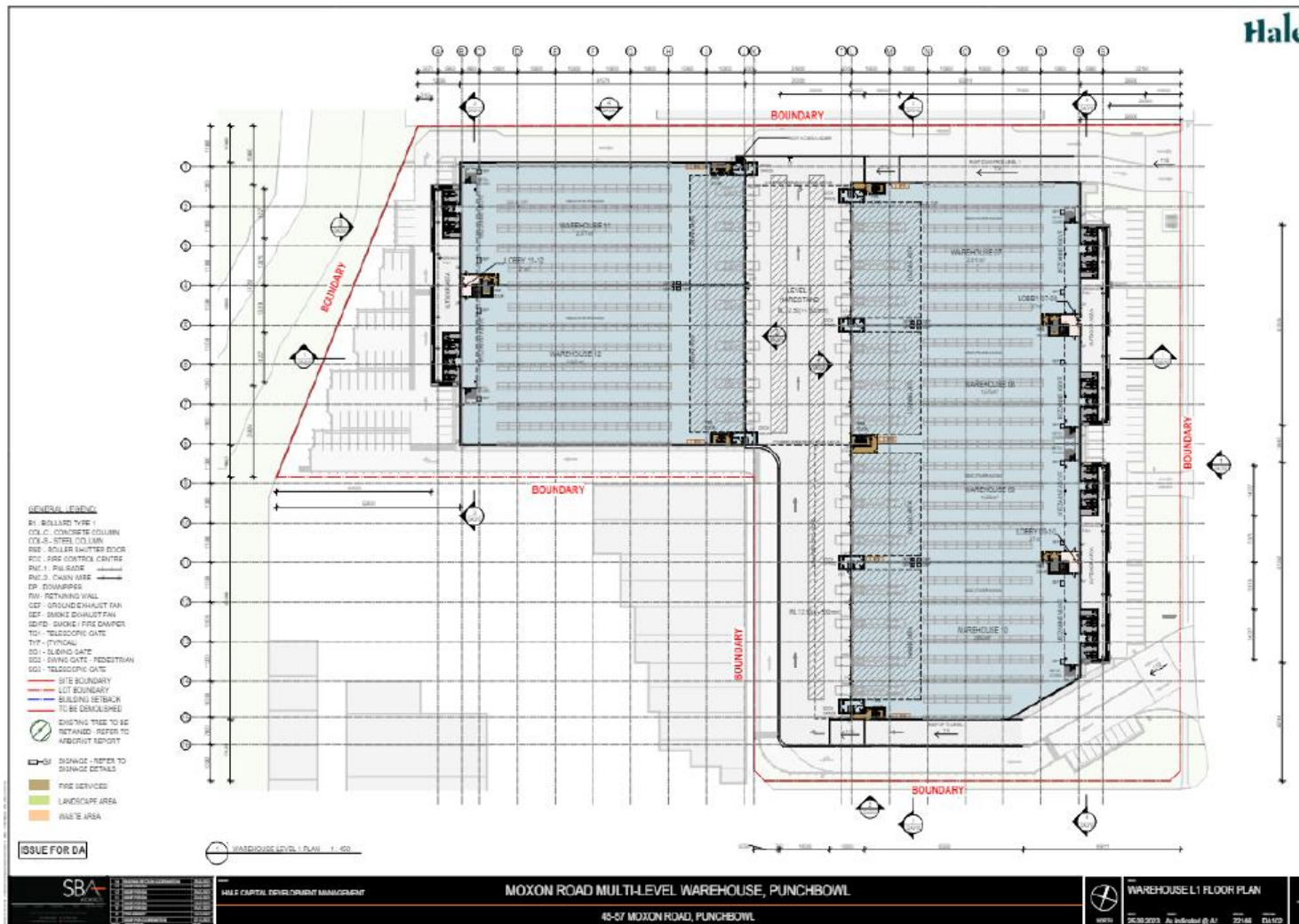


Source: SBA Architects, 2023



[illegible]

Figure 10: Proposed Ground Floor Plan



Source: SSD 55266460 Appendix 1



## 3.0 Environmental Management Framework

### 3.1 Project Organisational Structure

Hale Capital is the developer of the Project and has overall responsibility for compliance with SSD 55266460. Development Consent. Hale Capital have engaged Vaughan Constructions (VC) as the Principal Contractor for the construction of the Project.

Vaughan Constructions is responsible for environmental monitoring and compliance with SSD 55266460, this CEMP and sub-plans.

Consultants, contractors, sub-contractors, and all other personnel associated with construction works are to report to Vaughan Constructions.

### 3.2 Roles and Responsibilities

All personnel are responsible for the implementation of this CEMP.

The key personnel responsible for environmental management are listed in Table 8.

**Table 8: Personnel Responsible for Environmental Management**

| Role                                                 | Responsibilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Superintendent (Hale Capital)                        | <ul style="list-style-type: none"> <li>Overall responsibility for compliance with approval requirements.</li> <li>Liaise with the Proponent to keep them informed of the project's progress.</li> <li>Overall Responsibility for compliance with approval requirements.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Contractor's Project Manager (Vaughan Constructions) | <ul style="list-style-type: none"> <li>Environmental reporting responsibility associated with the development.</li> <li>Ensure the legislative and corporate safety, health and environment management measures and controls are implemented and maintained.</li> <li>Record, notify, investigate and respond to any environmental incidents and, where necessary, develop and implement corrective actions.</li> <li>Responsibility for compliance with approval requirements.</li> <li>Liaise with the Proponent to keep them informed of the project's progress.</li> <li>Consult and engage with any subcontractors or interfacing contractors regarding the environmental management of the Site.</li> <li>Lead and manage the community involvement activities, including liaison with property owners and key stakeholders.</li> <li>Lead the delivery of communication and community engagement strategies and plans.</li> <li>Facilitate meetings, forums and arranging interviews to address concerns from community.</li> <li>Provide advice and participate with the project teams to improve and enhance the delivery of communication services to the community.</li> <li>Build, maintain collaborative and consultative working relationships with internal and external stakeholders.</li> <li>Be available for contact by local residents, key stakeholders and community representatives to answer queries and provide more information or feedback.</li> </ul> |
| Contractor's Site Manager (Vaughan Constructions)    | <ul style="list-style-type: none"> <li>All the responsibilities attributed to the Construction Contractor throughout this CEMP.</li> <li>Environmental reporting responsibility associated with the development.</li> <li>Ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an incident and/or non-compliance.</li> <li>Regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



| Role                                          | Responsibilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               | <ul style="list-style-type: none"> <li>• Provide adequate environmental inductions/training to employees and contractors regarding their requirements under this CEMP.</li> <li>• Participate in risk and hazard identification and control.</li> <li>• Participate in incident investigations and management.</li> <li>• Participate in health and safety inspections.</li> <li>• Be the primary daily contact to the public handling of enquiries / complaints management / interface issues.</li> <li>• Maintain the complaints register and make available the complaints register to the Contractors Project Manager on a daily basis.</li> <li>• Be available for contact by local residents and the community at all reasonable times to answer any questions.</li> <li>• Liaise with property owners to co-ordinate access and to deal with specific property related issues arising from the upgrade works.</li> </ul>                                                                        |
| All employees, contractors and subcontractors | <ul style="list-style-type: none"> <li>• Ensure familiarity, implementation and compliance with this CEMP and appended management plans.</li> <li>• Support the Proponent's commitment to sustainability, environmental management and compliance.</li> <li>• Work in a manner that will not harm the environment or impact on surrounding receptors.</li> <li>• Report all environmental incidents, non-compliances and complaints to the Project Manager without delay.</li> <li>• Immediately notify the Contractor's Project Manager of any hazard or potential hazard that may result in an incident and/or non-compliance, regardless of the nature or scale.</li> <li>• Take immediate action (where it is safe to do so) to prevent, stop, contain and/or minimise any adverse impact associated with an incident and/or non-compliance.</li> <li>• Report any inappropriate construction practices and/or environmental management practices to the Project Manager without delay.</li> </ul> |

### 3.3 Statutory Requirements

#### 3.3.1 SSD - 55266460

The Development will be constructed in accordance with Condition A2 of SSD 55266460, specifically:

- a) In compliance with the conditions of this consent;
- b) In accordance with all written directions of the Planning Secretary;
- c) In accordance with the EIS and RTS;
- d) In accordance with the Development Layout in Appendix 1; and
- e) In accordance with the management and mitigation measures in Appendix 2.

In accordance with Condition A3 of SSD 55266460, consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:

- a) The content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
- b) The implementation of any actions or measures contained in any such document referred to in condition A3(a).



In accordance with Condition A4 of SSD 55266460, the conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity, or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

SSD 55266460 imposes a number of environmental performance and management requirements applicable to the construction.

A copy of the Consent for SSD 55266460 is to be attached at Appendix A and all conditions of consent relevant to this CEMP are to be attached at Appendix B.

### 3.3.2 Regulatory Framework

The relevant statutory requirements of the site are listed in Table 9 below. Whilst other statutory documents have been considered in the preparation of this CEMP, only those with specific triggers/requirements that relate to construction of the site have been documented.

**Table 9: Relevant Statutory Requirements**

| Legislation                                                                | Requirements                                                                                                                                                                                                | Environmental Aspect                                                                                      |
|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Commonwealth</b>                                                        |                                                                                                                                                                                                             |                                                                                                           |
| Commonwealth Environment Protection and Biodiversity Conservation Act 1999 | Compliance with range of processes to help protect and promote the recovery of threatened species and ecological communities, and preserve significant places from decline.                                 | The Australian environment, including its biodiversity and its natural and culturally significant places. |
| <b>State Planning Context</b>                                              |                                                                                                                                                                                                             |                                                                                                           |
| Environment Planning and Assessment Act 1979                               | Consideration of the impacts to the environment (both natural and built) and the community of proposed development or land-use change<br>The Project must comply with the SSD 55266460 Development Consent. | All                                                                                                       |
| Environmental Planning and Assessment Regulation 2021                      | Compliance with the environmental planning and assessment system including notification requirements and certificates.                                                                                      | Environmental Management Framework.                                                                       |
| Biodiversity Conservation Act 2016                                         | Comply with biodiversity conservation obligations.                                                                                                                                                          | Biodiversity                                                                                              |
| National Parks and Wildlife Act 1974                                       | Conservation of natural and cultural heritage. Protection and recording of Indigenous and non-Indigenous heritage values.                                                                                   | Aboriginal Heritage<br>Earthmoving /excavation works – identifying unexpected finds.                      |



| Legislation                                                                        | Requirements                                                                                                                                                                                                           | Environmental Aspect                                                                                   |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Protection of the Environment Operations Act 1997                                  | Handling, storage and disposal of all waste streams on site.<br><br>Protection, restoration and enhancement of the quality of the NSW environment<br><br>Activities where Environment Protection Licence is required.  | Construction waste management<br>Discharges or emissions to air, land and water.                       |
| State Environmental Planning Policy (Resilience and Hazards) 2021                  | Remediation of contamination lands and consent requirements.                                                                                                                                                           | In the event of any unexpected find of contaminants/ contamination                                     |
| State Environmental Planning Policy (Industry and Employment) 2021                 | Compliance with the development and land use policies in relation to industry and employment.                                                                                                                          | Pollution control, noise management, social impacts and sustainable design and construction practices. |
| State Environmental Planning Policy (Transport and Infrastructure) 2021            | Compliance with Transport and Infrastructure planning provisions and controls.                                                                                                                                         | Transport and Infrastructure.                                                                          |
| State Environmental Planning Policy (Planning Systems) 2021                        | Compliance with the development controls of an SSD and SSD 55266460.                                                                                                                                                   | All                                                                                                    |
| State Environmental Planning Policy (Biodiversity and Conservation) 2021           | Comply with biodiversity conservation obligations.                                                                                                                                                                     | Biodiversity                                                                                           |
| <b>Local Planning Context</b>                                                      |                                                                                                                                                                                                                        |                                                                                                        |
| Canterbury Development Control Plan 2012 (CDCP 2012)                               | Comply with local environmental planning provisions.                                                                                                                                                                   | All                                                                                                    |
| Draft Consolidated Canterbury Bankstown Development Control Plan 2021 (CBDCP 2021) | Comply with Industrial Precincts development controls.<br><br>Minimise pollution and environmental risk and enhance ecological values.<br><br>Provide adequate amenity to people who work in and visit the local area. | All                                                                                                    |

### 3.3.3 Other Licences, Permits, Approvals and Consents

Table 10 summarises the additional licences, permits, approvals and consents required throughout these works. This information has been summarised from the SSD 55266460 Consent Conditions, the EIS (Urbis, 2023), and contributions from Hale Capital. It is the Construction Contractor's responsibility to ensure that any license, permit, approvals listed in (but not limited to) Table 10, has been obtained in the required timeframe.

A current list of licences, permits, approvals and consents, and their status, including any new additions as the project progresses, will be included in the Construction Contractor's monthly report.



**Table 10: Licences, Permits, Approvals and Consents**

| Licence, permit, Approval or consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Person Responsible                             | Timing                    | References / Notes                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------|----------------------------------------|
| All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.                                                                                                                                                                                                                                                                                                                                                                                                                                      | Superintendent,<br>Contractors Project Manager | Ongoing                   | SSD 55266460<br>Condition AN1          |
| The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.<br>Prior to the issuing of:<br>(a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels)                                                                                                                                                                                                                                                                                                                                                 | Contractors Project Manager                    | Ongoing                   | SSD 55266460<br>Condition A19 and A20. |
| Prior to the commencement of construction of the development, the Applicant must:<br>(a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;                                                                                                                                                                                                                                                                       | Superintendent,                                | Prior to the construction | SSD 55266460<br>Condition A12          |
| Before the issuing of a Subdivision Works or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:<br>(a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and<br>(b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier. | Superintendent,<br>Contractors Project Manager | Prior to the construction | SSD55266460<br>Condition A15           |
| A23. Prior to the issue of a construction certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act and in accordance with the <i>Canterbury-Bankstown Local Infrastructure Contributions Plan 2022</i> .                                                                                                                                                                                                                                                                                                                                                                     | Superintendent                                 | Prior to the construction | SSD55266460<br>Condition A23           |



| Licence, permit, Approval or consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Person Responsible | Timing                    | References / Notes         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|----------------------------|
| <p>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:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s)</li> <li>(b) be prepared in consultation with Council;</li> <li>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;</li> <li>(d) detail heavy vehicle routes, access and parking arrangements;</li> <li>(e) include a Driver Code of Conduct to:</li> <li>(i) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(ii) minimise conflicts with other road users;</li> <li>(iii) minimise road traffic noise; and</li> <li>(iv) ensure truck drivers use specified routes;</li> <li>(f) include a program to monitor the effectiveness of these measures; and</li> <li>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes</li> </ul> | Superintendent     | Prior to the construction | SSD55266460 Condition B1   |
| <p>Prior to the commencement of construction of the site access driveways, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) prepare and submit detailed design drawings to the satisfaction of Council. Unless otherwise agreed to in writing by Council, the detailed design drawings for site access driveways must be prepared in accordance with Council's Vehicular Footway Crossings Policy and the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004) and AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities (Standards Australia, 2018); and</li> <li>(b) obtain approval for the works under section 138 of the Roads Act 1993.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Superintendent     | Prior to the construction | SSD 55266460 Condition B3. |



| Licence, permit, Approval or consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Person Responsible | Timing                                                       | References / Notes          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------|-----------------------------|
| Prior to the commencement of construction of the development (with the exception of demolition and bulk earthworks), the Applicant must prepare an On-Site Traffic Control Plan for the development to the satisfaction of the Planning Secretary. The On-Site Traffic Control Plan must:<br>(a) be prepared by a suitably qualified and experienced traffic engineer;<br>(b) be prepared in consultation with Council;<br>(c) include details of all safety and efficiency measures to be implemented on-site to manage and mitigate the potential for on-site pedestrian and vehicle conflict during operation of the development for all internal roads, parking areas, loading/unloading areas and access ramps and the site access driveway; and<br>(d) include detailed architectural plans illustrating the location of all line marking (including but not limited to condition B5(f)), signage (including but not limited to condition B5(d), condition B5(e) and speed limit signage), and convex mirrors required for operation of the development. | Superintendent     | Prior to the construction                                    | SSD 55266460 Condition B6.  |
| The Applicant must offer and prepare (if the offer is accepted) a pre-dilapidation and post-dilapidation survey at 41 Moxon Road (Lot 2 DP571091) and 59 Moxon Road (SP30949):<br>(a) prior to the commencement of construction; and<br>(b) within one month of the conclusion of construction, or as otherwise agreed with the Planning Secretary.<br>The surveys must be submitted to the Planning Secretary and the relevant property owners within seven days of being prepared.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Superintendent     | Prior to the construction                                    | SSD 55266460 Condition B20. |
| Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Superintendent     | Prior to the construction                                    | SSD 55266460 Condition B34. |
| Prior to the commencement of any earthworks or remediation works for the development on site, the Applicant must engage a Site Auditor accredited under the Contaminated Land Management Act 1997 NSW Site Auditor Scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Superintendent     | Prior to commencement of any earthworks or remediation works | SSD 55266460 Condition B35. |
| The Applicant must finalise the detailed design of the stormwater management system for the development, prior to the commencement of construction of that system. The system must:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Superintendent     | Prior to the construction                                    | SSD 55266460 Condition B36. |



| Licence, permit, Approval or consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Person Responsible | Timing                                                                                                                 | References / Notes          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be designed in consultation with Council;</p> <p>(c) be generally in accordance with the conceptual design in the EIS;</p> <p>(d) be in accordance with applicable Australian Standards; and</p> <p>(e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;</p>                                                                                                                                                                                                    |                    |                                                                                                                        |                             |
| <p>Upon completion of the remediation works and prior to the erection of buildings (with the exception of ground slabs) for the development, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its intended Warehouse and Distribution Centre land use.</p>                                                                                                                                                                                                                          | Superintendent     | Upon completion of the remediation works and prior to the erection of buildings (with the exception of ground slabs) f | SSD 55266460 Condition B37. |
| <p>The Long Term Environmental Management Plan (LTEMP) for the development must be submitted for consideration and be to the satisfaction of the Planning Secretary, prior to the completion of the remediation works</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Superintendent     | Prior to the completion of the remediation works                                                                       | SSD 55266460 Condition B38. |
| <p>The Applicant must finalise the detailed design of the stormwater management system for the development, prior to the commencement of construction of that system. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be designed in consultation with Council;</p> <p>(c) be generally in accordance with the conceptual design in the EIS and RTS;</p> <p>(d) be in accordance with applicable Australian Standards; and</p> <p>(e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;</p> | Superintendent     | Prior to the construction                                                                                              | SSD 55266460 Condition B46. |
| <p>Prior to the commencement of construction of the development, the Applicant must prepare a Construction Flood Emergency Response Plan (CFERP). The CFERP must form part of the CEMP required by conditions C2 and must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) address the provisions of the Floodplain risk management manual (DPE, 2023) and Support for emergency management planning (DPE, 2023); and</p> <p>(c) include details of:</p>                                                                                                                                                                                                           | Superintendent     | Prior to the construction                                                                                              | SSD 55266460 Condition B49. |



| Licence, permit, Approval or consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Person Responsible | Timing                    | References / Notes             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------------|
| (i) the flood emergency responses for both construction and operation phases of the development;<br>(ii) predicted flood levels;<br>(iii) flood warning time and flood notification;<br>(iv) assembly points and evacuation routes;<br>(v) evacuation and refuge protocols; and<br>(vi) awareness training for employees and contractors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                           |                                |
| Prior to the commencement of construction of the development (with the exception of demolition and bulk earthworks), the Applicant must prepare and submit a Design Flood Verification Report to the satisfaction of the Planning Secretary. The Design Flood Verification Report must:<br>(a) be submitted to Council;<br>(b) be undertaken in accordance with the Flood Impact and Risk Assessment: Flood Risk Management Guideline LU01;<br>(c) evaluate the sensitivity of the suspended concrete slab structure, including supporting piers, on flood parameters and displacement of flood storage;<br>(d) demonstrate the detailed design of the reinstated and extended levee walls can withstand the forces of floodwaters; and<br>(e) demonstrate the detailed design of the suspended slab structure can adequately convey flood waters and would not adversely impact the function of on-site flood storage. | Superintendent     | Prior to the construction | SSD 55266460<br>Condition B56. |

### 3.4 Environmental Training

The Contractor's Project and Site Manager will ensure that all employees and contractors involved in the project are appropriately inducted and trained prior to commencing work on site. Training in relation to environmental responsibilities and implementation of this CEMP will take place initially through the site induction training and then on an ongoing basis through 'toolbox talks' (or similar).

All employees, contractors (and their sub-contractors) conducting environmental training and site staff assigning work activities will demonstrate that they are competent and appropriately trained to train and manage construction site specific environmental issues.

A register of all environmental training carried out, including dates, names of persons trained, and trainer name and qualification details will be established and maintained for the duration of works.

#### 3.4.1 Environmental Induction Training

The environmental induction training will cover all elements of the CEMP and will include, as a minimum, the information in Table 11.



**Table 11: Environmental Induction Training**

| Inductions and Environmental Training                                                                                                                                                                                      | Reference / Notes        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Purpose and objectives of the CEMP.                                                                                                                                                                                        | Section 1.4              |
| Hours of Construction                                                                                                                                                                                                      | Section 2.2              |
| Requirements of due diligence and duty of care                                                                                                                                                                             | Section 3                |
| Conditions of any environmental licences, permits and consent approvals                                                                                                                                                    | Section 3.3              |
| Potential environmental emergencies on site and the emergency response procedures (including the Emergency Spill Response Plan), locations and training in the use of emergency spill kits for spills on water and on land | Section 3 and Section 4. |
| Reporting, and notification and management requirements for pollution, contamination and other environmental incidents, and for damage and maintenance to environmental controls                                           | Section 3.5 and 5        |
| High-risk activities and associated environmental safeguards                                                                                                                                                               | Section 4                |
| Noise, vibration, and air quality management controls                                                                                                                                                                      | Section 4                |
| Construction Traffic Management                                                                                                                                                                                            | Section 4                |
| Sound erosion and sediment control practices, water quality controls and sediment basin management                                                                                                                         | Section 4                |
| Waste minimisation principles                                                                                                                                                                                              | Section 4                |
| Stop work protocol in the event of the discovery of Aboriginal or Historic item or object of significance                                                                                                                  | Section 4                |
| Induction requirements as per the Unexpected Finds Procedure – Contamination                                                                                                                                               | Section 4                |
| Induction requirements for Flora and Fauna – Biodiversity management                                                                                                                                                       | Section 4                |

### 3.4.2 Toolbox Talks

Toolbox talks or similar will be held to identify environmental issues and controls when works commence in a new area of the site or a new activity, as well as when environmental issues arise on site. The toolbox talk will include but not be limited to:

- A description of the activity and the area;
- Identification of the environmental issues and risks for the area (including fauna or flora); and
- Outline the mitigations measures for the works and the area (see **Section 4**).

## 3.5 Incident Response and Handling Procedure

### 3.5.1 Performance Objective

To ensure that any incident and/or non-compliance caused by or relating to construction is effectively responded to, reported accordingly, and any resulting adverse environment and/or human health impact is promptly prevented or effectively managed.

### 3.5.2 Definitions

For the purposes of this CEMP the definitions detailed in **Table 12** will be adopted and applied during construction.



**Table 12: Incident Definitions**

| Term                      | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                                                                                                                                                                                                                                                  |
| Material Harm Incident    | a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or<br>b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment). |
| Non-Compliance            | An occurrence, set of circumstances or development that is a breach of this consent                                                                                                                                                                                                                                                                                                                                                           |
| Minor Environmental Event | an incident that is minor where there has been no potential or actual material harm to the environment (see 'material harm' definition above).                                                                                                                                                                                                                                                                                                |

All incidents will be identified and reported by any person to the Site Project Manager immediately.

### 3.5.3 Incident Response

In the instance of an incident, Vaughan Construction's Incident and Investigation Response Form must be completed by site personnel and forwarded to Head Office for all environmental incidents and non-compliances to provide the basis for incident analysis directed towards impact prevention. (Appendix E).

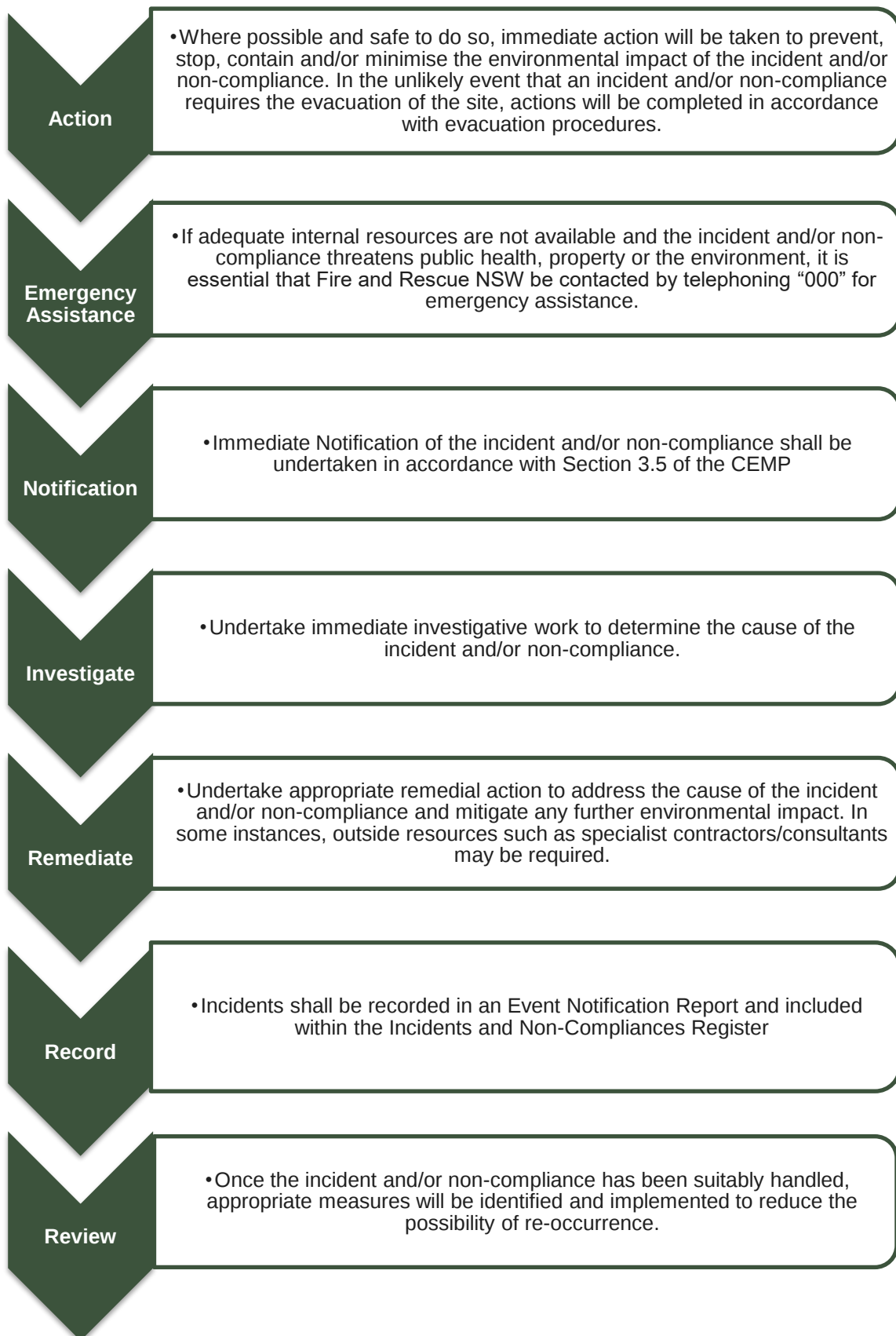
The Incidents and Non-Compliance Handling Process shown in **Figure 12** will be implemented.

### 3.5.4 Flood Management Plan Incorporating Flood Emergency Response Plan

The Flood Management Plan has been prepared with the purpose of providing an understanding of flood behaviour to the facility owners, management, and contractors during the construction of the development and incorporates a Flood Emergency Response Plan. This plan details the site responses to flooding including predicted flood levels, flood warnings and flood notifications, evacuation and refuge protocols and awareness training for employees and contractors, refer to Appendix I.



**Figure 11: Incidents and Non-Compliance Handling Process**



### 3.5.5 Incident and Non-Compliance Notifications

In the instance of an incident, the notification protocols outlined in Table 13 will be implemented.

**Table 13: Incident Notification Process**

| Notification Requirement                                                                                                                                                        | Responsible                                                                              | Timeframe Reference                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Incidents</b>                                                                                                                                                                |                                                                                          |                                                                                              |
| Upon awareness of an incident, the Contractor's Project Manager shall be notified of and provided with all relevant information pertaining to the potential or actual incident. | Any person engaged as an employee or undertaking an activity with regard to construction | Immediately after becoming aware of a potential or actual incident                           |
| The Contractor's Project Manager will notify Hale Capital of any incident including all relevant information pertaining to the incident.                                        | Contractor's Project Manager                                                             | Immediately after becoming aware of a potential or actual incident                           |
| The Contractor's Project Manager will review the relevant information pertaining to the incident and apply the Definitions in <b>Table 12</b>                                   | Contractor's Project Manager                                                             | Immediately                                                                                  |
| Hale Capital will notify DPE of an incident in writing via the Major Projects Website.                                                                                          | Superintendent                                                                           | Immediately                                                                                  |
| An Event Notification Report will be completed and provided to Hale Capital.                                                                                                    | Contractor's Project Manager                                                             | Within 24 hours                                                                              |
| Hale Capital will provide a formal written notification of an incident to DPE via the Major Projects Website.                                                                   | Superintendent                                                                           | Within 7 days after becoming aware of incident                                               |
| Provide written notification of the non-compliance to the Major Projects website.                                                                                               | Superintendent                                                                           | Within 7 days after becoming aware of non-compliance                                         |
| Hale Capital will provide DPE and any relevant public authorities a detailed report on the incident                                                                             | Superintendent                                                                           | Within 30 days of the incident occurring or as otherwise agreed to by the Planning Secretary |

Under the Protection of the Environment Operation Act 1997 (NSW), "relevant authority" means any of the following:

- The appropriate regulatory authority – the Environment Protection Authority (EPA);
- If the EPA is not the appropriate regulatory authority – the local authority for the area in which the pollution incident occurs (i.e. Council);
- NSW Public Health Unit;
- SafeWork NSW; and
- Fire and Rescue NSW.

Table 14 lists the contact details for these authorities. The person reporting the pollution incident will provide the following key details:

- Location of the pollution incident emergency;
- Nature of the pollution incident/emergency;
- Their name and contact details; and



- Details of any required assistance.

**Table 14: Regulatory Authority Contact List**

| Regulatory Authority / Stakeholder     | Key Contact                                                | Contact Details                                                                                                                                                     |                            |
|----------------------------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Department of Planning                 | Compliance Unit                                            | 1300 305 695 or 02 9228 6111<br>compliance@planning.nsw.gov.au                                                                                                      |                            |
| Environment Protection Authority (EPA) | Environment Line                                           | 131 555<br>info@environment.nsw.gov.au                                                                                                                              |                            |
|                                        | Head office (Sydney)                                       | 02 9995 5000                                                                                                                                                        |                            |
| Environment and Heritage               | Main switchboard                                           | 1300 361 967<br>info@environment.nsw.gov.au                                                                                                                         |                            |
| Canterbury Bankstown City Council      | Main switchboard                                           | (02) 9707 9000<br>council@cbc.city.nsw.gov.au                                                                                                                       |                            |
| Water NSW                              | Main switchboard                                           | 1300 662 077<br>Customer.Helpdesk@watnsw.com.au                                                                                                                     |                            |
|                                        | Incident Notification Number – 24 hours                    | 1800 061 069                                                                                                                                                        |                            |
| NSW Public Health Unit                 | Sydney Local Health District                               | Business hours: 1300 066 055<br>After hours: 02 9515 6111                                                                                                           |                            |
| SafeWork NSW                           | Incident Notification Hotline                              | 131 050<br>Select Option 3 to report a “Serious Incident or Fatality” – this will result in the incident being recorded and the appropriate person being contacted. |                            |
| Emergency Services                     | NSW Police<br>NSW Fire and Rescue<br>NSW Ambulance Service | 131 444<br>1300 729 579<br>-                                                                                                                                        | In case of emergency – 000 |

A material harm incident notification will identify the development and the application number for it, the way in which it does not comply and the reasons for the material harm incident (if known) and what actions have been, or will be, undertaken to address the material harm incident.

Refer to Figure 12 below for the Incidents and Non-Compliance Handling Process.

### 3.5.6 Register

Records of all incidents and non-compliances will be maintained in Hale Capital's incident register system (Appendix E). Details of all incidents and complaints will be retained for at least five years after the event to which they relate.

## 3.6 Complaints Response and Handling Procedure

All employees who take receipt of a complaint, either verbal or written, are to take note of the name and contact details of the complainant and the nature of the complaint and immediately notify the Vaughan's Representative, who will then contact Hale Capital's Representative to commence proceedings, shown in Table 15.



### 3.6.1 Complaints Register

In the event that a complaint is received, Vaughan Construction site management is to be informed of the complaint. Written complaints can be submitted via email to the Contractors Project Manager.

Table 15 below, outlines the complaints handling methods for contact.

**Table 15: Complaints Handling**

| Contact Method   | Details                                 |
|------------------|-----------------------------------------|
| Point of contact | David Upton                             |
| Mailing address  | 9A Commercial Road Kingsgrove, NSW 2208 |
| Phone number     | 0412 719 623                            |
| Email            | david.upton@vaughans.com.au             |
| Website          | Vaughans.com.au                         |

A Complaints Register (Appendix F) will be maintained for the duration of construction and are to be maintained for at least five years after the event to which they relate to.

The Complaints Register will be updated as complaints and enquiries are received. Table 16 below outlines the response times for construction complaints and enquires.

**Table 16: Complaint and Enquiry Response Times**

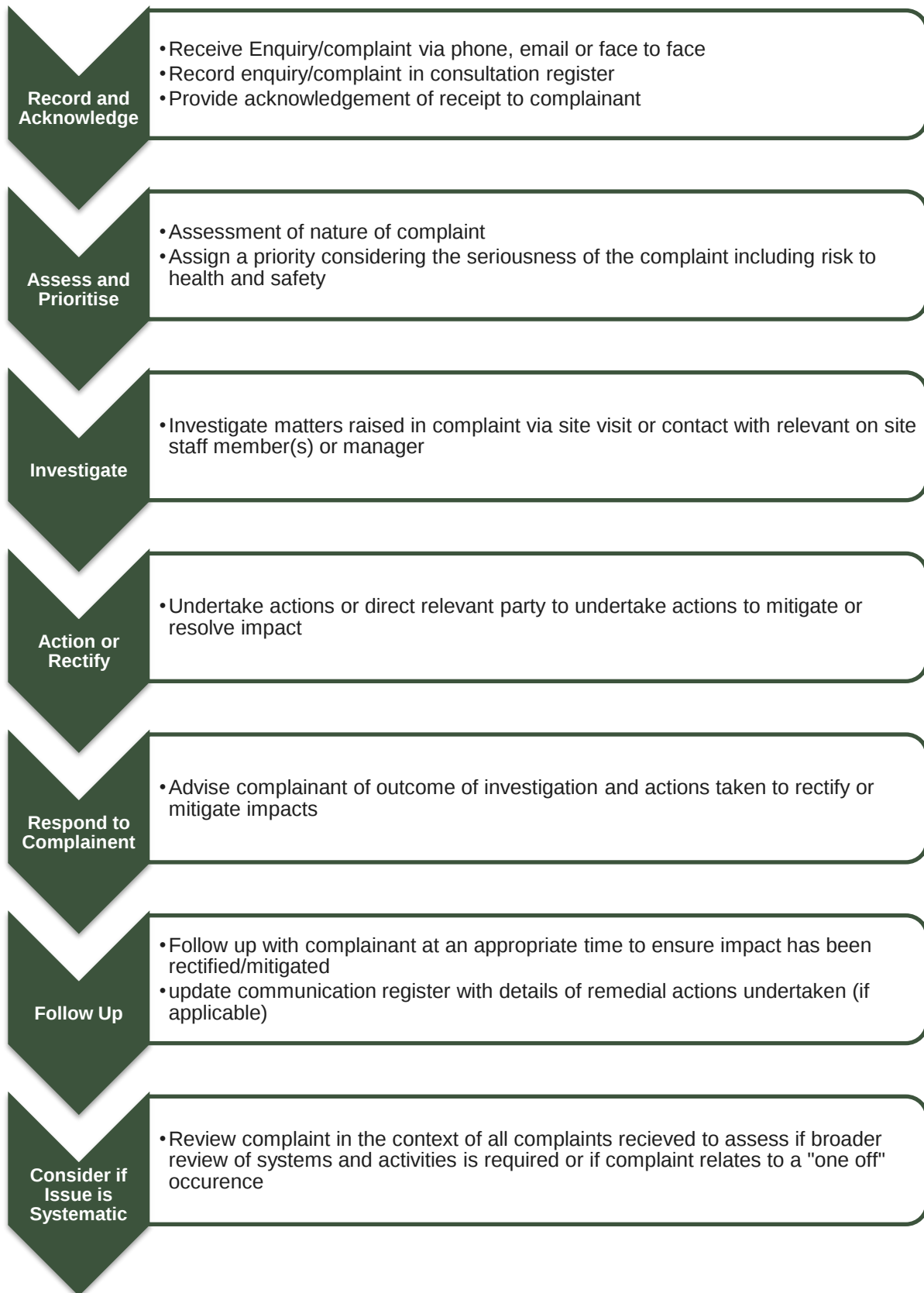
| Channel           | Response Time                        |
|-------------------|--------------------------------------|
| Email             | One business day                     |
| In-person contact | Same day                             |
| Site phone line   | 1 to 2 hours - during business hours |
| Website contact   | Three business days                  |

Figure 12 below outlines the enquiry and complaints management process.

In circumstances, where a complaint cannot be resolved through the usual process, a complaint may be referred for independent mediation. Vaughan Constructions will facilitate communications with all parties to reach an agreeable outcome.



**Figure 12: Complaints Handling Procedure**



## 4.0 Environmental Management Commitments

Environmental aspects with the potential to be impacted by construction of the site are addressed in the following sub-sections. These issues have specific regulatory requirements and/or are considered to have the highest potential to result in a non-compliance with a legislative requirement or generate community complaints.

### 4.1 General

Table 17 lists the general environmental controls that will be implemented throughout the life of the development to minimise the potential for adverse impacts on the local environmental and surrounding receptors.

**Table 17: General Environmental Management Controls**

| Environmental Management Control                                                                                                                                                                                                                                                                                                    | Person Responsible                             | Timing / Frequency                | Reference / Notes           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------|-----------------------------|
| 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.                                    | Contractors Project Manager                    | Prior to Construction and Ongoing | SSD 55266460 condition A1   |
| Carry out the project generally in accordance with the:<br>a) Environmental Impact Statement;<br>b) Drawings and Plans;<br>c) Management and Mitigation Measures;<br>d) Any Conditions of Approval<br>If there is any inconsistency between the above, the Conditions of Approval shall prevail to the extent of the inconsistency. | Superintendent                                 | Prior to Construction and Ongoing | SSD 55266460 condition A2   |
| A17. All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).                                                                                                                                                                               | Contractors Site Manager                       | Ongoing                           | SSD 55266460 condition A17  |
| A22. The Applicant must ensure that all of its employees, tenants, 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                                                                 | Contractors Site Manager                       | Ongoing                           | SSD 55266460 condition A22  |
| A24. All plant and equipment used on site, or to monitor the performance of the development, must be:<br>(a) maintained in a proper and efficient condition; and<br>(b) operated in a proper and efficient manner.                                                                                                                  | Contractors Site Manager                       | Prior to Construction and Ongoing | SSD55266460 condition A24   |
| All licences, permits, approvals and consents as required by law will be obtained and maintained as required for the development. See <b>Section 3.3</b> of this CEMP.                                                                                                                                                              | Superintendent and Contractors Project Manager | As required                       | SSD 55266460 condition AN1. |



| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Person Responsible       | Timing / Frequency                | Reference / Notes          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------|----------------------------|
| The incidents and complaints will be promptly and effectively addressed in accordance with the management strategies contained within Sections 3.5 and 3.6 of this CEMP.                                                                                                                                                                                                                                                                                                                     | Contractors Site Manager | Ongoing                           | CEMP Sections 3.5 and 3.6. |
| All monitoring records will be maintained to demonstrate compliance with the CEMP, including: <ul style="list-style-type: none"> <li>• Site environmental inspection reports</li> <li>• Environmental monitoring data and</li> <li>• Internal and external audit reports</li> <li>• Reports of environmental incidents, environmental, associated actions taken, and follow-up actions</li> <li>• Minutes of management review meetings</li> <li>• Induction and training records</li> </ul> | Contractors Site Manager | For 5 years after completion date | Best practise              |
| Construction will comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.                                                                                                                                                                                                                                                                                                                                              | Contractors Site Manager | Ongoing                           | SSD 55266460 condition B35 |
| From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.                                                                                                                               | Contractors Site Manager | Ongoing                           | SSD55266460 condition B62. |
| All signage and fencing must be erected in accordance with the development plans referenced in Appendix 1 of the SSD Consent.                                                                                                                                                                                                                                                                                                                                                                | Contractors Site Manager | Ongoing                           | SSD 55266460 condition B81 |

## 4.2 Noise and Vibration

The environmental management controls in Table 18 will be implemented as per the Construction Noise & Vibration Management Plan (CNVMP) (Appendix D) to minimise the potential for adverse noise emissions from construction. Specific Best practice mitigation measures from the NSW EPA guideline 'Noise Policy for Industry (2017)' (NPfI), 'Road Noise Policy (2011)' (RNP) and the 'Interim Construction Noise Guideline (2009)' (ICNG) will be implemented during construction. Vaughan Construction is carrying out ongoing noise monitoring throughout construction (refer to Figure 13).



**Table 18: Environmental Management Controls for Noise**

| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Person Responsible       | Timing / Frequency | Reference / Notes                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------|--------------------------------------------------------------------|
| <b>Construction Noise and Vibration Management Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |                    |                                                                    |
| The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 3.                                                                                                                                                                                                                                                                                          | Contractors Site Manager | Ongoing            | SSD 55266460 Condition B16 & CNVMP <b>Appendix D</b> Section 5     |
| Procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time);                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Contractors Site Manager | Ongoing            | SSD 55266460 Condition B22 (b) & CNVMP <b>Appendix D</b> Section 5 |
| Measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Contractors Site Manager | Ongoing            | SSD 55266460 Condition B22 (c) & CNVMP <b>Appendix D</b> Section 5 |
| <b>Management Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |                    |                                                                    |
| Implement community consultation or notification measures.<br>Notification detailing work activities, dates and hours, impacts and mitigation measures, indication of work schedule over the night-time period, any operational noise benefits from the works (where applicable) and contact telephone number.<br>Notification should be a minimum of 7 calendar days prior to the start of works. For projects other than maintenance works more advanced consultation or notification may be required. Please contact Roads and Maritime Communication and Stakeholder Engagement for guidance.<br>Website (If required)<br>Contact telephone number for community<br>Email distribution list (if required)<br>Community drop-in session (if required by approval conditions). | Contractors Site Manager | Ongoing            | CNVMP <b>Appendix D</b> Section 5.3                                |
| <b>Site inductions.</b><br>All employees, contractors and subcontractors are to receive an environmental induction. The induction must at least include:<br><ul style="list-style-type: none"> <li>All project specific and relevant standard noise and vibration mitigation measures</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Contractors Site Manager | Ongoing            | CNVMP Section 4.3 & CEMP Section 3.4                               |



| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                                           | Person Responsible          | Timing / Frequency | Reference / Notes                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------|----------------------------------------|
| <ul style="list-style-type: none"> <li>Relevant licence and approval conditions</li> <li>Permissible hours of work</li> <li>Any limitations on high noise generating activities</li> <li>Location of nearest sensitive receivers</li> <li>Construction employee parking areas</li> <li>Designated loading/unloading areas and procedures</li> <li>Site opening/closing times (including deliveries)</li> <li>Environmental incident procedures.</li> </ul> |                             |                    |                                        |
| <b>Behavioural practices.</b><br>No swearing or unnecessary shouting or loud stereos/radios on site.<br>No dropping of materials from height, throwing of metal items and slamming of doors.                                                                                                                                                                                                                                                               | Contractors Site Manager    | Ongoing            | Best Practice                          |
| Building condition surveys. Undertake building dilapidation surveys on all buildings located within the buffer zone prior to commencement of activities with the potential to cause property damage.                                                                                                                                                                                                                                                       | Contractors Site Manager    | Ongoing            | Best Practice                          |
| <b>Source Controls</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |                    |                                        |
| <b>Construction hours and scheduling</b><br>Where feasible and reasonable, construction should be carried out during the standard daytime working hours. Work generating high noise and/or vibration levels should be scheduled during less sensitive time periods.                                                                                                                                                                                        | Contractors Project Manager | Ongoing            | CNVMP Section 3.3 and Section 2.2 CEMP |
| <b>Equipment selection.</b><br>Use quieter and less vibration emitting construction methods where feasible and reasonable.<br>Tools and plant equipment with silencers that are in accordance with standard DBA outputs. Ensure plant including the silencer is well maintained.                                                                                                                                                                           | Contractors Site Manager    | Ongoing            | CNVMP Section 4.5                      |
| <b>Plant Noise Levels</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                             |                    |                                        |
| Rental plant and equipment. The noise levels of plant and equipment items are to be considered in rental decisions and in any case cannot be used on site unless compliant with the criteria in Table 2 of the CNVG.                                                                                                                                                                                                                                       | Contractors Site Manager    | Ongoing            | CNVMP Section 4.5                      |
| <b>Use and siting of plant.</b><br>The offset distance between noisy plant and adjacent sensitive receivers is to be maximised.<br>Plant used intermittently to be throttled down or shut down.                                                                                                                                                                                                                                                            | Contractors Site Manager    | Ongoing            | Best Practice                          |



| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Person Responsible          | Timing / Frequency | Reference / Notes |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------|-------------------|
| Noise-emitting plant to be directed away from sensitive receivers.<br>Only have necessary equipment on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                             |                    |                   |
| Plan worksites and activities to minimise noise and vibration.<br>Locate compounds away from sensitive receivers and discourage access from local roads.<br>Plan traffic flow, parking and loading/unloading areas to minimise reversing movements within the site.<br>Where additional activities or plant may only result in a marginal noise increase and speed up works, consider limiting duration of impact by concentrating noisy activities at one location and move to another as quickly as possible.<br>High noise activities should be scheduled for normal working hours. If the work can not be undertaken during the day, it should be completed before 11:00pm.<br>Should after hours works be required, the appointed contractor shall provide adequate notice to neighbouring tenants.<br>If programmed night work is postponed the work should be re-programmed and the approaches in this guideline apply again. | Contractors Project Manager | Ongoing            | CNVMP Section 4.3 |
| Reduced equipment power. Use only the necessary size and power.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Contractors Site Manager    | Ongoing            | Best Practice     |
| Non-tonal and ambient sensitive reversing alarms<br>Non-tonal reversing beepers (or an equivalent mechanism) must be fitted and used on all construction vehicles and mobile plant regularly used on site and for any out of hours work.<br>Consider the use of ambient sensitive alarms that adjust output relative to the ambient noise level.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Contractors Site Manager    | Ongoing            | Best Practice     |
| Minimise disturbance arising from delivery of goods to construction sites.<br>Loading and unloading of materials/deliveries is to occur as far as possible from sensitive receivers.<br>Select site access points and roads as far as possible away from sensitive receivers.<br>Dedicated loading/unloading areas to be shielded if close to sensitive receivers.<br>Delivery vehicles to be fitted with straps rather than chains for unloading, wherever possible.<br>Avoid or minimise these out of hours movements where possible.                                                                                                                                                                                                                                                                                                                                                                                              | Contractors Site Manager    | Ongoing            | CNVMP Section 4.6 |



| Environmental Management Control                                                                                                                                                                                                                                                                                           | Person Responsible          | Timing / Frequency | Reference / Notes     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------|-----------------------|
| Engine compression brakes<br>Limit the use of engine compression brakes at night and in residential areas.<br>Ensure vehicles are fitted with a maintained Original Equipment Manufacturer exhaust silencer or a silencer that complies with the National Transport Commission's 'In-service test procedure' and standard. | Contractors Site Manager    | Ongoing            | Best Practice         |
| <b>Path Controls</b>                                                                                                                                                                                                                                                                                                       |                             |                    |                       |
| Shield stationary noise sources such as pumps, compressors, fans etc.<br>Stationary noise sources should be enclosed or shielded where feasible and reasonable whilst ensuring that the occupational health and safety of workers is maintained. Appendix D of AS 2436:2010 lists materials suitable for shielding.        | Contractors Site Manager    | Ongoing            | CNVMP Section 5.2.1.3 |
| Shield sensitive receivers from noisy activities.<br>Use structures to shield residential receivers from noise such as site shed placement; earth bunds; fencing; erection of operational stage noise barriers (where practicable) and consideration of site topography when situating plant.                              | Contractors Project Manager | Ongoing            | CNVMP Section 5.2.1.2 |
| <b>Receptor Control</b>                                                                                                                                                                                                                                                                                                    |                             |                    |                       |
| Structural surveys and vibration monitoring<br>Pre-construction surveys of the structural integrity of vibration sensitive buildings may be warranted.<br>At locations where there are high-risk receptors, vibration monitoring should be conducted during the activities causing vibration.                              | Contractors Project Manager | Ongoing            | CNVMP Section 5.3     |



Figure 13: Noise Monitoring Location



Source SSD 55266460 Appendix 2



## 4.3 Air Quality

The environmental management controls in **Table 19** will be implemented to minimise the potential for adverse air emissions from construction. Specific Best practice mitigation measures were informed from the IAQM 'Guidance on the Assessment of Dust from Demolition and Construction (2014) and (EPA) guideline entitled "Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2022)".

**Table 19: Environmental Management Controls for Air Quality**

| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                                                   | Person Responsible                   | Timing / Frequency                | References / Notes                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------|
| Take all reasonable steps to minimise dust generated during all works.                                                                                                                                                                                                                                                                                                                                                                                             | Contractors Site Manager             | Ongoing                           | SSD 55266460 Condition B63                                                                                |
| (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;<br>(b) all trucks entering or leaving the site with loads have their loads covered;<br>(c) trucks associated with the development do not track dirt onto the public road network;<br>(d) public roads used by these trucks are kept clean; and<br>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. | Contractors Site Manager             | Ongoing                           | SSD 55266460 Condition B64                                                                                |
| The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2021                                                                                                                                                | Contractors Project and Site Manager | Ongoing                           | SSD 55266460 Condition B65                                                                                |
| Air quality mitigation and monitoring measures to be implemented as per CEMP.                                                                                                                                                                                                                                                                                                                                                                                      | Contractors Site Manager             | Prior to Construction and Ongoing | Best Practice                                                                                             |
| Exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method                                                                                                                                                                                                                                                                                                                                                         | Contractor Project Manager           | Ongoing                           | SSD 552 66460 Condition B64(a), Air Quality Impact Assessment Section 6 (RWDI, 2023). Appendix 15 of EIS. |
| Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.                                                                                                                                                                                                                                                                                      | Contractors Project Manager          | Ongoing                           | Air Quality Impact Assessment Section 7 (RWDI, 2023). Appendix P of EIS.                                  |
| Plan site layout so that dust generating activities are located away from receptors, as far as possible.                                                                                                                                                                                                                                                                                                                                                           | Contractor Project Manager           | Prior to construction and ongoing | Air Quality Impact Assessment Section 7 (RWDI, 2023). Appendix P of EIS.                                  |
| Avoid site runoff of water or mud.                                                                                                                                                                                                                                                                                                                                                                                                                                 | Contractors Site Manager             | Ongoing                           | Air Quality Impact Assessment Section 7 (RWDI, 2023). Appendix P of EIS.                                  |



| Environmental Management Control                                                                                                                                                                                                                                                                                                                    | Person Responsible                 | Timing / Frequency | References / Notes                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------|--------------------------------------------------------------------------|
| Remove materials that have a potential to produce dust from site as soon as possible, unless being reused on site. If being re-used, keep materials covered or contained in a way which prevents dust, for example dust suppression.                                                                                                                | Contractors Site Manager           | Ongoing            | Air Quality Impact Assessment Section 7 (RWDI, 2023). Appendix P of EIS. |
| Cover, seed, or fence stockpiles to prevent wind erosion.                                                                                                                                                                                                                                                                                           | Contractors Site Manager           | Ongoing            | Air Quality Impact Assessment Section 7 (RWDI, 2023). Appendix P of EIS. |
| Implement measures specific to communications under section 6 of AQIA.                                                                                                                                                                                                                                                                              | Contractors Site Manager           | Ongoing            | Air Quality Impact Assessment Section 7 (RWDI, 2023). Appendix P of EIS. |
| Impose and signpost a maximum-speed-limit of 25km/h on surfaced and 15km/h on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided).                                                                                                             | Contractors Project Manager        | Ongoing            | Air Quality Impact Assessment Section 7 (RWDI, 2023). Appendix P of EIS. |
| Implement measures specific to haulage under section 6 of AQIA.                                                                                                                                                                                                                                                                                     | Contractors Site Manager           | Ongoing            | Air Quality Impact Assessment Section 7 (RWDI, 2023). Appendix P of EIS. |
| <b>General</b>                                                                                                                                                                                                                                                                                                                                      |                                    |                    |                                                                          |
| Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the Local Authority. The level of detail will depend on the risk and should include as a minimum the highly recommended measures in this document. The desirable measures should be included as appropriate for the site.    | Contractors Project & Site Manager | Prior to works     | Best Practice                                                            |
| Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.                                                                                                                                                                                     | Contractors Site Manager           | Ongoing            | CEMP Section 3.6                                                         |
| Make the complaints log available to the local authority when asked.                                                                                                                                                                                                                                                                                | Contractors Site Manager           | Ongoing            | Best Practice                                                            |
| <b>Site Management</b>                                                                                                                                                                                                                                                                                                                              |                                    |                    |                                                                          |
| Record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the logbook.                                                                                                                                                                                        | Contractors Site Manager           | Ongoing            | Best Practice                                                            |
| Hold regular liaison meetings with other high risk construction sites within 500 m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes. | Contractors Site Manager           | Ongoing            | Best Practice                                                            |
| <b>Monitoring</b>                                                                                                                                                                                                                                                                                                                                   |                                    |                    |                                                                          |
| Undertake daily on-site and off-site inspection, where receptors (including roads)                                                                                                                                                                                                                                                                  | Contractors Site Manager           | Ongoing            | Air Quality Impact Assessment Section 7                                  |



| Environmental Management Control                                                                                                                                                                                                                                                                            | Person Responsible          | Timing / Frequency | References / Notes                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------|-----------------------------------------------------------------------------|
| are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100 m of site boundary, with cleaning to be provided if necessary. |                             |                    | (RWDI, 2023).<br>Appendix P of EIS.                                         |
| Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority when asked.                                                                                                                                   | Contractors Site Manager    | Ongoing            | Best Practice                                                               |
| Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.                                                                      | Contractors Site Manager    | Ongoing            | Air Quality Impact Assessment Section 7 (RWDI, 2023).<br>Appendix P of EIS. |
| <b>Preparing and Maintaining the Site</b>                                                                                                                                                                                                                                                                   |                             |                    |                                                                             |
| Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.                                                                                                                                                                                      | Contractors Site Manager    | Site Preparation   | Air Quality Impact Assessment Section 7 (RWDI, 2023).<br>Appendix P of EIS. |
| Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.                                                                                                                                                                           | Contractors Project Manager | Site Preparation   | Best Practice                                                               |
| Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period                                                                                                                                                                | Contractors Site Manager    | Site Preparation   | Air Quality Impact Assessment Section 7 (RWDI, 2023).<br>Appendix P of EIS. |
| Avoid site runoff of water or mud.                                                                                                                                                                                                                                                                          | Contractors Site Manager    | Site Preparation   | Air Quality Impact Assessment Section 7 (RWDI, 2023).<br>Appendix P of EIS. |
| Keep site fencing, barriers and scaffolding clean using wet methods.                                                                                                                                                                                                                                        | Contractors Site Manager    | Site Preparation   | Best Practice                                                               |
| Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below.                                                                                                                             | Contractors Site Manager    | Site Preparation   | Air Quality Impact Assessment Section 7 (RWDI, 2023).<br>Appendix P of EIS. |
| Cover, seed, or fence stockpiles to prevent wind whipping.                                                                                                                                                                                                                                                  | Contractors Site Manager    | Site Preparation   | Air Quality Impact Assessment Section 7 (RWDI, 2023).<br>Appendix P of EIS. |
| <b>Operating Vehicles</b>                                                                                                                                                                                                                                                                                   |                             |                    |                                                                             |
| Ensure all vehicles switch off engines when stationary - no idling vehicles.                                                                                                                                                                                                                                | Contractors Site Manager    | Ongoing            | Air Quality Impact Assessment Section 7 (RWDI, 2023).<br>Appendix P of EIS. |
| Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.                                                                                                                                                                              | Contractors Site Manager    | Ongoing            | Best Practice                                                               |
| Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on un-surfaced haul roads and work areas (if long                                                                                                                                                                                | Contractors Project Manager | Ongoing            | Best Practice                                                               |



| Environmental Management Control                                                                                                                                                                                                  | Person Responsible          | Timing / Frequency | References / Notes |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------|--------------------|
| haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate). |                             |                    |                    |
| Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials.                                                                                                                                  | Contractors Project Manager | Ongoing            | Best Practice      |
| Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing).                                                                                                    | Contractors Project Manager | Ongoing            | Best Practice      |
| <b>Waste Management</b>                                                                                                                                                                                                           |                             |                    |                    |
| Avoid bonfires and burning of waste materials.                                                                                                                                                                                    | Contractors Site Manager    | Ongoing            | Best Practice      |

## 4.4 Traffic

The environmental management controls in Table 20 will be implemented to minimise the potential for adverse traffic from construction. Refer to the Construction Traffic Management Plan (SLR, 2024) for more detail (Appendix G).

**Table 20: Environmental Management Controls for Traffic**

| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                          | Person Responsible          | Timing / Frequency    | References / Notes                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------|
| Implementation of Construction Traffic Management Plan(CTMP).                                                                                                                                                                                                                                                                                                                                                                             | Contractors Site Manager    | Ongoing               | SSD 55266460<br>Condition B1,<br>Appendix 2, TT1.<br>Construction Traffic Management Plan (SLR, 2024) Section 5 |
| During construction of the development, the Applicant must ensure that:<br>(a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;<br>(b) all trucks entering or leaving the site with loads have their loads covered;<br>(c) trucks associated with the development do not track dirt onto the public road network;<br>(d) public roads used by these trucks are kept clean; and | Contractors Site Manager    | Ongoing               | Construction Traffic Management Plan (SLR, 2024) Section 6<br>SSD 55266460<br>Condition B64                     |
| 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.                                                                                                                                                                               | Contractors Project Manager | Prior to Construction | Construction Traffic Management Plan (SLR, 2024) Section 3.5 & 3.6<br>SSD 55266460<br>Condition B4              |
| Implementation of Construction Phase Traffic Management Measures in the CTMP.<br><ul style="list-style-type: none"> <li>Drivers Code of Conduct</li> <li>Traffic Guidance Scheme</li> <li>Site Management</li> </ul>                                                                                                                                                                                                                      | Contractors Site Manager    | Ongoing               | Construction Traffic Management Plan (SLR, 2024). Section 5.                                                    |



| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Person Responsible                   | Timing / Frequency | References / Notes                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------|----------------------------------------------------------------|
| • Heavy Vehicle Management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                      |                    |                                                                |
| <b>Construction Traffic</b> during construction, the site will be accessed via two locations, one adjacent to the northern boundary, the other opposite Craig Street. They are both accessed from Moxon Road and permit all movements.                                                                                                                                                                                                                                                                                            | Contractors Project and Site Manager | Ongoing            | Construction Traffic Management Plan (SLR, 2023). Section 3.4. |
| <b>Management of deliveries:</b> The site manager will manage deliveries to ensure that construction vehicle movements will remain low.                                                                                                                                                                                                                                                                                                                                                                                           | Contractors Site Manager             | Ongoing            | Construction Traffic Management Plan (SLR, 2023). Section 5.5. |
| <b>Managing dirt on the public road network:</b> The use of rumble grids positioned at the site's access point to Horsley Road, as well as the use of water trucks and sweeper trucks for Horsley Road shall ensure the existing network is free of dirt from the site. Finally, a visual inspection by the gate operator shall be conducted to confirm that no dirt/mud is tracked onto Horsley Road when trucks exit.                                                                                                           | Contractors Site Manager             | Ongoing            | Construction Traffic Management Plan (SLR, 2023). Section 5.5. |
| <b>Safety during construction:</b> Safety to motorists and the public throughout the area will be maintained during construction through the preparation and execution of a Traffic Guidance Scheme (TGS). One TGS will be implemented, to manage the access throughout construction, and identifies all reasonably foreseeable hazards, assesses the hazards, and manages the hazards as best possible by either eliminating or minimising the risks. The TGS shall be monitored and updated accordingly throughout the project. | Contractors Project Manager          | Ongoing            | Construction Traffic Management Plan (SLR, 2024). Section 5.5. |
| <b>Reporting:</b> Reporting and monitoring of movements during peak periods are to be undertaken to ensure that drivers are adhering to restricted times, and to ensure that the approved traffic generation and subsequent impacts on the road network are in line with those approved.                                                                                                                                                                                                                                          | Contractors Site Manager             | Ongoing            | Construction Traffic Management Plan (SLR, 2024). Section 5.5. |
| <b>Induction to Drivers Code of Conduct:</b> All vehicle operators accessing the construction site must be inducted onto the Drivers Code of Conduct ( <b>Appendix G</b> ) prior to entering the site. The Contractor is to maintain a register of inducted operators with evidence of induction by way of operator signatures being captured.                                                                                                                                                                                    | Contractors Site Manager             | Ongoing            | Construction Traffic Management Plan (SLR, 2024). Section 5.5. |

## 4.5 Soil and Water

The environmental management controls in Table 21 will be implemented to minimise the potential for adverse soil and water impacts from construction. Refer to the Erosion and Sediment Control Plans (Constin Roe Consulting, 2023 & 2024) for more detail (Appendix H). Erosion and Sediment controls will be installed and maintained in accordance with the requirements of Managing Urban Stormwater – Soils and Construction - Volume 1: Blue Book (Landcom, 2004).



**Table 21: Environmental Management Controls for Soil and Water**

| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                              | Person Responsible          | Timing / Frequency                | References / Notes                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------|-------------------------------------------------------------------------------------------------|
| (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;<br>(b) keep accurate records of the volume and type of fill to be used; and<br>(c) make these records available to the Planning Secretary upon request.                                                                                                                                                                                | Contractors Site Manager    | Prior to construction and ongoing | SSD 55266460 Condition B42.                                                                     |
| Prior to the commencement of construction of the development's stormwater management system, the Applicant must finalise its detailed design.                                                                                                                                                                                                                                                                                                 | Contractors Project Manager | Prior to construction             | SSD 55266460 Condition B46.                                                                     |
| Silt fences and silt fence returns shall be erected convex to the contour to pond water.                                                                                                                                                                                                                                                                                                                                                      | Contractors Project Manager | Prior to construction             | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 1)                                    |
| Hay bale barriers and geofabric fences are to be constructed to toe of batter, prior to commencement of earthworks, immediately after clearing of vegetation and before removal of topsoil.                                                                                                                                                                                                                                                   | Contractors Project Manager | Prior to construction             | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 2)                                    |
| All temporary earth berms, diversion and silt dam embankments are to be machine compacted, seeded and mulched for temporary vegetation cover as soon as they have been formed.                                                                                                                                                                                                                                                                | Contractors Site Manager    | Ongoing                           | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 3)                                    |
| Clear water is to be diverted away from disturbed ground and into the drainage system.                                                                                                                                                                                                                                                                                                                                                        | Contractors Site Manager    | Prior to construction and ongoing | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 4)                                    |
| B33. Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install 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 and the Erosion and Sediment Control Plan included in the CEMP required by condition C2. | Contractors Site Manager    | Ongoing                           | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 5), SSD 55266460 Condition B43 & B44. |
| B34. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B34 for the duration of construction of the development.                                                                                                                                                                                                                                                            | Contractors Site Manager    | Ongoing                           | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 5), SSD 55266460 Condition B43 & B44. |
| All sediment trapping structures and devices are to be inspected after storms for structural damage or clogging, and trapped material is to be removed to a safe approved location.                                                                                                                                                                                                                                                           | Contractors Site Manager    | Ongoing                           | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 6)                                    |
| All final erosion prevention measures including the establishment of grassing are to be maintained until the end of the defects liability period.                                                                                                                                                                                                                                                                                             | Contractors Site Manager    | Ongoing                           | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 7)                                    |



| Environmental Management Control                                                                                                                                                                                                                                                                                                 | Person Responsible                 | Timing / Frequency                | References / Notes                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------|
| All earthworks areas shall be rolled on a regular basis to seal the earthworks.                                                                                                                                                                                                                                                  | Contractors Site Manager           | Ongoing                           | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 8)                                       |
| All fill areas are to be left with a bund at the top of the slope at the end of each days earthworks. The height of the bund shall be a minimum of 200mm.                                                                                                                                                                        | Contractors Site Manager           | Ongoing                           | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 9)                                       |
| All cut and fill slopes are to be seeded and hydro mulched within 10 days of completion of formation.                                                                                                                                                                                                                            | Contractors Site Manager           | Ongoing                           | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 10)                                      |
| After revegetation of the site is complete and the site is stable in the opinion of a suitably qualified person, all temporary work such as silt fence, diversion drains, etc. Shall be removed.                                                                                                                                 | Contractors Site Manager           | Ongoing                           | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 11)                                      |
| All topsoil stockpiles are to be suitably covered to the satisfaction of the site manager to prevent wind and water erosion.                                                                                                                                                                                                     | Contractors Site Manager           | Ongoing                           | <b>Appendix H</b> Erosion and Sediment Control Plan (note 12)                                      |
| Any area that is not approved by the contract administrator for clearing or disturbance by the contractor's activities shall be clearly marked and sign posted, fenced off, or otherwise appropriately protected against any such disturbance.                                                                                   | Contractors Project & Site Manager | Prior to construction and ongoing | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 13)                                      |
| All stockpile sites shall be situated in areas approved for such use by the site manager. A 6m buffer zone shall exist between stockpile sites and any stream or flow path. All stockpiles shall be adequately protected from erosion and contamination of the surrounding area by use of the measures approved within the ESCP. | Contractors Site Manager           | Prior to construction and ongoing | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 14)                                      |
| Access and exit areas shall include shake-down or other methods approved by the site manager for the removal of soil materials from motor vehicles.                                                                                                                                                                              | Contractors Site Manager           | Prior to construction and ongoing | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 15)                                      |
| The contractor is to ensure runoff from all areas where the natural surface is disturbed by pollutants before it is either dispersed to stable areas or directed to natural watercourses.                                                                                                                                        | Contractors Site Manager           | Prior to construction and ongoing | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 16)                                      |
| The contractor shall provide and maintain slopes, crowns and drains on all excavations and embankments with satisfactory drainage at all times. Water shall not be allowed to pond on the works unless such ponding is part of the approved ESCP.                                                                                | Contractors Site Manager           | Prior to construction and ongoing | <b>Appendix H</b> Erosion and Sediment Control Plan (Note 17)                                      |
| Must install and maintain suitable erosion and sediment control measures on-site                                                                                                                                                                                                                                                 | Contractors Project Manager        | Prior to construction and ongoing | Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book (Landcom, 2004) guideline. |



| Environmental Management Control                                                                                                                                                                                      | Person Responsible          | Timing / Frequency | References / Notes                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------|-------------------------------------------------------------------|
| Stockpiling materials on site where possible and containing the material with a sediment fence                                                                                                                        | Contractors Site Manager    | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Stockpiling materials on site where possible and containing the material with a sediment fence                                                                                                                        | Contractors Site Manager    | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Limiting the amount of material on site to that required for the tasks immediately at hand. Delivery of smaller quantities of materials will make managing the site easier;                                           | Contractors Site Manager    | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Ensuring all material is immediately removed from the site when practical to do so and at the completion of work                                                                                                      | Contractors Site Manager    | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Instructing site workers on the need to prevent materials from washing or blowing into the stormwater system or elsewhere                                                                                             | Contractors Site Manager    | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Advising site workers, subcontractors and delivery drivers of their responsibilities to minimise the potential for soil erosion and pollution to downslope lands and waterways                                        | Contractors Site Manager    | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Where possible, requiring any staff, contractors or subcontractors to maintain all erosion and sediment control devices in good order and replacing damaged sections as appropriate.                                  | Contractors Site Manager    | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Placing non erodible materials (e.g. timber) in the gutter to help entry to the site permitting only approved machinery for travel within watercourses and drainage lines.                                            | Contractors Site Manager    | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Permitting only approved machinery for travel within watercourses and drainage lines.                                                                                                                                 | Contractors Site Manager    | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Where practical to do so, requiring utility groups to undertake common trenching, conduit installation and backfilling for the whole project area continuously until completion.                                      | Contractors Project Manager | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Ensuring all staff facilities are properly installed and maintained so that pollutants, including wash water, are not conveyed from the site in stormwater. Urge staff to use proper toilet facilities provided.      | Contractors Project Manager | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Controlling discharge of sediment and/or other pollutants from dewatering (site pump-out) activities. Polluted water may need to be treated on-site before being discharged to the stormwater system. Special care is | Contractors Site Manager    | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |



| Environmental Management Control                                                                                                                                                                                                                                                                                        | Person Responsible          | Timing / Frequency | References / Notes                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------|-------------------------------------------------------------------|
| needed where groundwater is or could be contaminated.                                                                                                                                                                                                                                                                   |                             |                    |                                                                   |
| Providing approved bins for concrete and mortar slurries, paints, acid washes, lightweight waste and litter, and ensuring their regular clearance.                                                                                                                                                                      | Contractors Site Manager    | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Ensuring that any poisons are applied according to their registration and instructions carried on the label (e.g. for termite control).                                                                                                                                                                                 | Contractors Site Manager    | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |
| Ensuring safeguards are in place to prevent residue paint and other chemicals from entering the stormwater system. Spray painting, high-pressure washing and other activities that may permit airborne particles to dissipate to waterways should be carefully controlled. Use of less hazardous material is encouraged | Contractors Project Manager | Ongoing            | Managing Urban Stormwater – Soils and Construction (Landcom 2004) |

## 4.6 Waste

The environmental management controls in Table 22 will be implemented to minimise the potential for adverse waste impacts from construction. Refer to the Waste Management Plan (Sydney Environmental Group 2024). The Waste Management Plan has been prepared in accordance with the requirements of the NSW Waste Avoidance and Resource Recovery Act 2001 (WARR Act), and the NSW Protection of the Environment Operations Act 1997 (POEO Act).

**Table 22: Environmental Management Controls for Waste**

| Environmental Management Control                                                                                                                                                                                                                                                                                    | Person Responsible                 | Timing / Frequency | References / Notes                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------|
| 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.                                                                            | Contractors Project & Site Manager | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Item 3.1                                               |
| Detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;                                                                                                                                                                                    | Contractors Site Manager           | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Item 3.1                                               |
| Ensure 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/recycled to be sent to landfill or appropriate disposal facilities. | Contractors Site Manager           | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Section 3<br>SSD 55266460<br>Appendix 2, Condition WM1 |



| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Person Responsible                   | Timing / Frequency | References / Notes                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------|
| All produced waste materials to be separated at the source and stored separately on-site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Contractors Site Manager             | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Section 3<br>SSD 55266460                     |
| The site manager will: <ul style="list-style-type: none"> <li>• Arrange for suitable waste collection contractors</li> <li>• Ensure waste bins not filled beyond recommended fill level</li> <li>• Ensure that all bins and loads of waste materials leaving site are covered.</li> <li>• Maintain waste disposal documentation (expanded list of minimum requirements in SSD 55266460)</li> <li>• Ensure lawful waste disposal records are readily accessible for inspection by regulatory authorities</li> </ul>                                                                                                                     | Contractors Site Manager             | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Section 3.1<br>SSD 55266460                   |
| Site inductions in reference to waste will include: <ul style="list-style-type: none"> <li>• Legal obligations and targets</li> <li>• Emergency response</li> <li>• Waste priorities and opportunities for reduction, reuse and recycling</li> <li>• Waste storage locations and separation of waste</li> <li>• Procedures for suspected contaminated and hazardous wastes</li> <li>• Wastes related signage.</li> <li>• Implications of poor waste management practices</li> <li>• Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities.</li> </ul> | Contractors Site Manager             | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024)                                               |
| Implementation of the Waste Management Plan (Sydney Environmental Group 2024)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Contractors Site Manager             | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Section 2                                     |
| Implement Construction Waste Management Measures outlined in the WMP (Sydney Environmental Group 2024) <ul style="list-style-type: none"> <li>• Avoid waste as a first priority</li> <li>• Re-use waste, recycle or reprocess</li> <li>• Dispose of waste as a last resort</li> </ul>                                                                                                                                                                                                                                                                                                                                                  | Contractors Project and Site Manager | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Section 3<br>Appendix 22 of EIS (Urbis, 2023) |
| Ensure compliance with Training and Awareness requirements outlined in the WMP (Sydney Environmental Group 2024)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Contractors Project and Site Manager | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Section 3<br>Appendix W of EIS (Urbis, 2023)  |



| Environmental Management Control                                                                                                                                                                                   | Person Responsible                   | Timing / Frequency | References / Notes                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------|
| Ensure compliance with Monitoring and Reporting, and corrective action requirements outlined in the WMP (Sydney Environmental Group 2024)                                                                          | Contractors Project and Site Manager | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Section 3<br>Appendix W of EIS (Urbis, 2023)   |
| Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.                                                | Contractors Site Manager             | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Section 1 & 3<br>Condition B78                 |
| 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 Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). | Contractors Project and Site Manager | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Section 1 & 3<br>SSD 55266460<br>Condition B75 |
| All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.                                                             | Contractors Site Manager             | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Section 1 & 3<br>SSD 55266460<br>Condition B76 |
| Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal                                                                                    | Contractors Site Manager             | Ongoing            | Waste Management Plan (Sydney Environmental Group 2024) Section 1<br>SSD 55266460<br>Condition B77     |

## 4.7 Flora & Fauna - Biodiversity

The Flora and Fauna and environmental management controls in Table 23 will be implemented to minimise the potential for adverse impacts to Biodiversity including protection of trees in accordance with the Biodiversity Development Assessment Report (ecologique 2023).

**Table 23: Environmental Management Controls for Flora and Fauna - Biodiversity**

| Environmental Management Control                                                                                                                                                                                                     | Person Responsible          | Timing / Frequency               | References / Notes                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------|----------------------------------------------------------------------------------------------------|
| Undertake pre-clearance surveys of the site in accordance with the recommendations in section 9.1.1 of the Biodiversity Development Assessment Report, prepared by Ecologique (version 3) and dated 2 March 2023.                    | Contractors Project Manager | Prior to construction            | Biodiversity Development Assessment Report (Urbis 2023) Section 9.1.1 & SSD 55266460<br>Appendix 3 |
| All trees identified for retention within the site are to be retained and protected in accordance with the latest version of Australian Standard 4970:2009 – Protection of Trees on Development for the duration of the development. | Contractors Site Manager    | Ongoing during construction work | SSD 55266460<br>Condition B61                                                                      |



| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Person Responsible          | Timing / Frequency                | References / Notes                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------|---------------------------------------------------------------------------------------------|
| In the event that fauna roosting habitat is found during tree removal or demolition works, all works in the immediate vicinity of the animal(s) must cease. Work in the immediate vicinity of the animal(s) must not recommence until a trained wildlife handler has relocated the animal(s) or that the animal(s) has self-relocated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Contractors Site Manager    | Ongoing during construction work  | SSD 55266460<br>Condition B62                                                               |
| <p>Tree protection measures for trees proposed to be removed are provided according to encroachment type and should be increased relative to the level of encroachment:</p> <p><b>Minor:</b></p> <ul style="list-style-type: none"> <li>The area lost to encroachment must be offset elsewhere and contiguous to the TPZ.</li> <li>Detailed root investigations should not be required.</li> <li>Tree protection must be installed and maintained</li> </ul> <p><b>Major:</b></p> <ul style="list-style-type: none"> <li>The Project Arborist must demonstrate the tree(s) will remain viable.</li> <li>Root investigations using non-destructive methods may be required to clarify or confirm the impacts to trees to be retained.</li> <li>The area lost to encroachment must be offset elsewhere and contiguous to the TPZ.</li> <li>All works and excavations within the TPZ must be supervised by the Project Arborist.</li> <li>Tree protection must be installed and maintained for project duration.</li> <li>Additional measures such as mulching or temporary irrigation may be required.</li> </ul> | Contractors Site Manager    | Prior to construction and ongoing | SSD 55266460<br>Appendix 3                                                                  |
| <p>Mitigation of construction impacts will be specified within a Construction and Environmental Management plan. Potential indirect impacts on biodiversity values will be mitigated through a range of measures:</p> <ul style="list-style-type: none"> <li>Pre-clearance and clearance management of vegetation;</li> <li>Pre-demolition clearance surveys;</li> <li>Fauna rescue and relocation protocol;</li> <li>Euthanasia protocol;</li> <li>General biosecurity duty (GBD) compliance; ▪ Unexpected finds protocol; and</li> <li>Monitoring and reporting strategies</li> <li>These are to be documented in a Flora and Fauna Management Plan as a subplan to the project's Construction Environmental Management Plan.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                      | Contractors Project Manager | Prior to construction and ongoing | SSD 55266460<br>Appendix 3 & CEMP<br>Section 4.7 & UFP<br>(Sydney Environmental Group 2024) |



| Environmental Management Control                                                                                                                                                                                                                                                                                                                                         | Person Responsible                  | Timing / Frequency                 | References / Notes                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------|
| implement suitable measures to manage pests, vermin and declared priority weeds on the site. and inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. | Contractors Site Manager            | Prior to construction and ongoing  | Biodiversity Development Assessment Report (Urbis 2023) Section 6                                         |
| Pre-clearance surveys to be undertaken as a final check, immediately before clearing begins.                                                                                                                                                                                                                                                                             | Contractors Project & Site Manager  | Prior to construction              | Biodiversity Development Assessment Report (Urbis 2023) Section 6 & SSD 55266460 Appendix 3               |
| Biodiversity risk management measures to be employed, as per the <i>Biosecurity Act 2015</i> .                                                                                                                                                                                                                                                                           | Contractors Site Manager            | Prior to construction and ongoing. | Biodiversity Development Assessment Report (Urbis 2023) Section 6                                         |
| The Tree Protection Management Plan to be implemented.<br>Tree protected measures are to be to the satisfaction of the project arborist.                                                                                                                                                                                                                                 | Contractors Site Manager            | Prior to construction and ongoing. | Biodiversity Development Assessment Report (Urbis 2023) Section 6 & SSD 55266460 Appendix 3               |
| All earthworks within the identified tree protection zones of the trees to be retained, shall be supervised by the project arborist.                                                                                                                                                                                                                                     | Contractors Site Manager & Arborist | Prior to construction and ongoing. | Biodiversity Development Assessment Report (Urbis 2023) Section 6 & SSD 55266460 Appendix 3               |
| All employees and contractors will be inducted to ensure that procedures outlined in this Vegetation Management Plan (Ecologique 2024) are met. This will have a focus on clearing limits, tree protection management requirements and compliance with statutory requirements applicable to flora and fauna.                                                             | Contractors Site Manager            | Prior to Construction              | Biodiversity Development Assessment Report (Urbis 2023) Section 6.1.8.3                                   |
| The approved Tree Protection Management shall be implemented and tree protection measures must be installed and maintained, as required to the satisfaction of the project arborist                                                                                                                                                                                      | Contractors Site Manager & Arborist | Prior to Construction and ongoing  | Arboriculturally Impact Assessment & Tree Protection Management Plan (Canopy Consulting 2022) Section 6.1 |
| Pre-clearing surveys are to be undertaken immediately prior to clearing works by an experienced ecologist. Habitat features that will be cleared are to be appropriately marked and located by GPS.                                                                                                                                                                      | Contractors Project & Site Manager  | Prior to Clearing activities       | Biodiversity Development Assessment Report (Urbis 2023) Section 6                                         |
| Pre-clearance reporting (including GPS measurements and FFMP constraints mapping) must be prepared to inform the following: <ul style="list-style-type: none"> <li>Clearing limits, no-go zones, and areas that must be protected;</li> </ul>                                                                                                                            | Contractors Project & Site Manager  | Prior to Clearing activities       | Biodiversity Development Assessment Report (Urbis 2023) Section 6.1.3                                     |



| Environmental Management Control                                                                                                                                                  | Person Responsible       | Timing / Frequency                      | References / Notes                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------|---------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Habitat features within clearing limits that require two-stage felling; and</li> <li>Amendments required to the Project's CEMP.</li> </ul> |                          |                                         |                                                                           |
| An ecologist is to be present for all felling of identified habitat features.                                                                                                     | Contractors Site Manager | Prior to and during Clearing activities | Biodiversity Development Assessment Report (Urbis 2023) Section 6.1.2     |
| Fauna rescue and release protocols will be followed to ensure native fauna are not impacted during construction.                                                                  | Contractors Site Manager | Prior to and during Clearing activities | Biodiversity Development Assessment Report (Urbis 2023) Section 6.1.2     |
| Should unexpected fauna be encountered on site, a stop works procedure must be followed.                                                                                          | Contractors Site Manager | Prior to and during Clearing activities | Biodiversity Development Assessment Report (Urbis 2023) Section 6.1.3     |
| General biosecurity duty shall be complied with at all times in order to minimise the risk of introduction and/or spread of biosecurity risks.                                    | Contractors Site Manager | During Construction                     | Biodiversity Development Assessment Report (Urbis 2023) Section 6.1 & 6.2 |

## 4.8 Contaminated Land

Table 24 lists the management strategies for contaminated land. Refer to the Remediation Action Plan (RAP) (JBS&G, 2023) for further detail. The Unexpected Finds Procedures is included within the RAP. The Acid Sulfate Soil Management Plan is included in Appendix K

**Table 24: Environmental Management Controls for Hazardous Goods and Contamination**

| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Person Responsible                   | Timing / Frequency | References / Notes                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------|--------------------------------------------------------------------------------------|
| <p>The Applicant must ensure that any asbestos encountered during the remediation and construction works for the development is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:</p> <p>(a) <i>Work Health and Safety Regulation 2017</i>;</p> <p>(b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace December 2022;</p> <p>(c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos December 2022; and</p> <p>(d) <i>Protection of the Environment Operations (Waste) Regulation 2014</i>.</p> | Contractors Project and Site Manager | Ongoing            | <b>Appendix J</b> Section 4 and <b>RAP</b> Section 11.4.2 SSD 55266460 Condition B41 |



| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Person Responsible                   | Timing / Frequency                                                              | References / Notes                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------|
| Implement the RAP & UFP. This includes an Unexpected Finds Procedures (UFP) including potentially contaminated fill materials which may contain asbestos or materials, and the information and management required should unexpected contamination be encountered.                                                                                                                                                                                                                                                                                                                                            | Contractors project and Site Manager | Ongoing                                                                         | <b>RAP &amp; Appendix J.</b>                                 |
| Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site. | Contractors Project Manager          | Prior to commencement of construction and Ongoing                               | <b>RAP &amp; Appendix J</b><br>SSD 55266460<br>Condition B34 |
| Prior to the commencement of any earthworks or remediation works for the development on site, the Applicant must engage a Site Auditor accredited under the Contaminated Land Management Act 1997 NSW Site Auditor Scheme.                                                                                                                                                                                                                                                                                                                                                                                    | Contractors Project and Site Manager | Prior to commencement of construction                                           | SSD 55266460<br>Condition B35                                |
| The Applicant must ensure the remediation works for the development are undertaken by a suitably qualified and experienced consultant(s) in accordance with the approved Remedial Action Plan and relevant guidelines produced or approved under the Contaminated Land Management Act 1997.                                                                                                                                                                                                                                                                                                                   | Contractors Project and Site Manager | Prior to commencement of construction                                           | SSD 55266460<br>Condition B36                                |
| Upon completion of the remediation works and prior to the erection of buildings (with the exception of ground slabs) for the development, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its intended Warehouse and Distribution Centre land use.                                                                                                                                       | Contractors Project Manager          | Upon completion of the remediation works and prior to the erection of buildings | SSD 55266460<br>Condition B37                                |
| If human remains are discovered on site during any works:<br>(a) all work in the immediate vicinity of the human remains must cease immediately;<br>(b) the area must be secured; and<br>(c) the NSW Police Force and Heritage NSW must be contacted immediately..                                                                                                                                                                                                                                                                                                                                            | Contractors Project and Site Manager | Ongoing                                                                         | <b>Appendix J Section 3.2 &amp; RAP Section 9.1</b>          |
| Work in the immediate vicinity of the human remains must not recommence until this has been authorised by the NSW Police Force and Heritage NSW.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Superintendent                       | Ongoing                                                                         | <b>Appendix J Section 3.2 &amp; RAP Section 9.1</b>          |



| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                             | Person Responsible                   | Timing / Frequency | References / Notes            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------|-------------------------------|
| The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times                                                                                                                                                                                                                | Contractors Site Manager             | Ongoing            | SSD 55266460<br>Condition B70 |
| Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:<br><br>(a) all relevant Australian Standards; and<br><br>(b) for liquids:<br><br>(i) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and<br><br>(ii) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual. | Contractors Site Manager             | Ongoing            | SSD 55266460<br>Condition B71 |
| 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 Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).                                                                                                                             | Contractors Site Manager             | Ongoing            | SSD 55266460<br>Condition B73 |
| Implement the Acid Sulfate Soil Management Plan during construction, including procedures for soil disturbance, investigations, evaluations and general site management measures                                                                                                                                                                                                                                                             | Contractors Project and Site Manager | Ongoing            | <b>Appendix J</b>             |

## 4.9 Community Consultation and Complaints Handling

Table 25 lists the management strategies for community communication. Refer also to and Section 1.7 and Section 3.6 for consultation and complaints handling and Appendix C Stakeholder Engagement Report.

**Table 25: Environmental Management Controls for Community Communications**

| Environmental Management Control                                                                                                                                                                                                                                                                        | Person Responsible                             | Timing / Frequency    | References / Notes |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------|--------------------|
| Community complaints will be responded to in accordance with Section 3.6.                                                                                                                                                                                                                               | Contractors Project and Site Manager           | Ongoing               | Section 3.6        |
| Notify surrounding businesses and residents one (1) week before commencement of construction activities. Notices to include:<br><ul style="list-style-type: none"><li>Details of the proposal, including contact details of management team</li><li>Hours and expected period of construction</li></ul> | Superintendent and Contractors Project Manager | Prior to Construction | Best Practice      |



| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Person Responsible                             | Timing / Frequency                                | References / Notes          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------|-----------------------------|
| <ul style="list-style-type: none"> <li>Details regarding process should businesses or residents have concerns, questions or complaints.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                |                                                   |                             |
| Provide surrounding businesses and residents regular updates detailing construction activities and progress                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Superintendent and Contractors Project Manager | Prior to Construction                             | Best Practice               |
| Set up feedback process to manage and respond to stakeholder concerns, questions or complaints. Ensure this is clear and accessible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Contractors Project Manager                    | Prior to Construction and Ongoing                 | CEMP Section 3.6            |
| <p>At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;</p> <p>(v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;</p> <p>(vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vii) a summary of the current stage and progress of the development;</p> <p>(viii) contact details to enquire about the development or to make a complaint;</p> <p>(ix) a complaints register, updated quarterly;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p> | Superintendent and Project Manager             | Prior to commencement of construction and ongoing | SDD 55266460, Condition C14 |



## 4.10 Aboriginal Cultural Heritage

The management controls in Table 26 will be implemented to minimise the potential Aboriginal cultural heritage impacts from construction. The EIS noted that no archaeological testing was required and no Aboriginal sites were identified at any point of the archaeological survey conducted by Austral Archaeology on 16 August 2022 (Austral Archaeology 2023). The Unexpected Finds Protocol (UFP) (Sydney Environmental Group 2024) detailing the protocols to follow if potential heritage artefacts are found.

**Table 26: Management Controls for Heritage**

| Environmental Management Control                                                                                                                                                                                                                                                                                                                                                         | Person Responsible                   | Timing / Frequency                | References / Notes                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------|------------------------------------------------------------------------|
| Implement measure from the ACHA, section 10 Avoiding and minimising harm.                                                                                                                                                                                                                                                                                                                | Contractors Site Manager             | Prior to Construction and Ongoing | ACHA (Austral Archaeology, 2023 & UFP Sydney Environmental Group 2024) |
| If any item or object of Aboriginal heritage significance is identified on site:<br>(a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;<br>(b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and<br>(c) Heritage NSW must be contacted immediately.                                            | Contractors Project and Site Manager | Ongoing                           | SSD 55266460<br>Condition B66 & UFP (Sydney Environmental Group 2024)  |
| Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the National Parks and Wildlife Act 1974.                                                                                                                                                                                                             | Superintendent                       | Ongoing                           | SSD 55266460<br>Condition B67 & UFP (Sydney Environmental Group 2024)  |
| 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 is to be contacted to assess the find and Heritage NSW and Metropolitan Local Aboriginal Land Council are to be notified. | Contractors Project Manager          | Ongoing                           | Best Practice UFP (Sydney Environmental Group 2024)                    |
| If human remains, or suspected human remains, are to be 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.                                                                                                                                                                      | Superintendent                       | Ongoing                           | Best Practice UFP (Sydney Environmental Group 2024)                    |
| All contractors undertaking earthworks on site should be briefed on the protection of Aboriginal heritage objects under the National Parks and Wildlife Act 1974 and the penalties for damage to these items.                                                                                                                                                                            | Contractors Site Manager             | Ongoing                           | SSD 55266460<br>Appendix 3                                             |
| It is recommended that Hale Capital continues to inform the Aboriginal stakeholders about the management of Aboriginal cultural heritage within the site throughout the completion of the project.                                                                                                                                                                                       | Contractors project Manager          | Ongoing                           | SSD 55266460<br>Appendix 3                                             |



## 5.0 Monitoring, Reporting and Auditing

Table 27 summarises the monitoring, reporting and auditing requirements for construction.

Prior to the commencement of construction, the Construction Contractor will ensure their Project Management Plan includes a detailed Monitoring and Reporting Matrix to clearly document the specific applicable forms, registers or reports that will be used (this might include Supervisor Diary, Weekly Environmental Inspection Checklist, Waste Register, Complaints Register etc). The Contractors Project Manager will provide a copy of this matrix to the Superintendent.

The Construction Contractor will ensure the checklists included in the Project Management Plan, including the Daily Observations Checklist and Weekly Environmental Checklist, address all relevant monitoring and reporting commitments outlined in the CEMP and appended management plans.

SSD Condition C15 reproduced below outlines the requirement for Monitoring, Reporting and Auditing.

*:C113. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.*

**Table 27: Monitoring and Inspections Required**

| Aspect       | Monitoring / Inspection Requirement                                                                                                                                                                                                                                                                                                              | Person Responsible       | Timing / Frequency | References / Notes                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Daily</b> |                                                                                                                                                                                                                                                                                                                                                  |                          |                    |                                                                                                           |
| General      | Daily observation will be recorded in Supervisor's Diary or similar, including plant and equipment prestart checks that include environmental observations.                                                                                                                                                                                      | Contractors Site Manager | Daily              | Best practice                                                                                             |
| Air Quality  | Undertake daily on-site and off-site inspections, where receptors are nearby, to monitor dust. Record inspection results and make available to relevant authorities. This should include regular dust soiling checks of surfaces such as street furniture, cars and window. Specific real-time dust monitoring is not necessary for this project | Contractors Site Manager | Daily              | Air Quality Impact Assessment (RWDI 2023) Section 7                                                       |
| Traffic      | Shift/Daily TTM inspection checklist                                                                                                                                                                                                                                                                                                             | Contractors Site Manager | Daily              | TfNSW Traffic Control at Work Sites Technical Manual Issue No. 6.1 (TCAWS 6.1) Section 6 CTMP (SLR,2024). |
| Traffic      | Managing dirt on the public road network: The use of rumble grids positioned at the site's access points to Moxon Road, as well as the use of water trucks and sweeper trucks for                                                                                                                                                                | Contractors Site Manager | Daily              | Section 5.5 CTMP (SLR,2024).                                                                              |



| Aspect         | Monitoring / Inspection Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Person Responsible       | Timing / Frequency | References / Notes                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------|-----------------------------------------------------------------------------------------------------------|
|                | Moxon Road shall ensure the existing network is free of dirt from the site. Finally, a visual inspection by the gate operator shall be conducted to confirm that no dirt/mud is tracked onto Moxon Road when trucks exit.                                                                                                                                                                                                                                                                                                                |                          |                    |                                                                                                           |
| <b>Weekly</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |                    |                                                                                                           |
| General        | The Weekly Environmental Checklist will be completed as part of general environmental site inspection to ensure all relevant environmental controls listed in this CEMP are in place and any required maintenance and/or remediation works are identified and undertaken.                                                                                                                                                                                                                                                                | Contractors Site Manager | Weekly             | Best practice                                                                                             |
| General        | The Construction Contractor will report environmental performance during regular management meetings and/or 'toolbox talks'. Items to be discussed include: <ul style="list-style-type: none"> <li>Results of any monitoring activities undertaken;</li> <li>Any environmental incidents that have occurred during the previous period, including the management / corrective actions taken;</li> <li>Any complaints that have been received during the previous period, including any management / corrective actions taken.</li> </ul> | Contractors Site Manager | Weekly             | Section 3.4                                                                                               |
| Traffic        | Weekly TTM inspection checklist                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Contractors Site Manager | Weekly             | TfNSW Traffic Control at Work Sites Technical Manual Issue No. 6.1 (TCAWS 6.1) Section 6 CTMP (SLR,2024). |
| Traffic        | Reporting and monitoring of movements during peak periods are to be undertaken to ensure that drivers are adhering to restricted times, and to ensure that the approved traffic generation and subsequent impacts on the road network are in line with those approved.                                                                                                                                                                                                                                                                   | Contractors Site Manager | Weekly             | Section 5.5 CTMP (SLR,2024                                                                                |
| Traffic        | Construction Traffic in Moxon Road: Construction traffic will use the two construction accesses to enter/exit the site for the works. To ensure the impacts to motorists within the area are kept to a minimum, construction traffic will remain extremely low.                                                                                                                                                                                                                                                                          | Contractors Site Manager | Weekly             | Section 5.5 CTMP (SLR,2024                                                                                |
| <b>Monthly</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |                    |                                                                                                           |



| Aspect                    | Monitoring / Inspection Requirement                                                                                                                                                                                                                                                                                                                                                                                     | Person Responsible          | Timing / Frequency                                        | References / Notes                                                                                        |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Traffic                   | Scheduled CTMP review                                                                                                                                                                                                                                                                                                                                                                                                   | Contractors Project Manager | Monthly                                                   | Section 6 (Table 7) of CTMP(SLR, 2024).                                                                   |
| <b>Event Based</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                         |                             |                                                           |                                                                                                           |
| Incident / Non-Compliance | In the event of an Incident or Non-Compliance, an Event Notification Report will be completed, as outlined in <b>Section 3.5</b> of the CEMP.                                                                                                                                                                                                                                                                           | Contractors Site Manager    | Immediately in the event of an Incident or Non-Compliance | <b>Section 3.5</b> of CEMP                                                                                |
| Flood                     | Inspections should also be carried out following heavy rain events (triggered inspections). Event heavy rain inspections should be carried out as soon as practicable following an intense period of rainfall (i.e. greater than 100mm over 24 hours, as measured at Bankstown Airport AWS Station 066137). A process to establish when periods of high rainfall occur should be put in place with Building Management. | Contractors Site Manager    | As soon as practicable                                    | FMP (CRC 2024) Section 5.3                                                                                |
| <b>Other</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                         |                             |                                                           |                                                                                                           |
| Flood                     | Routine inspections of the infrastructure and structures located within the dedicated overland flow area is carried out after significant storm events.                                                                                                                                                                                                                                                                 | Contractors Site Manager    | Ongoing                                                   | FMP (CRC 2024) Section 5.3                                                                                |
| Traffic                   | Induction to Drivers Code of Conduct: All vehicle operators accessing the construction site must be inducted onto the Drivers Code of Conduct prior to entering the site. The Contractor is to maintain a register of inducted operators with evidence of induction by way of operator signatures being captured.                                                                                                       | Contractor Site Manager     | Ongoing                                                   | Section 5.5 CTMP (SLR 2024)                                                                               |
| Traffic                   | Post completion inspection checklist                                                                                                                                                                                                                                                                                                                                                                                    | Contractors Site Manager    | Post completion                                           | TfNSW Traffic Control at Work Sites Technical Manual Issue No. 6.1 (TCAWS 6.1) Section 5 CTMP (SLR,2024). |
| Noise & Vibration         | Noise and/or vibration reporting and monitoring will be conducted in accordance with the CNVMP                                                                                                                                                                                                                                                                                                                          | Contractors Site Manager    | Ongoing                                                   | CNVMP 5.3.4 (Acoustic Logic 2024) & CEMP Section 4.2                                                      |
| Soil                      | Keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Planning Secretary upon request.                                                                                                                                                                                                                                                                           | Contractors Site Manager    | Ongoing                                                   | SSD 55266460 Condition B42.                                                                               |
| Air Quality               | Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce                                                                                                                                                                                                                                                                                                                      | Contractors Site Manager    | As required                                               | Air Quality Impact Assessment                                                                             |



| Aspect      | Monitoring / Inspection Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Person Responsible                       | Timing / Frequency                          | References / Notes                                           |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------|--------------------------------------------------------------|
|             | emissions in a timely manner, and record the measures taken.<br>Make the complaints log available to relevant authorities (Council, EPA, etc).                                                                                                                                                                                                                                                                                                                                                                           |                                          |                                             | Section 7 (RWDI 2023)                                        |
| Air Quality | Record any exceptional incidents that cause dust and/or air emissions, either on or off site, and the action taken to resolve the situation in the logbook.                                                                                                                                                                                                                                                                                                                                                              | Contractors Site Manager                 | As required                                 | Air Quality Impact Assessment Section 7 (RWDI 2023)          |
| Waste       | A logbook of waste management and collection will be maintained on-site.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Contractors Site Manager                 | Ongoing                                     | WMP (JBS&G 2023)                                             |
| Waste       | Waste management documentation, logbook and associated dockets and receipts will be made available for inspection by authorised Council Officer at any time during site works.                                                                                                                                                                                                                                                                                                                                           | Contractors Site Manager                 | Ongoing                                     | WMP (JBS&G 2023)                                             |
| Waste       | Detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations                                                                                                                                                                                                                                                                                                                                                                                          | Contractors Site Manager                 | Ongoing                                     | SSD 55266460, Condition B63 (a) & CDWMP Section 3 (SEG 2024) |
| General     | Inspection and maintenance of all plant and equipment items to ensure optimal operating condition.                                                                                                                                                                                                                                                                                                                                                                                                                       | Contractors Site Manager                 | As specified by the manufacturer / supplier | SSD 55266460 Condition A24                                   |
| General     | All incoming and outgoing traffic movement to be monitored and recorded to ensure adherence to the approved construction hours.                                                                                                                                                                                                                                                                                                                                                                                          | Contractors Site Manager                 | Ongoing                                     | CTMP Section 5                                               |
| General     | The Project Manager will be notified if any inconsistencies are identified between the documents listed in Section 3.3 of this CEMP.                                                                                                                                                                                                                                                                                                                                                                                     | Contractors Site Manager                 | As required                                 | CEMP Section 3.3                                             |
| General     | A copy of all environmental records will be maintained, including: <ul style="list-style-type: none"> <li>• Site environmental inspection reports</li> <li>• Environmental monitoring data</li> <li>• Internal and external audit reports</li> <li>• Reports of environmental incidents, environmental, associated actions taken, and follow-up actions</li> <li>• Minutes of management review meetings</li> <li>• Induction and training records</li> <li>• Register of all complaints and non-compliances.</li> </ul> | Superintendent / Contractor Site Manager | For at least 5 years after completion       | Best practice                                                |



## 6.0 Contingency Management Plan

Table 28 lists the actions to be implemented if inspections, monitoring and/or auditing indicate that the mitigation measures listed in Section 4 and the specialist management plans are not effective in managing environmental impacts.

**Table 28: Contingency Plan**

| Key Element                                       | Trigger / Response | Condition Green                                                                                         | Condition Amber                                                                                                             | Condition Red                                                                                                                                                                                                                                                                        |
|---------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Noise and Vibration</b>                        |                    |                                                                                                         |                                                                                                                             |                                                                                                                                                                                                                                                                                      |
| Noise impacts at sensitive receiver locations     | Trigger            | Noise levels do not exceed applicable NMLs                                                              | Noise levels exceed applicable NMLs                                                                                         | Noise levels exceed Highly Noise Affected criteria (75 dBA)                                                                                                                                                                                                                          |
|                                                   | Response           | On-going best practice management measures to minimise noise emissions                                  | Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts (aiming to achieve NMLs) | Works exceeding the Highly Noise Affected criteria will be managed in accordance with the strategies for high-noise generating works determined through community consultation.                                                                                                      |
| Vibration impacts at sensitive receiver locations | Trigger            | Vibration intensive works undertaken outside minimum working distance for the specific equipment in use | Vibration intensive works undertaken within minimum working distance for the specific equipment in use                      | Vibration levels exceed applicable vibration limits                                                                                                                                                                                                                                  |
|                                                   | Response           | On-going best practice management measures to minimise vibration emissions                              | Undertake vibration monitoring for the duration of the works to confirm vibration levels.                                   | Stop work.<br>Undertake all feasible and reasonable mitigation and management measures to ensure vibration levels are below applicable limits.<br><br>If vibration levels cannot be kept below applicable limits then a different construction method or equipment must be utilised. |
| <b>Air Quality</b>                                |                    |                                                                                                         |                                                                                                                             |                                                                                                                                                                                                                                                                                      |
| Visible dust leaving the site                     | Trigger            | Daily inspections show that there is no visible dust leaving the site.                                  | Daily inspections show that there is visible dust leaving the site.                                                         | Daily inspections show that there is visible dust leaving the site multiple times during a day OR from multiple locations within the site.                                                                                                                                           |
|                                                   | Response           | Continue monitoring program as normal.                                                                  | Review and investigate construction activities and respective control measures. Where appropriate,                          | Undertake an investigation of the dust generating activities, and if necessary, temporarily halt the dust generating activities                                                                                                                                                      |



| Key Element                                 | Trigger / Response | Condition Green                                          | Condition Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Condition Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------|--------------------|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             |                    |                                                          | implement additional remedial measures, such as: <ul style="list-style-type: none"> <li>Deployment of additional water sprays, water trucks etc</li> </ul>                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Intense Meteorological Conditions           | Trigger            | Normal Meteorological Conditions                         | Forecast winds greater than 5 m/s and dry conditions.                                                                                                                                                                                                                                                                                                                                                                                                                | Forecast winds greater than 10 m/s and dry conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                             | Response           | Continue monitoring program as normal.                   | <ul style="list-style-type: none"> <li>Limit the activities that generate dust within 200 m of downwind sensitive activities.</li> <li>Additional visual inspection of exposed areas and activities.</li> <li>Assess the need for additional controls such as increased water application rates.</li> </ul>                                                                                                                                                          | Stop activities that generate dust up to 200m downwind of the construction activities, until wind eases.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Complaints received regarding nuisance dust | Trigger            | There are no complaints received during the construction | An air-quality related complaint is received from a nearby resident                                                                                                                                                                                                                                                                                                                                                                                                  | Further complaints (more than 2) are received from the same complainant after the additional mitigation measures have been implemented                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                             | Response           | Continue monitoring program as normal.                   | <ul style="list-style-type: none"> <li>Report the complaint to the regulator, in line with complaints handling procedure (See <b>Section 3.6</b>).</li> <li>Review timing of the complaint compared to known site activities to identify if particular site activities (or lack of activity in the case of mitigation measures) are contributing to the complaints.</li> <li>Review and investigate construction activities and increase dust suppression</li> </ul> | <ul style="list-style-type: none"> <li>Review monitoring data from the existing monitors to investigate the likelihood of onsite activities contributing.</li> <li>The investigation should take into account (but not limited to) regional dust/particulate data, prevailing wind data on the day/time of complaints, onsite activities at the time of complaints and offsite activities at the time of complaints.</li> <li>Conduct real time air quality monitoring at the complaint location (or as near as practicable) including</li> </ul> |



| Key Element            | Trigger / Response | Condition Green                                                                                                                                                                                                                              | Condition Amber                                                                                                                                                                                                                                                | Condition Red                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        |                    |                                                                                                                                                                                                                                              | measures (additional watering, covering stockpiles etc), where appropriate.                                                                                                                                                                                    | <p>meteorology if required. This monitoring should be conducted in consultation with a suitably qualified air quality professional.</p> <ul style="list-style-type: none"> <li>Identify the following from any monitoring conducted:</li> <li>Monitoring method;</li> <li>Location, frequency and duration of monitoring;</li> <li>Assessment against compliance with criteria identified in the CAQMP; and</li> <li>Recommendations for further mitigation</li> </ul> |
| <b>Traffic</b>         |                    |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Construction movements | Trigger            | Both peak hour and daily Construction traffic volumes are in accordance with volume and time constraints as outlined within Section 3.2 and Section 3.6 (200 LV & 190 HV movements per day / 200 LV & 18 HV movements in peak hour periods). | Construction traffic volumes exceeds programmed peak hour volumes but is within permissible daily volume constraints (200 LV & 190 HV movements per day / 200 LV & 18 HV movements in peak hour periods).                                                      | Construction traffic volumes exceeds permissible volume and time constraints (200 LV & 190 HV movements per day / 200 LV & 18 HV movements in peak hour periods).                                                                                                                                                                                                                                                                                                      |
|                        | Response           | No response required. Continue monitoring program.                                                                                                                                                                                           | <p>Review and investigate construction activities, and where appropriate, implement additional remediation measures such as:</p> <ul style="list-style-type: none"> <li>Review CTMP and update where necessary</li> <li>Provide additional training</li> </ul> | <p>As with Condition Amber, plus;</p> <ul style="list-style-type: none"> <li>If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>Stop all transportation into and out of the site.</li> </ul>                                                                                                                                                                     |
| Queuing                | Trigger            | No queuing identified.                                                                                                                                                                                                                       | Queuing identified within site, but not on to public road.                                                                                                                                                                                                     | Queuing identified on the public road.                                                                                                                                                                                                                                                                                                                                                                                                                                 |



| Key Element             | Trigger / Response | Condition Green                                                                                                                                                       | Condition Amber                                                                                                                                                                                                 | Condition Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | Response           | No response required. Continue monitoring program.                                                                                                                    | Review the delivery schedule prepared by the builder. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct. | As per Condition, plus: <ul style="list-style-type: none"> <li>Review and investigate construction activities.</li> <li>If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>Temporary halting of activities and resuming when conditions have improved.</li> <li>Stop all transportation into and out of the site.</li> <li>Review CTMP and update where necessary, provide additional training.</li> </ul> |
| Traffic Noise           | Trigger            | Noise levels do not exceed imposed noise constraints, as outlined within the Noise Assessment Report (<65dBA), nor has there been a traffic noise related complaint.. | Noise levels in minor excess (<10dBA) of imposed noise constraints, or receipt of a single noise complaint.                                                                                                     | Noise levels greatly in excess (>10dBA) of imposed noise constraints or consistent noise complaints.                                                                                                                                                                                                                                                                                                                                                                                                             |
|                         | Response           | No response required. Continue monitoring program.                                                                                                                    | Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts.                                                                                                             | As with Condition Amber if noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised.                                                                                                                                                                                                                                                                                                                                                              |
| Traffic Guidance Scheme | Trigger            | No observable issues (TGS implemented according to plan).                                                                                                             | Minor inconsistencies with TGS to onsite operations (such as covered signs, missing signs, fallen cones, etc.).                                                                                                 | Near miss or incident occurring regardless of / as a result of the TGS being implemented.                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                         | Response           | No response required                                                                                                                                                  | Traffic Controller to amend TGS on site and to keep a log of all changes.                                                                                                                                       | Stop work until an investigation has been undertaken into the incident. There are to be changes made to the TGS to ensure that the safety of all workers, students and civilians are catered for.                                                                                                                                                                                                                                                                                                                |



| Key Element                              | Trigger / Response | Condition Green                                            | Condition Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Condition Red                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------|--------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic Dust                             | Trigger            | No observable dust.                                        | Minor quantities of dust in the air and tracking on to the road.                                                                                                                                                                                                                                                                                                                                                                                                                                  | Large quantities of dust in the air and tracking on to the road.                                                                                                                                                                                                                                                                              |
|                                          | Response           | No response required. Continue monitoring TGSSs.           | Review and investigate construction activities and respective control measures, where appropriate. Implement additional remedial measures, such as: <ul style="list-style-type: none"> <li>• Deployment of additional water sprays.</li> <li>• Relocation or modification of dust- generating sources.</li> <li>• Check condition of vibrating grids to ensure they are functioning correctly.</li> <li>• Temporary halting of activities and resuming when conditions have improved..</li> </ul> | As per Condition Amber, plus: <ul style="list-style-type: none"> <li>• If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>• Implement relevant responses and undertake immediate review to avoid such occurrences in future.</li> </ul> |
| <b>Water and Soil</b>                    |                    |                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                               |
| Soil / dust / mud on public road network | Trigger            | No soil / dust / mud tracked onto the public road network. | Evidence of soil / dust / mud at entry but none tracked onto public roads.                                                                                                                                                                                                                                                                                                                                                                                                                        | Evidence of soil / dust / mud tracked onto the public roads.                                                                                                                                                                                                                                                                                  |
|                                          | Response           | Continue ESCP/CEMP implementation.                         | Check condition of wheel wash facility to ensure it is functioning correctly.                                                                                                                                                                                                                                                                                                                                                                                                                     | Check condition of wheel wash facility to ensure it is functioning correctly.<br>Stop work and clean soil / dust / mud off road network (e.g. engage street sweeper).                                                                                                                                                                         |



| Key Element                 | Trigger / Response | Condition Green                                                                                                         | Condition Amber                                                                                                                                                            | Condition Red                                                                                                                                                                          |
|-----------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Erosion                     | Trigger            | No evidence of erosion.                                                                                                 | Minor gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.                                                      | Significant gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.                                                            |
|                             | Response           | Continue ESCP / CEMP implementation.                                                                                    | A suitably trained person to inspect the site. Review of erosions and sediment structures. Remediate as appropriate.                                                       | A suitably trained person to inspect the site. Review of erosion and sediment structures. Remediate as soon as practical.                                                              |
| Water management structures | Trigger            | Water management structures have been designed, constructed and managed in accordance with the Blue Book and the ESCPs. | Inspections indicate that water management structures illustrate minor non-compliance with the Blue Book and the ESCPs.                                                    | Inspections indicate a failure of the water management structures.                                                                                                                     |
|                             | Response           | Continue ESCP / CEMP implementation.                                                                                    | A suitably trained person to inspect the site. Review of water management structures. Remediate as appropriate.                                                            | A suitably trained person to inspect the site. Remediate as soon as practical. Review of engineering design and revise ESCPs.                                                          |
| Storm event                 | Trigger            | No forecast storm events.                                                                                               | Storm event is forecasted.                                                                                                                                                 | Extreme storm event imminent/underway.                                                                                                                                                 |
|                             | Response           | Continue ESCP / CEMP implementation.                                                                                    | Monitor forecast. Continue ESCP / CEMP implementation. Pre-emptive inspections of water management structures and systems. Confirm water sampling equipment is on standby. | Continue ESCP / CEMP implementation. Continue inspections of water management structures and systems. Undertake water sampling as required. Initiate emergency procedures if required. |
| <b>Waste</b>                |                    |                                                                                                                         |                                                                                                                                                                            |                                                                                                                                                                                        |
| Waste                       | Trigger            | Inspections identified no waste outside of dedicated bins and stockpiles.                                               | Inspections identified minimal waste outside of dedicated bins and stockpiles.                                                                                             | Inspections identified large quantities of waste outside of dedicated bins and stockpiles. Complaints received regarding waste.                                                        |



| Key Element                              | Trigger / Response | Condition Green                                                                      | Condition Amber                                                                                                                    | Condition Red                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------|--------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | Response           | Continue WMP / CEMP implementation.                                                  | The waste is cleaned up immediately.                                                                                               | The waste is cleaned up immediately. The Communications and Community Liaison Representative is also notified and the complaints handling process outlined in <b>Section 3.6</b> is implemented.                                                                                                                                                            |
| <b>Heritage</b>                          |                    |                                                                                      |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                             |
| Heritage                                 | Trigger            | No unknown heritage items uncovered.                                                 | Potential heritage item uncovered.                                                                                                 | Potential heritage item uncovered causing significant delays to project.                                                                                                                                                                                                                                                                                    |
|                                          | Response           | Continue CEMP implementation.                                                        | Stop work and implement the unexpected finds protocol.                                                                             | Stop work and implement the unexpected finds protocol. Heritage item to be salvaged and removed from site by a qualified archaeologist.                                                                                                                                                                                                                     |
| <b>Hazardous Goods and Contamination</b> |                    |                                                                                      |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                             |
| Unexpected Contamination                 | Trigger            | No contamination uncovered during earthworks.                                        | Areas of possible contamination uncovered.                                                                                         | Areas of contamination uncovered.                                                                                                                                                                                                                                                                                                                           |
|                                          | Response           | Continue CEMP implementation.                                                        | Stop work immediately and the contamination assessed according to the UFP.                                                         | Stop work immediately. A validation report is to be prepared following remediation.                                                                                                                                                                                                                                                                         |
| <b>Community</b>                         |                    |                                                                                      |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                             |
| Submission                               | Trigger            | General feedback/comment (no complaint or query).                                    | Enquiry made by formal or informal channels.                                                                                       | Complaint made by formal or informal channels.                                                                                                                                                                                                                                                                                                              |
|                                          | Response           | Acknowledge receipt and record in Complaints Register. No further response required. | Acknowledge receipt and record in Complaints Register. Direct enquiry to relevant person for actioning and response within 5 days. | Acknowledge receipt and record in Complaints Register. Respond to complaint immediately if possible, if not direct enquiry to relevant person for actioning and provide complainant with a follow up verbal response on what action is proposed within two hours during construction works (including night and weekend works) and 24 hours at other times. |



| Key Element        | Trigger / Response | Condition Green                                                                                                                                                                     | Condition Amber                                                                                                                                                                         | Condition Red                                                                                                                                                                       |
|--------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Media              | Trigger            | Positive story in print, online, radio or television.                                                                                                                               | Neutral or advisory story in print, online, radio or television.                                                                                                                        | Negative story in print, online, radio or television.                                                                                                                               |
|                    | Response           | Record in Complaints Register and advise the proponent media/marketing team.<br>No further response required.                                                                       | Record in Complaints Register and advise the proponent media/marketing team.<br>No further response required.                                                                           | Record in Complaints Register and advise the proponent Project Team for further action and response.<br>Contact relevant person for actioning and response within 48 hours          |
| Unscheduled Event  | Trigger            | Event occurring outside of plan or schedule without impact or potential impact.                                                                                                     | Event occurring outside of plan or schedule with minor impact or potential impact.                                                                                                      | Event occurring outside of plan or schedule with major impact or potential impact.                                                                                                  |
|                    | Response           | No response required.<br>Identify opportunities for improvement to manage potential future events.                                                                                  | Contact relevant person for actioning and response within 48 hours.<br>Acknowledge in Complaints Register.<br>Identify opportunities for improvement to manage potential future events. | Contact relevant person for actioning and response immediately.<br>Acknowledge in Complaints Register.<br>Identify opportunities for improvement to manage potential future events. |
| Political Interest | Trigger            | General or non-specific enquiry by Local, State or Federal political representative.                                                                                                | Enquiry or complaint relating to minor issue by Local, State or Federal political representative.                                                                                       | Enquiry or complaint relating to major issue by Local, State or Federal political representative.                                                                                   |
|                    | Response           | CCLR in conjunction with The Proponent Project Team to prepare and provide response or assign response task to relevant staff member for comment.<br>Record in Complaints Register. | CCLR in conjunction with the proponent Project Team to prepare and provide response within 48 hours.<br>Record in Complaints Register.                                                  | CCLR in conjunction with the proponent Project Team to prepare and provide response within 24 hours.<br>Record in Complaints Register.                                              |



## 7.0 Review

Review of the CEMP will be undertaken regularly by the Superintendent and will comprise, as a minimum, the following:

- Identification of areas of opportunity for improved environmental performance;
- Analysis of the causes of non-compliances, including those identified in environment inspections and audits;
- Verification of the effectiveness of corrective and preventative actions; and
- Highlighting any changes in procedures resulting from process improvement.
- This CEMP will also be reviewed and, if necessary, revised in the following circumstances:
  - Where there is any change to the scope of the construction activities and/or disturbance footprint;
  - Where it is identified that the environmental performance is not meeting the objectives of the CEMP; and/or
  - At the request of a relevant regulatory authority.

Revision of the CEMP is to be in accordance with condition C7 and C8 of SDD 5526460. These are reproduced below.

*C7. Within three months of:*

*a) the submission of an incident report under condition C9;*

*the approval of any modification of the conditions of this consent; or*

*the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed. “*

*C8. If identified as part of the review process (see condition C7) or considered necessary to improve the environmental performance of the development, 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 C7, or such other timing as agreed by the Planning Secretary.*



## 8.0 References

- Acoustic Logic (2024) Construction Noise & Vibration Management Plan
- Austral Archaeology(2023) Aboriginal Cultural Heritage Assessment
- Canopy Consulting (2022) Arboricultural Impact Assessment and Tree Protection Management Plan
- Constin Roe Consulting (2024) Erosion and Sediment Control Plan
- Constin Roe Consulting (2024) Flood Management Plan Incorporating Flood Emergency Response Plan
- Department of Environment (2018) Compliance Reporting Post Approval Requirements
- Department of Environment (2022) Undertaking Engagement Guidelines for State Significant Projects.
- Department of Planning and Environment (2021) Planning Secretary's Environmental Assessment Requirements
- Department of Environment and Climate Change (2007) Storing and Handling of Liquids: Environmental Protection – Participants Manual
- Department of Infrastructure, Planning and Natural Resources (2004) Guideline for the Preparation of Environmental Management Plans
- Ecologique (2023), Biodiversity Development Assessment Report.
- EPA (2014) Waste Classification Guidelines Part 1: Classifying Waste
- Transport for NSW's (TfNSW) *Construction Noise and Vibration Strategy* (CNVS)
- Holman et al (2014) Institute of Air Quality Management Guidance on the assessment of dust from demolition and construction
- JBS&G (2023) Remediation Action Plan
- JBS&G (2023) Acid Sulfate Soil Management Plan
- JBS&G (2023) Preliminary Long Term Environmental Management Plan
- Landcom (2004) Managing Urban Stormwater – Soils and Construction
- PSM (2023) – Salinity Management Plan
- The Interim Construction Noise Guideline (DECC, 2009)
- RWDI (2023) Air Quality Impact Assessment
- RWDI (2023) Noise and Vibration Impact Assessment
- SLR (2024) Construction Traffic Management Plan
- Standards Australia (2007) AS 4273-2007: Pruning of Amenity Trees Appendix
- Standards Australia (2009) AS 4970-2009: Protection of Trees on Development Sites
- Sydney Environmental Group (2024) - Unexpected Finds Protocol
- Sydney Environmental Group (2024) – Waste Management Plan
- Unexpected Finds Protocol (Contamination & Heritage)
- Urbis (2023) Environmental Impact Statement

