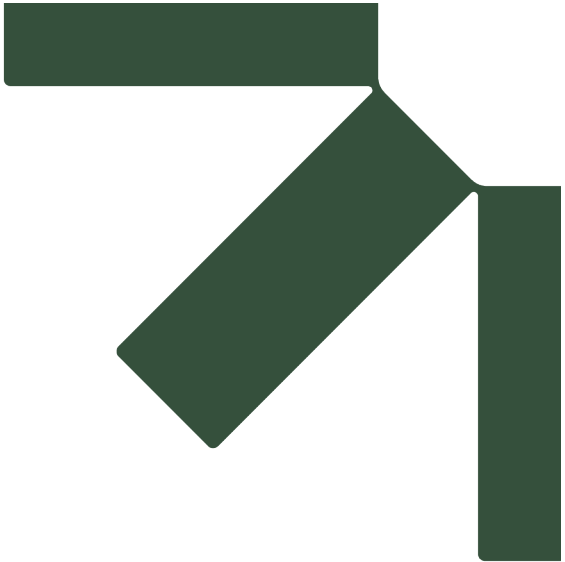




Appendix A SSD 55266460 Conditions

Construction Environmental Management Plan

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

Vaughan Constructions Pty Ltd

SLR Project No.: 630.031503.00001

19 August 2024

Development Consent

Section 4.38 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2022, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development



Joanna Bakopanos
A/Director
Industry Assessment

Sydney

19 July 2024

File: EF23/2353

SCHEDULE 1

Application Number:	SSD-55266460
Applicant:	Hale Capital Development Management Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	45-57 Moxon Road, Punchbowl (Lot B DP 390488, Lot 1 DP 618465, Lots 221 & 222 DP 840328 and Lot 23 DP 552521)
Development:	Construction and operation of a two-storey warehouse and distribution facility, including ancillary office space, car parking, loading areas, landscaping and site infrastructure

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DEFINITIONS

Additional Information	Correspondence provided by the Applicant in response to the Department's requests for information, including correspondence dated 7 June 2024 from RWDI Australia Pty Ltd
AHD	Australian Height Datum
Applicant	Hale Capital Development Management Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
Calendar year	A period of 12 months commencing on 1 January
Carrier	Operator of a telecommunication network and/or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent.
Council	City of Canterbury Bankstown
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	NSW Department of Planning, Housing and Infrastructure
Development	The development described in Schedule 1, the EIS, Response to Submissions and Additional Information, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
DPHI	Department of Planning, Housing and Infrastructure
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled ' <i>SSD-55266460 45-57 Moxon Road, Punchbowl Environmental Impact Statement</i> ', prepared by Urbis Pty Ltd and dated 17 July 2023, submitted with the application for consent for the development
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
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 Note: "material harm" is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act

Material harm	Is harm that: a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or 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)
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
NCC	National Construction Code
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Operation	The development as described in Schedule 1, the EIS, RTS, SSR and Additional Information, including the works and activities comprising the construction and operation of a two-storey warehouse and distribution centre, including all ancillary works, as modified by the conditions of this consent
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled “ <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> ” (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Response to Submissions (RTS)	The Applicant’s response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled ‘ <i>45-57 Moxon Road, Punchbowl Submissions Report</i> ’, prepared by Urbis Pty Ltd and dated 27 October 2023
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
Site Auditor	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Report	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Statement	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Supplementary Submissions Report (SSR)	The Applicant’s response to additional issues raised by government authorities titled ‘ <i>45-57 Moxon Road, Punchbowl Supplementary RFI Response</i> ’, prepared by Urbis Pty Ltd and dated 31 January 2024
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (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, RTS and SSR;
 - (d) in accordance with the Development Layout in Appendix 1; and
 - (e) in accordance with the management and mitigation measures in Appendix 3.
- A3. 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).
- A4. 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.

LIMITS OF CONSENT

Lapsing

- A5. This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.

NOTIFICATION OF COMMENCEMENT

- A6. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:
- (a) construction; and
 - (b) operation.
- A7. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

- A8. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A9. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);

- (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A10. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A11. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

- A12. Prior to the commencement of construction of the development, the Applicant must:
- (a) consult with the relevant owner and provider of utility 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;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (c) submit a copy of the dilapidation report to the Planning Secretary and Council.
- A13. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development;
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and
 - (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.

Sydney Water

- A14. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Fibre-Ready Facilities

- A15. Prior to the issue of a 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:
- (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
 - (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.
- A16. Prior to the issue of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

DEMOLITION

- A17. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

- A18. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Note:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.

EXTERNAL WALLS AND CLADDING

- A19. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

- A20. Prior to the issue of:
- (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); and
 - (b) an Occupation Certificate,
- the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.
- A21. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

COMPLIANCE

- 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.

CONTRIBUTIONS TO COUNCIL

- 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 *Canterbury-Bankstown Local Infrastructure Contributions Plan 2022*.

OPERATION OF PLANT AND EQUIPMENT

- A24. All plant and equipment used on site, or to monitor the performance of the development, must be:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

WORK AS EXECUTED PLANS

- A25. Prior to the issue of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

APPLICABILITY OF GUIDELINES

- A26. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A27. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

- AN1. 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.

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s)
 - (b) be prepared in consultation with Council;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
 - (d) detail heavy vehicle routes, access and parking arrangements;
 - (e) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes;
 - (f) include a program to monitor the effectiveness of these measures; and
 - (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Site Access

- B3. Prior to the commencement of construction of the site access driveways, the Applicant must:
- (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
 - (b) obtain approval for the works under section 138 of the *Roads Act 1993*.

Parking

- B4. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

Operating Conditions

- B5. The Applicant must ensure:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards Australia, 2004), *AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities* (Standards Australia, 2018) and *AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009);
 - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;
 - (c) articulated vehicles 19 metres or longer travelling to or from the site are restricted to undertake right turn movements only from Canterbury Road into Moxon Road with all other turning movements at the intersection of Canterbury Road and Moxon Road, prohibited;
 - (d) a sign is erected at the northern exit driveway advising drivers that 19 metre articulated vehicles or longer must undertake right turn movements only out of the site (see Figure 1 Ground Floor Plan in Appendix 1);
 - (e) signs are erected at the central driveway advising drivers that all vehicles must undertake left turn movements in and out of the site (see Figure 1 Ground Floor Plan in Appendix 1);

- (f) implement and maintain line markings at the central driveway to deter right turn movements in and out of the subject site;
- (g) there is no more than one heavy vehicle on the site during any 15-minute time period between 6 pm and 10 pm Monday to Saturday;
- (h) the development does not result in any vehicles queuing on the public road network;
- (i) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
- (j) all vehicles are wholly contained on site before being required to stop;
- (k) all loading and unloading of materials is carried out on-site;
- (l) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
- (m) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

On-Site Traffic Control

- B6. 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:
- (a) be prepared by a suitably qualified and experienced traffic engineer;
 - (b) be prepared in consultation with Council;
 - (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
 - (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.
- B7. The Applicant must:
- (a) not commence construction of the development (with the exception of demolition and bulk earthworks) until the On-Site Traffic Control Plan required by condition B6 has been approved by the Planning Secretary; and
 - (b) implement the most recent version of the On-Site Traffic Control Plan approved by the Planning Secretary for the duration of the development.

Operational Traffic Management Plan

- B8. Prior to the commencement of operation of the development, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development to the satisfaction of the Planning Secretary. The OTMP must:
- (a) be prepared by a suitably qualified and experienced person(s), whose appointment has been endorsed by the Planning Secretary;
 - (b) be prepared in consultation with Council;
 - (c) detail the measures that are to be implemented to minimise road congestion impact during network peak periods and road safety risk at all times;
 - (d) detail heavy vehicle routes, access, and parking arrangements;
 - (e) describe procedures to ensure compliance with B5(g); and
 - (f) include an Operational Driver Code of Conduct to:
 - (i) ensure compliance with the operating conditions specified in condition B5;
 - (ii) minimise the impacts on the local and regional road network;
 - (iii) minimise conflicts with other road users;
 - (iv) minimise road traffic noise;
 - (v) inform truck drivers of the site access arrangements and use of specified haul routes; and
 - (vi) include a program to monitor the effectiveness of these measures.

Road Safety Audit

- B9. At the following stages of the development, the Applicant must prepare and submit an independent road safety audit to the satisfaction of the Planning Secretary:
- (a) prior to commencement of construction (with the exception of demolition and bulk earthworks); and
 - (b) within 12 months of the commencement of operation.

- B10. Each independent road safety audit required by condition B9 must be provided to Council and:
- (a) be prepared by a level 3 accredited auditor;
 - (b) assess the safety performance of driveway access and parking associated with the development and Moxon Road;
 - (c) address the relevant design, engineering and safety guidelines, including Austroads Guide to Traffic Management and Guide to Road Safety; and
 - (d) detail any additional management and mitigation measures recommended by the independent level 3 accredited auditor and a timetable for the implementation of any required actions.
- B11. If additional management and mitigation measures are identified in the independent road safety audit in condition B9(a), the Applicant must not commence operation until additional management and mitigation measures identified in condition B10(d) are implemented.

Green Travel Plan

- B12. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Green Travel Plan. The Green Travel Plan must:
- (a) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
 - (b) describe pedestrian and bicycle linkages and end of trip facilities available on-site.
- B13. The Applicant must:
- (a) not commence operation until the Green Travel Plan has been submitted to the Planning Secretary; and
 - (b) implement the most recent version of the Green Travel Plan submitted to the Planning Secretary for the duration of operation.

NOISE AND VIBRATION

Hours of Work

- B14. The Applicant must comply with the hours detailed in Table 1.

Table 1 Hours of Work

Activity	Day	Time
Earthworks and construction	Monday – Friday	7 am to 6 pm
	Saturday	8 am to 1 pm
Operation	Monday – Saturday	7 am to 10 pm

- B15. Works outside of the hours identified in condition B14 may be undertaken in the following circumstances:
- (a) works that are inaudible at the nearest residential receivers;
 - (b) works agreed to in writing by the Planning Secretary;
 - (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
 - (d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Construction Noise Limits

- B16. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (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.

Vibration Criteria

- B17. Vibration caused by construction at any residence or structure outside the site must be limited to:
- (a) for structural damage, the latest version of *DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures* (German Institute for Standardisation, 2016); and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- B18. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B17.

- B19. The limits in conditions B17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C2 of this consent.
- B20. 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):
- (a) prior to the commencement of construction; and
 - (b) within one month of the conclusion of construction, or as otherwise agreed with the Planning Secretary.
- The surveys must be submitted to the Planning Secretary and the relevant property owners within seven days of being prepared.
- B21. Should the survey at condition B20 identify any damage, the Applicant must discuss the repairs to be undertaken with the relevant property owners, and repair or pay the full costs associated with repairing any part of the building that is determined to be damaged by the carrying out of construction works associated with the development.

Construction Noise and Vibration Management Plan

- 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 the CEMP in accordance with condition C2 and must:
- (a) be prepared by a suitably qualified and experienced noise expert;
 - (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) and vibration criteria in condition B17;
 - (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
 - (d) include strategies that have been developed with the community for managing high noise generating works such as the provision of respite periods;
 - (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;
 - (f) describe the community consultation undertaken to develop the strategies in (d) and (e); and
 - (g) include a complaints management system that would be implemented for the duration of the development.
- B23. The Applicant must:
- (a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B22 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of construction.

Operational Noise Limits

- B24. The Applicant must ensure noise generated by the operation of the development does not exceed the noise limits in Table 2, when measured at a height of 1.5 metres above ground level at receiver locations identified on the plan in Appendix 2.

Table 2 Noise Limits (dB(A))

Receiver Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)
R1: 46 Moxon Road, Punchbowl	53	45
R2: 48 Moxon Road, Punchbowl	57	47
R3: 50 Moxon Road, Punchbowl	54	47
R4: 52-56 Moxon Road, Punchbowl	52	46
R5: 58 Moxon Road, Punchbowl	50	46

Receiver Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)
R6: 60 Moxon Road, Punchbowl	50	46
R7: 62 Moxon Road, Punchbowl	55	47
R8: 1 Craig Street, Punchbowl	53	47
A1: Moxon Sports Club	55	47

Note Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time).

Operational Noise Management

- B25. The Applicant must prepare an Operational Noise Management Plan for the development to the satisfaction of the Planning Secretary. The Operational Noise Management Plan must:
- be prepared by a suitably qualified and experienced noise expert;
 - describe all noise sources from the development;
 - identify the measures that will be implemented to minimise noise emissions and to achieve the noise limits in conditions B15(a) and B24;
 - describe a program to monitor compliance with the noise limits specified in conditions B15(a) and B24; and
 - include a complaints management system that would be implemented for the duration of the development.
- B26. The Applicant must:
- not commence operation of the development until the Operational Noise Management Plan required by condition B25 is approved by the Planning Secretary; and
 - implement the most recent version of the Operational Noise Management Plan approved by the Planning Secretary for the duration of the development.
- B27. Prior to the commencement of operation of the development and every subsequent year for a total period of three years, the Applicant must:
- offer to enter into an agreement with the owners of 48 Moxon Road, 62 Moxon Road and 1 Craig Street for the purposes of providing at-receiver noise mitigation measures; and
 - provide evidence to the Planning Secretary of the offer required by condition B27(a).
- B28. Where an owner specified in condition B27(a) elects to take up the offer required by condition B27(a), the Applicant is to provide evidence of the establishment of the agreement, to the Planning Secretary, within one month of the agreement being reached.
- B29. For a period of three years from the commencement of operation of the development, the owners of 48 Moxon Road, 62 Moxon Road and 1 Craig Street, may, on one occasion, ask the Applicant to enter into an agreement for the purposes of providing at-receiver noise mitigation measures. Upon receiving a written request from any of the owners of 48 Moxon Road, 62 Moxon Road and 1 Craig Street, under condition B27 of this consent, the Applicant must offer an agreement in consultation with the owner within six months of receiving the written request. The agreement must be reasonable, for the purposes of providing at-receiver noise mitigation measures, and be commensurate with the level of noise impact on the dwelling.

Operational Noise Verification Report

- B30. At the following stages of the development (or as otherwise directed by the Planning Secretary), the Applicant must prepare and submit a Noise Verification Report to the satisfaction of the Planning Secretary within three months of the commencement of operation of each of the following:
- first tenancy within the development; and
 - all tenancies within the development.
- B31. Each Noise Verification Report required by condition B30 must:
- be prepared to the satisfaction of the Planning Secretary;

- (b) demonstrate that noise verification has been carried out by a suitably qualified, experienced and independent acoustic consultant in accordance with:
 - (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and
 - (ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);
 - (iii) the monitoring and reporting requirements detailed in Section 7 of the Noise Policy for Industry (EPA, 2017);
- (c) include:
 - (i) an analysis of compliance with noise limits specified in conditions B15(a) and B24;
 - (ii) an outline of management actions to be taken to address any exceedances of the limits specified in conditions B15(a) and B24; and
 - (iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level and a timetable for the implementation of any required actions.

Traffic Noise Verification Report

B32. Within 12 months of the commencement of operation of all tenancies within the development (or as otherwise directed by the Planning Secretary), the Applicant must submit a Traffic Noise Verification Report to the satisfaction of the Planning Secretary. The Traffic Noise Verification Report must:

- (a) demonstrate that noise monitoring and verification has been carried out by a suitably qualified, experienced and independent acoustic consultant in accordance with:
 - (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018);
 - (ii) the EPA NSW Road Noise Policy (EPA, 2011);
 - (iii) the TfNSW Road Noise Model Validation Guideline (TfNSW, 2022); and
- (b) include:
 - (i) traffic noise monitoring data recorded at 46 Moxon Road, 48 Moxon Road, 58 Moxon Road and 62 Moxon Road:
 - a. prior to the commencement of operation of the development; and
 - b. following the commencement of operation of the development;
 - (ii) traffic count, classification and speed data collected during the noise monitoring period along Moxon Road and site access points;
 - (iii) adjustments to normalise baseline traffic noise contribution levels recorded in clauses (b)(i) and (b)(i)b above;
 - (iv) an analysis of any discrepancies between the predicted and actual impacts of the development;
 - (v) an analysis of compliance with criteria for existing residences affected by additional traffic on existing roads generated by land use development as specified in the EPA NSW Road Noise Policy (EPA, 2011); and
 - (vi) an outline of at-receiver traffic noise mitigation measures to be implemented to address any exceedances identified in clause (b)(v) above and a timetable for the implementation of any required actions.

Road Traffic Noise

B33. Prior to the commencement of construction of the development, the Applicant must prepare a Driver Code of Conduct and induction training for the development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the life of the development.

CONTAMINATION

Unexpected Finds

B34. 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 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.

Site Auditor

- B35. 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.
- B36. 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*.
- B37. 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.

Long Term Environmental Management Plan

- B38. 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 .
- B39. The LTEMP is to:
- (a) address all environmental impacts of the development's construction and operational phases;
 - (b) recommend any systems/controls to be implemented to minimise the potential for any adverse environmental impact(s);
 - (c) incorporate a programme for ongoing monitoring and review to ensure that the LTEMP remains contemporary with relevant environmental standards; and
 - (d) mechanisms to report results to Council.
- B40. Upon completion of the Site Audit Statement and Site Audit Report, the Applicant must:
- (a) implement the approved LTEMP; and
 - (b) provide evidence to the Planning Secretary the LTEMP is listed on the relevant planning certificate for the land, issued under section 10.7 of the *Environmental Planning and Assessment Act 1979*, for the development.

Asbestos

- B41. 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:
- (a) *Work Health and Safety Regulation 2017*;
 - (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace December 2022;
 - (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos December 2022; and
 - (d) *Protection of the Environment Operations (Waste) Regulation 2014*.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

- B42. The Applicant must:
- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
 - (b) 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.

Erosion and Sediment Control

- B43. 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 *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.
- B44. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B43 for the duration of construction of the development.

Discharge Limits

- B45. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Stormwater Management System

- B46. 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:
- (a) be designed by a suitably qualified and experienced person(s);
 - (b) be designed in consultation with Council;
 - (c) be generally in accordance with the conceptual design in the EIS and RTS;
 - (d) be in accordance with applicable Australian Standards; and
 - (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;
- B47. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B46) and ensure the system is operational.
- B48. The Applicant must maintain the stormwater management system installed on the site under condition B47 for the duration of the development.

Flood Management

- B49. 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:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) address the provisions of the *Floodplain risk management manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023); and
 - (c) include details of:
 - (i) the flood emergency responses for both construction and operation phases of the development;
 - (ii) predicted flood levels;
 - (iii) flood warning time and flood notification;
 - (iv) assembly points and evacuation routes;
 - (v) evacuation and refuge protocols; and
 - (vi) awareness training for employees and contractors.
- B50. The Applicant must:
- (a) not commence construction until the CFERP required by condition B49 is submitted to the Planning Secretary; and
 - (b) implement the most recent version of the CFERP submitted to the Planning Secretary for the duration of construction.
- B51. Prior to the commencement of operation of the development, the Applicant must update the CFERP for the purposes of operation of the development in an Operational Flood Emergency Response Plan (OFERP). The OFERP must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) address the provisions of the *Floodplain risk management manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023); and
 - (c) include details of:
 - (i) the flood emergency responses for both construction and operation phases of the development;
 - (ii) predicted flood levels;
 - (iii) flood warning time and flood notification;
 - (iv) assembly points and evacuation routes;
 - (v) evacuation and refuge protocols; and
 - (vi) awareness training for employees and contractors.
- B52. The Applicant must:
- (a) not commence operation of the development until the OFERP required by condition B51 is submitted to the Planning Secretary; and
 - (b) implement the most recent version of the OFERP submitted to the Planning Secretary for the operational life of the development.
- B53. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.
- B54. Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components.

- B55. The levee wall identified on Figure 1 Ground Floor Plan in Appendix 1 must have a top of wall height no lower than the Salt Pan Creek mainstream 1% Annual Exceedance Probability flood plus 500 mm freeboard (equivalent to 4.5 m AHD).
- B56. 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:
- (a) be submitted to Council;
 - (b) be undertaken in accordance with the Flood Impact and Risk Assessment: Flood Risk Management Guideline LU01;
 - (c) evaluate the sensitivity of the suspended concrete slab structure, including supporting piers, on flood parameters and displacement of flood storage;
 - (d) demonstrate the detailed design of the reinstated and extended levee walls can withstand the forces of floodwaters; and
 - (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.

VISUAL AMENITY

Landscaping

- B57. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site to the satisfaction of the Planning Secretary. The plan must:
- (a) detail the species to be planted on-site;
 - (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
 - (c) be consistent with the Applicant's Management and Mitigation Measures at Appendix 3.
- B58. The Applicant must:
- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary;
 - (b) implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
 - (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B57 for the life of the development.

Lighting

- B59. The Applicant must ensure the lighting associated with the development:
- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties, the public road network or the riparian corridor of Salt Pan Creek.

Signage and Fencing

- B60. All signage and fencing must be erected in accordance with the development plans referenced in Appendix 1.

Note: *This condition does not apply to temporary construction and safety related signage and fencing.*

BIODIVERSITY

- B61. 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.
- B62. 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.

AIR QUALITY

Dust Minimisation

- B63. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B64. During construction of the development, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;
 - (b) all trucks entering or leaving the site with loads have their loads covered;
 - (c) trucks associated with the development do not track dirt onto the public road network;

- (d) public roads used by these trucks are kept clean of dirt associated with the construction of the development; and
- (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Air Quality Discharges

B65. 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.

ABORIGINAL HERITAGE

Unexpected Finds Protocol

- B66. If any item or object of Aboriginal heritage significance is identified on site:
- (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;
 - (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and
 - (c) Heritage NSW must be contacted immediately.
- B67. 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*.

HISTORIC HERITAGE

Unexpected Finds Protocol

- B68. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development:
- (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately;
 - (b) Heritage NSW must be contacted immediately; and
 - (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.
- B69. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

HAZARDS AND RISK

Dangerous Goods

- B70. 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.
- B71. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:
- (a) all relevant Australian Standards; and
 - (b) for liquids:
 - (i) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
 - (ii) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.
- B72. In the event of an inconsistency between the requirements of conditions B71(a) and B71(b), the most stringent requirement must prevail to the extent of the inconsistency.

Bunding

- B73. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded 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).

Emergency Services Information Package

- B74. 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.

WASTE MANAGEMENT

Statutory Requirements

- B75. 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).

- B76. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.
- B77. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.
- B78. 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.

Pests, Vermin and Priority Weed Management

- B79. The Applicant must:
- (a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and
 - (b) 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.

Note: For the purposes of this condition, priority weed has the same definition of the term in the Biosecurity Act 2015.

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

- C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) a condition compliance table for that plan;
 - (b) detailed baseline data where required;
 - (c) details of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures and criteria; and
 - (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;
 - (d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
 - (e) a program to monitor and report on the:
 - (i) impacts and environmental performance of the development; and
 - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
 - (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;
 - (g) a program to investigate and implement ways to improve the environmental performance of the development over time;
 - (h) a protocol for managing and reporting any:
 - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint;
 - (iii) failure to comply with statutory requirements; and
 - (i) a protocol for periodic review of the plan.

Note: *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans*

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- 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.
- 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;
 - (b) Construction Traffic Management Plan (see condition B1);
 - (c) Construction Noise and Vibration Management Plan (see condition B22);
 - (d) Erosion and Sediment Control Plan (see condition B43); and
 - (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.
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (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.

OPERATIONAL COMPLAINTS HANDLING PROTOCOL

- C5. Prior to the commencement of operation, the Applicant must prepare an Operational Complaints Handling Protocol (OCHP) for the development. The OCHP must:
- (a) detail how complaints would be received by the Applicant;

- (b) detail how the contact details for receiving complaints would be communicated to surrounding businesses and/or residential receivers; and
- (c) include a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint
- (d) be submitted to the Planning Secretary upon request.

Note: *Methods for receiving complaints could include, but are not limited to, email, a toll-free telephone number and/or a postal address. Methods for communicating contact details could include, but are not limited to, on-site signage and/or an advertisement published in a local paper.*

C6. The Applicant must:

- (a) not commence operation until the OCHP under condition C5 is submitted to the Planning Secretary; and
- (b) implement the most recent version of the OCHP submitted to the Planning Secretary for the duration of the development.

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C7. Within three months of:

- (a) the submission of an incident report under condition C9;
- (b) the approval of any modification of the conditions of this consent; or
- (c) 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, and the Planning Secretary must be notified in writing of the outcomes of any review.

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.

Note: *This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.*

REPORTING AND AUDITING

Incident Notification, Reporting and Response

C9. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 4.

Non-Compliance Notification

C10. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.

C11. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

C12. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Monitoring and Environmental Audits

C13. 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.

Note: *For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*

ACCESS TO INFORMATION

C14. 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), including rehabilitation and remediation, the Applicant must:

- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent with the exception of any hazard and risk related studies;
 - (iv) 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;
 - (v) 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;
 - (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated quarterly;
 - (ix) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

Job No.	Drawing Number	Drawing Title	Drawing Issue	Date
Architectural Drawings prepared by SBA Architects				
22146	DA100	Warehouse GF Plan	17	23/01/2024
22146	DA101	Warehouse GF Mezz Plan	7	25/09/2023
22146	DA102	Warehouse L1 Floor Plan	14	25/09/2023
22146	DA103	Warehouse L1 Mezz Floor Plan	7	25/09/2023
22146	DA104	Warehouse Roof Plan	9	25/09/2023
22146	DA105	Site Demolition Plan	3	28/03/2023
22146	DA200	Office 01, 02 Floor Plans	6	25/09/2023
22146	DA201	Office 03, 04 Floor Plans	6	25/09/2023
22146	DA202	Office 05, 06 Floor Plans	6	25/09/2023
22146	DA203	Office 07, 08 Floor Plans	5	25/09/2023
22146	DA204	Office 09, 10 Floor Plans	5	25/09/2023
22146	DA205	Office 11, 12 Floor Plans	5	25/09/2023
22146	DA300	Elevations	7	25/09/2023
22146	DA301	Breezeway Elevations	6	25/09/2023
22146	DA310	Sections	8	25/09/2023
22146	DA500	Signage Details	5	28/03/2023
Civil Drawings prepared by Costin Roe Consulting				
CO13924.01	SSDA20	Erosion & Sediment Control Plan	C	12/04/2023
CO13924.01	SSDA25	Erosion & Sediment Control Details – Sheet 1	B	12/04/2023
CO13924.01	SSDA26	Erosion & Sediment Control Details – Sheet 2	B	12/04/2023
CO13924.01	SSDA30	Bulk Earthworks Plan	C	12/04/2023
CO13924.01	SSDA40	Stormwater Drainage Plan	F	30/01/2024
CO13924.01	SSDA50	Finished Levels Plan	F	12/10/2023
Landscape Plans prepared by Geoscapes				
220907	SSD-01	Landscape Masterplan	H	04/10/2023
220907	SSD-03	Landscape Detail Plan 1	H	04/10/2023
220907	SSD-04	Landscape Detail Plan 2	H	04/10/2023
220907	SSD-05	Landscape Detail Plan 3	H	04/10/2023
220907	SSD-06	Landscape Detail Plan 4	H	04/10/2023
220907	SSD-07	Upper Floors Detail Plans	H	04/10/2023
220907	SSD-08	Landscape Section AA	H	04/10/2023
220907	SSD-09	Landscape Sections BB & CC	H	04/10/2023
220907	SSD-10	Specifications & Details	H	04/10/2023
220907	SSD-11	Plant Schedule & Imagery	H	04/10/2023

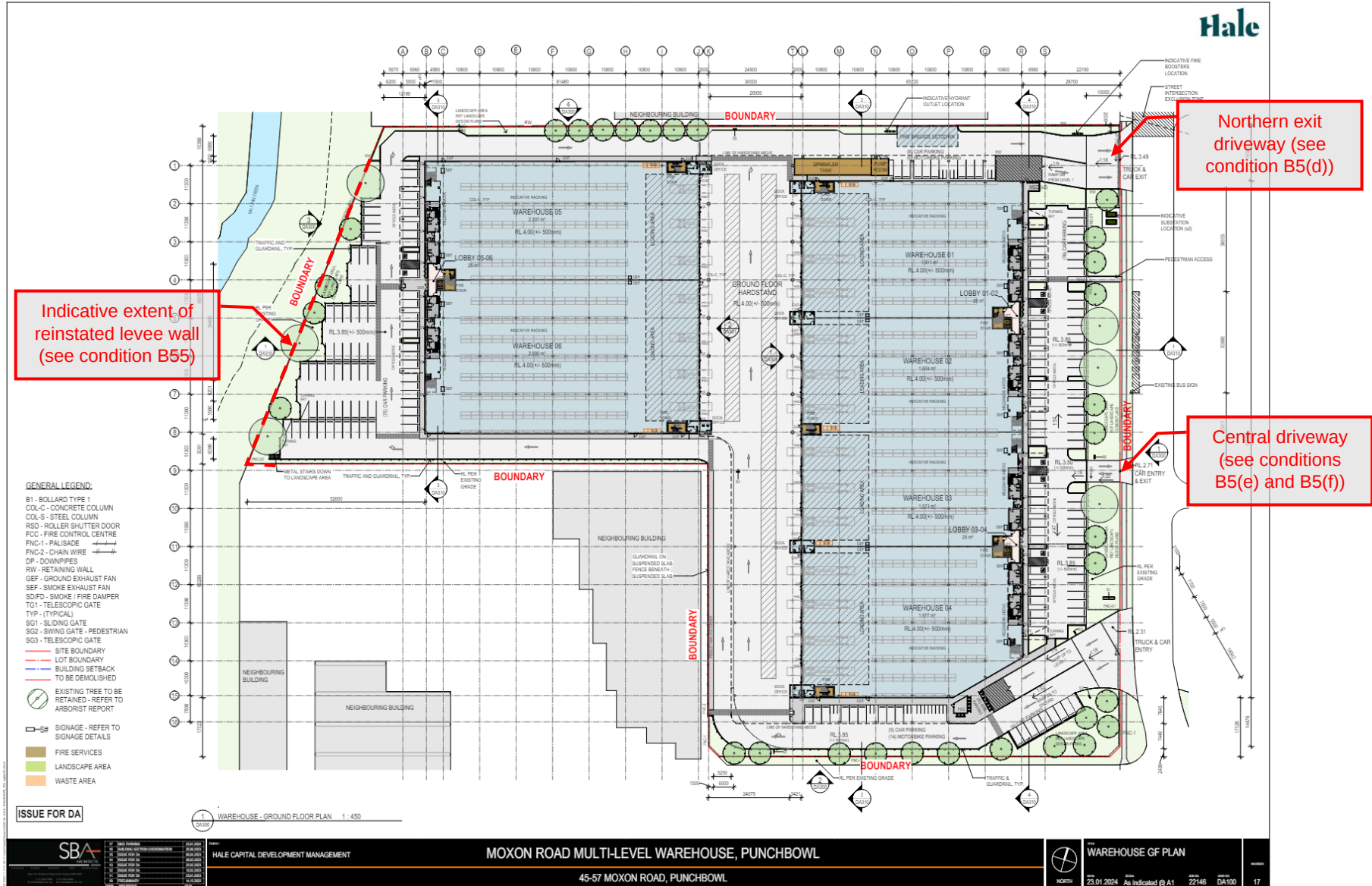


Figure 1: Ground Floor Plan

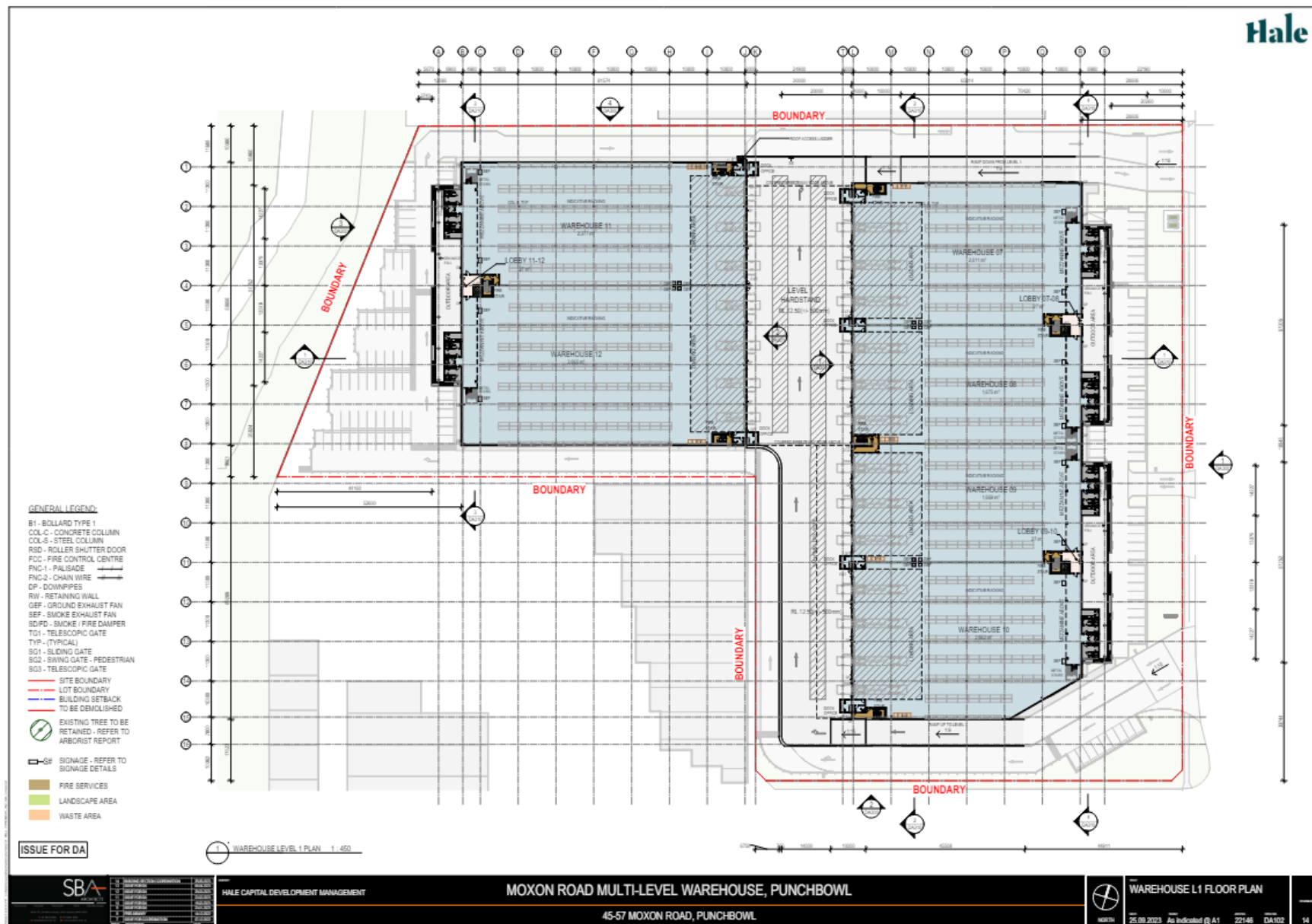


Figure 2: First Floor Plan

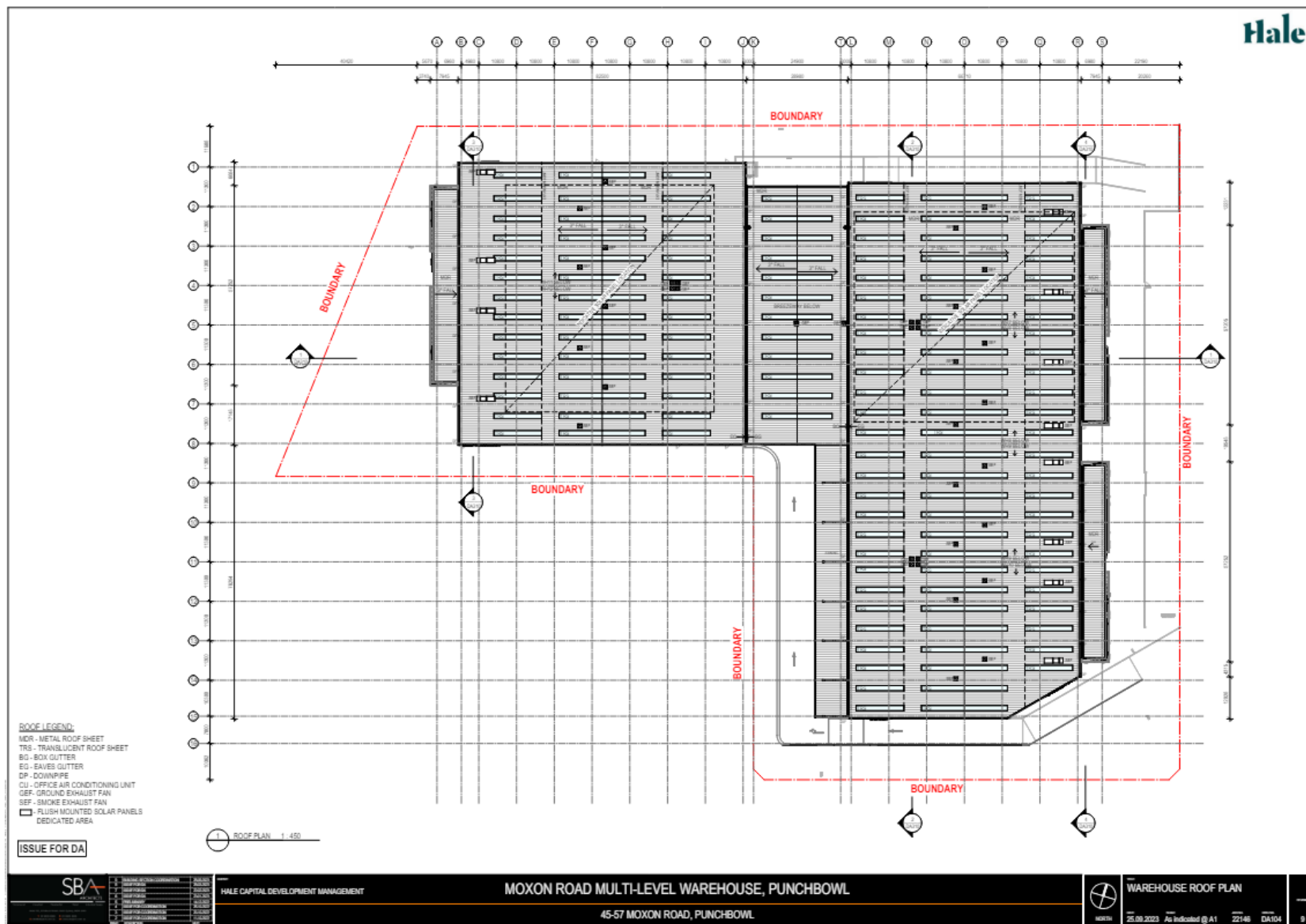


Figure 3: Roof Plan

APPENDIX 2 NOISE MONITORING LOCATIONS



APPENDIX 3 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Issue	Stage	Approach
Traffic and Transport	Construction	For the construction stage, a Construction Traffic Management Plan be prepared for the site. ▪ Temporary exclusion fencing (chain mesh fencing) will be erected along the entire boundary of the Site and will be maintained for the duration of the construction program. ▪ Handling of all materials throughout the construction shall adhere to the following. - It is proposed that all material loading will occur within the construction site boundary. - No loading is proposed to occur outside of the provisioned areas. - Equipment, materials, and waste will be kept within the construction site boundary ▪ All vehicles transporting loose materials will have the entire load covered and/or secured to prevent any large items, excess dust or dirt particles depositing onto the roadway during travel to and from the site. ▪ An authorised Traffic Controller is to be present on-site throughout the construction stage of the project
Traffic and Transport	Operation	For the operation phase, an Operational Traffic Management Plan be prepared for the site. ▪ Detailed signage and line marking plan. ▪ Detail any traffic management devices required (e.g. speed humps, wheel stops, warning devices etc). ▪ Advisory speed signage (i.e. 45 km/h around bend) on Wiggs Road be installed to ensure sufficient minimum gap sight distance for right turning vehicles entering the site due to the sight-limited horizontal curve from Moxon to Wiggs Road, subject to engagement with Council. ▪ Loading Dock Management Plan. ▪ Internal road through the hardstand area would operate under a speed limit of 10-20km/hr. ▪ All three access driveways would operate under priority control and would always give priority to Moxon Road and pedestrian crossing.
Trees and Landscaping	Construction	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: Nil ▪ Where indirect or inadvertent encroachments may occur due to haul routes or machinery movement tree protection should be installed Minor: ▪ The area lost to encroachment must be offset elsewhere and contiguous to the TPZ. ▪ Detailed root investigations should not be required. ▪ Tree protection must be installed and maintained Major: ▪ The Project Arborist must demonstrate the tree(s) will remain viable. ▪ Root investigations using non-destructive methods may be required to clarify or confirm the impacts to trees to be retained. ▪ The area lost to encroachment must be offset elsewhere and contiguous to the TPZ. ▪ All works and excavations within the TPZ must be supervised by the Project Arborist. ▪ Tree protection must be installed and maintained for project duration. ▪ Additional measures such as mulching or temporary irrigation may be required.
Trees and Landscaping	Operation	The Landscape Plans propose a total of 229 trees and a tree planting ratio of 2.9:1.
Biodiversity	Construction	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:

Issue	Stage	Approach
		- Pre-clearance and clearance management of vegetation; - Pre-demolition clearance surveys; - Fauna rescue and relocation protocol; - Euthanasia protocol; - General biosecurity duty (GBD) compliance; - Unexpected finds protocol; and - Monitoring and reporting strategies These are to be documented in a Flora and Fauna Management Plan as a subplan to the project's Construction Environmental Management Plan.
Biodiversity	Operation	The proposed lighting design includes: - Adherence to Dark Sky best practice to minimise lighting pollution; - AS 4828-2019 Control of the Obtrusive Effects of Outdoor Lighting; - Adaptive controls to manage the lighting systems brightness to reduce the need to have the system on all night when areas are not in operation; and - Application of a maximum colour temperature (CCT) of 3000 K to reduce the adverse effects on humans and wildlife of blue, violet and ultra-violet wavelengths emitted by the light source. A range of exterior lighting and operation hours and dimming levels are also proposed, which included the following: - Operating sunset to 8:00 pm at 100% light output. 75% light output from 8:00pm to 10:30pm 50% light output from 10:30pm to 11:00pm with PIR sensor to increase light level to 75% when people approach the area. 0% light output from 11:00pm to 6:00am with PIR sensor to increase light level to 15-20% when people approach the area. - The curfew hours (11:00pm to sunrise) lighting control will be zoned, meaning only essential luminaires for building security will be operational during these times.
Air Quality	Construction	Communication - Develop and implement a stakeholder communications plan that includes community engagement before work commences on site. - Displays the name and contact details of the Responsible Person accountable for air quality and dust issues on the site boundary. - Displays the head or regional office contact information. - Develop and implement a Dust Management Plan (DMP). Site Management - 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. - Make the complaints log available to relevant authorities (Council, EPA, etc). - Record exceptional incidents that cause dust and/or air emissions, either on or off site, and the actions taken to resolve the situation in the logbook. Monitoring - Undertake daily on-site and off-site inspections at nearby receptors 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. - 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. Preparing & Maintaining the Site

Issue	Stage	Approach
		- Plan site layout so that dust generating activities are located away from receptors, as far as possible. - Avoid site runoff of water or mud. - 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. - Cover, seed, or fence stockpiles to prevent wind erosion. Construction Vehicles and Sustainable Travel - Ensure all vehicles switch off engines when stationary – no idling vehicles. - 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). Measures for General Construction Activities - Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate. - 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. Measures Specific to Haulage - Use water-assisted dust sweeper(s) on the access and local roads, as necessary. - Avoid dry sweeping of large areas. - Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. - Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable. - Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). - Access gates to be located at least 10m from receptors where possible.
Air Quality	Operation	- Limit unnecessary idling of truck engines on-site. - Ensure truck maintenance is up to date.
Noise and Vibration	Construction	A detailed Construction Noise and Vibration Management Plan will be prepared including the following management measures: - Identification of nearby residences and other sensitive land uses; - Description of approved hours of work; - Description and identification of construction activities, including work areas, equipment and duration; - Description of what work practices (generic and specific) will be applied to minimise noise; - Consider the selection of plant and processes with reduced noise emissions; - A complaints handling process; - Noise monitoring procedures; - Overview of community consultation required for identified high impact works; - Overview of community consultation process and assessment required for identified additional works outside of standard construction hours; and - Induction and training will be provided to relevant staff and sub- contractors outlining their responsibilities with regard to noise. Administrative Controls: - Operate during approved hours - Undertake regular noise monitoring to determine the impact of operating plant on sensitive receivers

Issue	Stage	Approach
		▪ Appropriate training of onsite staff ▪ Undertake community consultation and respond to complaints in accordance with established project procedures ▪ Turning off machinery when not in use ▪ Respite periods for pile drivers and rock breakers (if applicable) ▪ Conducting regular maintenance of plant to ensure that they are operating as efficiently and quietly as practicable Engineering Controls: ▪ Portable temporary screens ▪ Screen or enclosure for stationary equipment ▪ Maximising the offset distance between noisy plant items and sensitive receivers ▪ Avoiding using noisy plant simultaneously and / or close together, adjacent to sensitive receivers ▪ Orienting equipment away from sensitive receivers ▪ Carrying out loading and unloading away from sensitive receivers ▪ Using dampened tips on rock breakers ▪ Using noise source controls, such as the use of residential class mufflers, to reduce noise from all plant and equipment including bulldozers, cranes, graders, excavators and trucks ▪ Selecting site access points and roads as far as reasonably practicable away from sensitive receivers ▪ Using spotters, closed circuit television monitors, "smart" reversing alarms, or "squawker" type reversing alarms in place of traditional reversing alarms ▪ Employ non noise-generating structures such as site offices, storage sheds, stockpiles and tanks as noise barriers.
Noise and Vibration	Operation	An Operational Environmental Management Plan will be developed including any management requirements necessary to enforce non-operation hours between 10pm and 7am. The warehouse gates will be closed at 10pm and reopened at 7am.
Ground and Water	Construction	<u>Salinity Management Plan</u> Earthworks: ▪ Vegetation cover should be estimated and maintained on permanent batters upon completion to control erosion. ▪ The final surface of all areas of the development should be graded to prevent the ponding of surface water. ▪ Erosion control of temporary batters, stockpiles and disturbed areas should be planned prior to undertaking the earthworks and implemented during the earthworks, including: – Grading and sealing partially completed surfaces – Installation of clearly visible fencing and traffic control measures to prevent unnecessary trafficking f areas and ensuring site disturbance – Establishing set vehicular access points and roads. ▪ Sediment control implemented by means of sediment traps and silt fencing where necessary. Imported Soils: ▪ Fill materials to be imported to sire to be assessed for suitability for the intended use. Gardens and landscaped areas: ▪ Selection of plant species should consider the soil conditions, including moderate salinity, relatively poor fertility and clayey low permeability soil profiles. Successful revegetation is likely to require use of nutrient rich soil. ▪ Potential of water logging to be minimised by:

Issue	Stage	Approach
		– Adopting plant species with minimal watering requirements – Adopting 'waterwise' gardening principles – Minimise use of potable water in landscaped areas ▪ Properly designed and implemented irrigation systems Roads, footpaths and hardstand areas: ▪ Roads, footpath and hardstand surfaces should be graded, and the grades maintained at all times to prevent ponding of surface water at locations where this can result in infiltration into the underlying soils ▪ Connections between roads, footpath and hardstand surfaces and the surface water and stormwater drainage infrastructure should be designed, constructed and maintained to restrict infiltration into underlying soils ▪ Services that are to be located below the roads, footpath and hardstand surfaces should be installed, where practical, at the time of construction Surface water, stormwater and drainage: ▪ Disturbance of natural drainage patterns should be reduced. Where these are disturbed or altered appropriate artificial drainage should be installed ▪ Stormwater and surface water should be managed to restrict infiltration ▪ Temporary water retaining structures used during construction should be managed to restrict infiltration ▪ Guttering and down pipes should be connected and maintained ▪ Durability of concrete structures in contact with the ground: ▪ The design of structural concrete members in contact with the ground (exclude piles) to adopt an A2 exposure classification as defined in AS3600:2018 ▪ The design of concrete cast in situ piles adopt a "Mild" to "Non-aggressive" classification as defined in AS2159:2009. ▪ <u>Acid Sulfate Soils Management Plan</u> ▪ Pre-disturbance Works: ▪ The sequencing of proposed piling, excavation, services installation and other activities should be planned in detail, taking into account the time and space necessary to complete the ASS/PASS management activities outlined in this document. The planning should provide a contingency for treatment of additional quantities of materials in the event that requirements for the disturbance of additional ASS/PASS material is identified following the commencement of site works, or heavy rainfall/storm events result in significant additional quantities of collected impacted water; ▪ The actual areas of ASS/PASS occurrence where disturbance/excavation will occur during each stage of works (piling, excavation, services installation etc.) as part of the site activities should be identified and suitable location(s) for treatment areas close to the areas of disturbance identified. Based on the proposed works, the available space for treatment and the approximate volume anticipated to be disturbed, staging of the disturbance activities should then be planned such that sufficient drying and mixing time can be achieved for all materials needing treatment. The staging should also allow for adequate time to obtain the results of verification testing before the material is placed at the final location or removed from the site. ▪ Neutralisation Chemicals: ▪ A small-scale treatment trial be implemented at the commencement of site works prior to broad scale implementation of alternative neutralising compounds. The small-scale trials should document the effectiveness of the revised approach. Consideration as to the feasibility of dewatering material and associated management of separated water and solids will also be required.

Issue	Stage	Approach
		▪ Treatment Area Design: <u>Small Quantities</u> ▪ For small scale disturbance activities, it is anticipated that a large, lined skip bin or suitable structure could be used as a 'treatment cell' to minimise the potential for release of acidic leachate or partially treated soil. This may be appropriate for the treatment of piling spoil or minor trenching activities. <u>Significant Excavation Quantities</u> ▪ Should quantities of material disturbed in a staged manner exceed that able to be managed in a large skip bin, a treatment area should be established with consideration of the following: ▪ The treatment area should be established separate to the area of disturbance but able to be accessed from the area of disturbance by plant/vehicles transporting the material to be treated and material to be removed from the treatment area at the completion of stabilisation activities; ▪ The treatment areas should be sufficiently large to facilitate a pre-treatment stockpile area, a treatment pad, water/sediment collection and treatment measures, post treatment stockpile storage area and lime storage area; ▪ The treatment area should be isolated from major external surface water catchments, including overland surface water flow and potential flood water, excavation flooding by rainfall events, by ground surface contouring, installation of perimeter drains or bunds covered with an impervious layer (concrete, geomembrane, compacted non-ASS clay, etc.); ▪ Pre-treatment and post-treatment stockpile areas should be separately bunded or drained to minimise the potential for re-acidification of treated material; ▪ A sufficient supply of aglime should be kept on site at all times for the treatment of ASS to be neutralised within the treatment area, for application on exposed excavation faces where ASS is expected or suspected; and for wet weather events where existing applications will require replacement and/or treatment of acidic water is necessary. Receipts, dockets and other field records showing the storage locations of all chemicals and location of all applications of neutralising agents must be kept. ▪ General Site Management: ▪ All soils must be treated as ASS material until such a time as the material is demonstrated to be non-ASS material or treatment effectively reduces the risk associated with the material and validation results meet the relevant specifications. ▪ ASS/PASS materials that have been excavated (or otherwise brought to the ground/water surface) should be immediately transferred to the treatment area or treated in-situ as soon as practicable to minimise the quantity of soil, sediment and/or water requiring treatment and the risk of environmental harm to the site and/or down-gradient receptors. ▪ Bunding, diversion drains, contaminated water treatment/containment etc. may be used to contain surface water run-off from ASS storage and treatment areas. However, ASS materials must not be used in the construction of bunds and other diversion devices. ▪ Equipment used in the treatment of ASS shall be washed with an alkaline solution at the completion of each work period to minimize corrosion of equipment. ▪ Excavation Works: ▪ Any material identified as non-ASS is to be removed from within the ASS zone footprint and treatment area; ▪ Materials identified as ASS, or suspected to comprise physical properties indicative of ASS should be assumed to be ASS unless demonstrated otherwise;

Issue	Stage	Approach
		- Works including disturbance of ASS materials will be subject to field testing upon initial exposure of each soil horizon. If either the field criteria or laboratory analysis results indicate the material is considered to be ASS, then the material will require treatment - Treatment of Excavated PASS Material: - Treatment of ASS soils will comprise the addition of sufficient quantities of finely ground neutralising agent and provide a factor of safety to compensate for potential impurities in the neutralising agent, non-homogenous mixing and limitations to the solubility of the neutralising agent. This will need to be determined on the basis of analysis data collected. - The excavated ASS material will be immediately transferred to the treatment area and placed either in a stockpile within the pre-treatment stockpile area or immediately on the treatment pad. Treatment of excavated material should occur within one day of excavation of the material. - Water Management During Treatment: - Water will be neutralised, where required by the addition of lime (or equivalent alkaline product) within a dedicated treatment tank or lined detention basin. Lime shall be added incrementally and thoroughly mixed within the treatment vessel. - In the event water volumes greater than the capacity of the water treatment holding capacity are produced during the acid sulfate soil management activities, consideration should be given to offsite disposal of water via a licensed contractor or treatment of water using neutralisation chemical dosing within holding tanks prior to re-irrigation of open excavations once the pH of the water has been demonstrated to be suitable.
Water Management and Flooding Risk	Construction	A Sediment and Erosion Control Plan will be in place to ensure the downstream drainage system and receiving waters are protected from sediment laden runoff
Water Management and Flooding Risk	Operation	Developed impervious areas including roof, hardstand, car parking, roads and other extensive impervious areas are required to be treated by the Stormwater Treatment Measures (STM's). The STM's shall be sized according to the whole catchment area of the development. Components of the treatment train for the development are as follows: - Primary treatment to the parking, roof, and hardstand areas is to be performed via the provision of an end-of-line Gross Pollutant Trap; - A portion of the roof will also be treated via rainwater reuse and settlement within the rainwater tank. - An end-of-line OceanProtect OceanSave Gross Pollutant Trap (GPT) is proposed as part of the treatment train system.
Water Management and Flooding Risk	Operation	Flood compensation storage is proposed in the areas beneath the suspended slab. The proposal also includes a rainwater harvesting tank to capture runoff for non-potable re-use on the site.
Aboriginal Cultural Heritage	Construction	- In the event that unexpected finds occur during any activity within the site, all works must in the vicinity must cease immediately. The find must be left in place and protected from any further harm. - If unexpected finds occur during any activity within the study area, all works must in the vicinity must cease immediately. The find must be left in place and protected from any further harm. Depending on the nature of the find, the following processes must be followed: - If, while undertaking the activity, an Aboriginal object is identified, it is a legal requirement under Section 89A of the NPW Act to notify Heritage NSW, as soon as possible. Further investigations and an AHIP may be required prior to certain activities recommencing. - If, human skeletal remains are encountered, all work must cease immediately and NSW Police must be contacted, they will then notify the Coroner's Office. Following this, if the

Issue	Stage	Approach
		remains are believed to be of Aboriginal origin, then the Aboriginal stakeholders and Heritage NSW must be notified. - 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. - 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.
Contamination	Construction	<u>Remedial Action Plan</u> - Stockpile Management: All materials stockpiled onsite will be managed by the Principal Contractor for the duration of the remediation works. The following procedures will be implemented by the Site Owner or party completing the works: - No new stockpiles of contaminated materials are permitted to be stored at the site at any stage during the remedial program; - All stockpiles of soil or other materials shall be placed away from drainage lines gutters or stormwater pits or inlets; and - All stockpiles of soil or other materials likely to generate dust or odours shall be covered (where practical). - Site Access: All vehicle access to the site shall be stabilised to prevent the tracking of sediment onto the roads and footpaths. All materials must be removed from the entry point on a daily, or as required, basis. Soil washings from wheels shall be collected and disposed of in a manner that does not pollute waters. - Excavation Pump-out: As all proposed remediation works will take place above the existing ground level no excavation pump is anticipated as part of the proposed remediation. - Landscaping / Rehabilitation: Once sufficient imported material has been placed to achieve the required design levels then all exposed soil on the site surface shall be progressively covered in the appropriate surface finishes approved in the project development consent. Primarily this will be in the form of concrete slabs, however some small areas will also be finished with landscaped vegetation at the surface. - Vibration: The use of plant and machinery for the remediation works shall not cause vibrations to be felt or capable to be measured at any premises in proximity of the site. - Hazardous Materials: Hazardous and / or intractable wastes are not anticipated to be generated from the remediation works, however should this circumstance arise it will be treated as an unexpected find (Section 9.1) and shall be removed and disposed of in accordance with the requirements of NSW EPA, SafeWork NSW and the relevant regulations by the Party Responsible for completing the works. In particular, any hazardous wastes will be transported by a NSW EPA licensed transporter. - Community Consultation: The client will be responsible for any community consultation that may be required in relation to the remediation works - Unexpected Finds Protocol: The nature of any residual hazards which may be present at the site are likely to be detectable through visual or olfactory means. As a precautionary measure to ensure the protection of the workforce and surrounding community, should any unexpected potentially hazardous substance be found, an unexpected finds protocol is to be followed.
Contamination	Operation	<u>Preliminary Long Term Environmental Management Plan</u> Where shallow intrusive works are required, the following management measures will apply: - Approval for the works must be sought from the person/s with management or control of the workplace who is responsible for the enforcement of this LTEMP. A standing / long-term approval would be appropriate for persons engaged as gardeners / maintenance workers within the site; - Site personnel or contractors required to conduct intrusive works at the site must be inducted into the LTEMP and must be aware of their responsibilities with regard to health and safety.

Issue	Stage	Approach
		▪ A copy of the LTEMP is to be supplied to all persons conducting intrusive works on the site. ▪ Air monitoring is not required provided the environmentally impacted material beneath the marker layer is not disturbed. ▪ The marker layer shall not be disturbed, and any capping materials disturbed should be reinstated consistent with the description in Section 2.5.2 of this LTEMP. Where disturbed, the capping materials should be separately stockpiled, managed and reinstated consistent with this LTEMP (as applicable and appropriate). This shall include re-instatement of any areas of hardstand where hardstand is required to be removed. ▪ Any repairs to the capping and/or pavement (i.e. hardstand) overlying the marker layer shall be recorded and changes should be detailed in an updated survey plan, if required. Where deep intrusive works are required, the following management measures will apply: ▪ Prior to any deep intrusive work commencing, approval for the works must be sought from the person/s with management or control of the workplace who is responsible for the enforcement of the LTEMP will assess whether the works are necessary or if there is an alternative that will not result in exposure of environmentally impacted soil and whether the works are required to be carried out by a specialist contractor. The person/s with management or control of the workplace must also review and approve the Job Safety Risk Assessment (JSRA) and Safe Work Method Statement (SWMS) for the works and ensure that site personnel and/or contractors who will undertake the works understand the requirements of the LTEMP. ▪ Site personnel or contractors required to conduct deep intrusive works at the site must be inducted into the LTEMP and must be aware of their responsibilities with regard to health and safety. ▪ A copy of the LTEMP is to be supplied to all persons conducting deep intrusive works on the site. ▪ The works area must be isolated from casual entry using temporary barriers and only personnel inducted in the requirements of the site LTEMP will be permitted to enter the works area. ▪ Sufficient space must be provided within the works area to allow stockpiling of spoil from excavations, if required. ▪ In the event that materials from under the marker layer must be excavated, a water supply must be provided to the works area for the purpose of maintaining potential environmentally impacted soil in the excavations and stockpiles in a moist state. ▪ Personnel entering the works area must wear appropriate PPE. ▪ Decontamination procedures must be undertaken. ▪ Stockpiles of excavated spoil must be managed. ▪ Air monitoring to be undertaken. ▪ Once the works are complete, the capping and marker layer shall be reinstated with materials of similar nature as were originally present, as described in this LTEMP. Where materials are imported for use in the capping layer, if required, they must be validated as suitable for the site use. ▪ Areas of removal of hardstand / paving must be replaced with hardstand / paving in the reinstatement of the site. ▪ Any repairs to the capping and/or pavement shall be recorded and changes should be detailed in an updated survey plan, if required.
Waste	Construction	<u>Construction Waste Management</u> ▪ Develop a procurement policy which considers waste avoidance measures. ▪ Refine waste stream estimates to ensure adequate site storage and segregation. ▪ Refine estimated volumes of materials for construction.

Issue	Stage	Approach
		▪ Incorporation of waste management into development staging to promote reuse of materials across the site. ▪ Ensure areas for waste segregation are easily accessible and clearly defined. ▪ Ensure contractors are familiar with onsite waste storage areas for appropriate waste segregation ▪ Ensure wastes which cannot be reused or recycled and require disposal are clearly segregated from those which have the potential to be reused. ▪ Provide segregated bins for subcontractors to dispose of construction waste ▪ <u>Hazardous building materials mitigation measures</u> Friable Asbestos Hazards: ▪ Access to the internal areas of each structure at the site is restricted until further notice, or until the appropriate asbestos remediation works are completed. If access to the building is required, care should be taken to avoid any activities that may disturb settled dust and personal protective equipment (PPE) adopted to preclude potential inhalation exposures to dusts. Minimum PPE requirements of P2 half face respirators, disposable coveralls and gloves should be worn by any persons who require to enter the building. ▪ Remediation of the identified friable asbestos dust and accessible sediment/soils (i.e. roof gutters are not considered accessible) shall be completed as a matter of urgency and application of a sealant or barrier layer to the underside of the corrugated asbestos cement roof lining to prevent any further release of asbestos fibres shall also be completed. ▪ Notification of the identified workplace incident shall be made to the regulator (SafeWork NSW) in accordance with the WHS Act (2011). ▪ All site workers shall be offered the opportunity to undergo health monitoring. Non-friable Asbestos Hazards: ▪ All identified and suspected ACM are to be recorded on a site Hazardous Building Materials Register in accordance with Clause 425 of the Work Health and Safety Regulation (2017) with a register kept on-site and managed and updated under the responsibility of the site controller/owner ▪ Appropriate warning labels shall be applied to occurrences of non-friable asbestos materials, in accordance with SWNSW 2019b; ▪ The Hazardous Materials Register (Appendix A) must be updated following any changes to the condition of ACM identified within the register. Lead Containing Dust: ▪ Lead containing dust identified poses an immediate lead exposure hazard. It will be removed in conjunction with the friable asbestos impacted dusts removal works. Lead Based Paints: ▪ Where peeling or deteriorated they should be removed under controlled conditions by an experienced contractor and repainted to encapsulate the potential exposure pathway. A lead management plan (or hazardous material management plan) should be prepared for the site detailing the procedures to manage the remaining lead paints. These management procedures should involve program of regular inspection to ensure that the materials do not deteriorate further. ▪ Prior to demolition works, identified lead based paints should be removed under controlled conditions by an experienced contractor. Synthetic Mineral Fibres: ▪ The SMF materials can remain in situ and condition monitored on a regular basis. Alternatively, these SMF materials can be removed with the building and demolition waste with care taken not to generate fibres. Appropriate PPE is recommended.

Issue	Stage	Approach
Waste Management	Operation	- Develop a procurement policy which considers waste avoidance measures - Refine waste stream estimates to ensure adequate on-site storage and waste segregation, and to inform future procurement policies - Incorporate waste management into site management procedures to promote reuse and/or recycling of materials. - Consider opportunities for materials reuse and/or recycling where practicable. - If any of the warehouses are used by a third party, they will be required to provide their own operational waste management plan.
Environmental Heritage	Construction	If historical archaeological relics not assessed or anticipated are found during the works, all works in the immediate vicinity are to cease immediately and Heritage NSW must be notified in accordance with the conditions of the Section 60 permit. A qualified archaeologist is to be contacted.
Ecologically Sustainable Development	Operation	<u>Greenhouse Gas and Energy Efficiency</u> Thermal and Energy Performance: Reduction in greenhouse gas emissions resulting from energy consumption will be achieved across the development through a range of measures, including the following: <i>Improved building form and thermal envelope building fabric, including increased insulation and double glazing;</i> <i>Energy efficient HVAC systems;</i> <i>LED lighting with illumination power densities equal to or less than the maximum as set out in Part J6 of the relevant NCC;</i> <i>Lighting controls such as sensors and timers for external lighting and lighting in infrequently used areas, such as corridors and toilets;</i> <i>The provision of instantaneous hot water units.</i> With these initiatives, buildings will achieve a 10% improvement in energy consumption compared to a reference building. Building Sealing: All windows, doors, exhaust fans and pipe penetrations will be constructed to minimise air leakage as required by the provisions outlined in Section J3 of the relevant NCC. <u>Climate change, urban ecology and heat island effect mitigation</u> Reduced Average Rainfall and Extreme Rainfall Events <i>Oversize rainwater tanks and employ drought resistant landscaping to reduce the overall water load required for irrigation.</i> <i>Size all downpipes capable of withstanding high volumes of water flowing over the roofs, with eaves gutters designed for 1 in 20yr</i> Temperature Extremes: Air conditioners will be designed to handle higher specified conditions than required in Sydney. Consider including water fountains throughout the warehouse areas to ensure staff can easily hydrate during hotter temperatures. <u>Management</u> <i>Green Star Accredited Professional</i> <i>Environmental Performance Targets</i> <i>Building Systems Tuning</i> <i>Metering and Monitoring</i> <i>Formalised Environmental Management System</i> <u>Indoor Environmental Quality</u> <i>Ventilation System</i> <i>Provision of Outdoor Air</i> <i>Exhaust or Elimination of Pollutants</i> <i>Minimum Lighting Comfort</i> <i>Glare reduction</i> <i>Daylight</i> <i>Volatile Organic Compounds</i> <u>Water</u> <i>Efficient fixtures</i> <i>Rainwater collection and reuse</i> <i>Drought resistant landscaping</i> <i>Water efficient irrigation systems.</i>

Issue	Stage	Approach
		<u>Material</u> Concrete: A minimum of 50% of the concrete mix will contain recycled water (rainwater or purchased recycled water). Embodied carbon will also be reduced through use of Supplementary Cementitious Materials as appropriate for the mix and use of concrete. Steel: supplied from responsible steel makers with World Steel Association, Climate Action Program membership Low CO2-e Materials: Where possible, materials will be selected that have lower embodied emissions. <u>Electric Vehicle Charging</u> Provision for electric vehicle charging has been included within the design of the development.
Fire Safety	Operation	A Fire Safety Statement has been prepared by the project fire safety engineer including reviewing and assessing this issue. The fire safety requirements have been incorporated into the proposed architectural design. Further review will be undertaken during the Fire Engineering Brief Questionnaire in consultation with FRNSW.

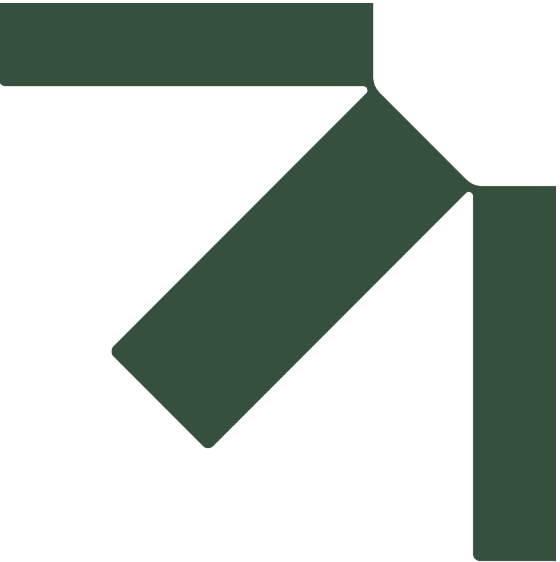
APPENDIX 4 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C9 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - (c) identify the development and application number;
 - (d) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - (e) identify how the incident was detected;
 - (f) identify when the applicant became aware of the incident;
 - (g) identify any actual or potential non-compliance with conditions of consent;
 - (h) describe what immediate steps were taken in relation to the incident;
 - (i) identify further action(s) that will be taken in relation to the incident; and
 - (j) identify a project contact for further communication regarding the incident.

INCIDENT REPORT REQUIREMENTS

3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - (a) a summary of the incident;
 - (b) outcomes of an incident investigation, including identification of the cause of the incident;
 - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - (d) details of any communication with other stakeholders regarding the incident.



Appendix B Relevant Conditions of Consent

Construction Environmental Management Plan

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

Vaughan Constructions Pty Ltd

SLR Project No.: 630.031503.00001

119 August 2024

Relevant Consent Conditions	Where Addressed in CEMP
SCHEDULE 2	
PART A ADMINISTRATIVE CONDITIONS	
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT	
A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	This CEMP and associated Sub-Plans have been developed to prevent/minimise any material harm to the environment.
TERMS OF CONSENT	
A2. The development may only be carried out: (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.	This CEMP and associated Sub-Plans have been developed in accordance with A2.
A3. 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).	Section 7 of the CEMP notes when revisions of the CEMP may be undertaken, this includes upon written direction by the Planning Secretary.
A4. 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.	Noted
LIMITS OF CONSENT	
Lapsing	
A5. This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.	Noted
NOTIFICATION OF COMMENCEMENT	

Relevant Consent Conditions	Where Addressed in CEMP
A6. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary: (a) construction; (b) operation; and (c) cessation of operations.	Noted – The Applicant will notify The Department in writing of the intended commencement date of construction within the prescribed timeframe
A7. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.	Noted – The Applicant will notify The Department in writing of the intended commencement date of construction within the prescribed timeframe
EVIDENCE OF CONSULTATION	
A8. Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	CEMP Section 1.7. Consultation with stakeholders during the preparation of this CEMP was not required. Where required, consultation with stakeholders has occurred and is documented in the relevant Sub-Plan.
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS	
A9. With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Noted
A10. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Noted
A11. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Noted

Relevant Consent Conditions	Where Addressed in CEMP
UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE	
General Requirements	
A12. Prior to the commencement of construction of the development, the Applicant must: (a) consult with the relevant owner and provider of utility 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. (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary and Council.	Consultation with relevant owners will be undertaken.
A13. Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.	Noted
Fibre-ready Facilities	
A15. Prior to the issue of a 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: (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 (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.	CEMP Section 3.3.3
DEMOLITION	
A17. All demolition must be carried out in accordance with <i>Australian Standard AS 2601-2001 The Demolition of Structures</i> (Standards Australia, 2001).	CEMP Section 4.
STRUCTURAL ADEQUACY	
A18. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC. Note: - Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. - The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.	Noted
EXTERNAL WALLS AND CLADDING	

Relevant Consent Conditions	Where Addressed in CEMP
A19. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Noted
A20. Prior to the issue of: (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); and (b) an Occupation Certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.	Noted
A21. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Noted
COMPLIANCE	
A22. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	CEMP Section 3.4
CONTRIBUTIONS TO COUNCIL	
A23. Prior to the issuing 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> .	Noted
OPERATION OF PLANT AND EQUIPMENT	
A24. All plant and equipment used on site, or to monitor the performance of the development, must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	CEMP Section 4 and sub plans.
APPLICABILITY OF GUIDELINES	
A26. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Noted
A27. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Noted
ADVISORY NOTES	

Relevant Consent Conditions	Where Addressed in CEMP
AN1. 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.	CEMP Section 3.3 and 4.1
PART B SPECIFIC ENVIRONMENTAL CONDITIONS	
TRAFFIC AND ACCESS	
Construction Traffic Management Plan	
B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	CTMP
B2. The Applicant must: (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.	CTMP
Parking	
B3. Prior to the commencement of construction of the site access driveways, the Applicant must: (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 (b) obtain approval for the works under section 138 of the Roads Act 1993.	CTMP
Operating Conditions	

Relevant Consent Conditions	Where Addressed in CEMP
B4. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	CTMP
B5. The Applicant must ensure: (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of <i>AS 2890.1:2004 Parking facilities Off-street car parking</i> (Standards Australia, 2004), <i>AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities</i> (Standards Australia, 2018) and <i>AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities</i> (Standards Australia, 2009) (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines; (c) articulated vehicles 19 metres or longer travelling to or from the site are restricted to undertake right turn movements only from Canterbury Road into Moxon Road with all other turning movements at the intersection of Canterbury Road and Moxon Road prohibited; (d) a sign is erected at the northern exit driveway advising drivers that 19 metre articulated vehicles or longer must undertake right turn movements only out of the site (see Figure 1 Ground Floor Plan in Appendix 1); (e) signs are erected at the central driveway advising drivers that all vehicles must undertake left turn movements in and out of the site (see Figure 1 Ground Floor Plan in Appendix 1); (f) implement and maintain line markings at the central driveway to deter right turn movements in and out of the subject site; (g) there is no more than one heavy vehicle on the site during any 15-minute time period between 6 pm and 10pm Monday to Saturday; (h) the development does not result in any vehicles queuing on the public road network; (i) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; (j) all vehicles are wholly contained on site before being required to stop; (k) all loading and unloading of materials is carried out on-site; (l) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and (m) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.	CTMP
On-Site Traffic Control	

Relevant Consent Conditions	Where Addressed in CEMP								
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: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (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 (d) include detailed architectural plans illustrating the location of all line marking (including but not limited to condition B4(f)), signage (including but not limited to condition B4(d), condition B4(e) and speed limit signage), and convex mirrors required for operation of the development.	CTMP								
B7. The Applicant must: (a) not commence construction of the development until the On-Site Traffic Control Plan required by condition B5 has been approved by the Planning Secretary; and (b) implement the most recent version of the On-Site Traffic Control Plan approved by the Planning Secretary for the duration of the development.	CTMP								
NOISE									
Hours of Work									
B14. The Applicant must comply with the hours detailed in Table 1. unless otherwise agreed in writing by the Planning Secretary. Table 1 Hours of Work <table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td rowspan="2">Construction</td><td>Monday – Friday</td><td>7am to 6pm</td></tr><tr><td>Saturday</td><td>8am to 1pm</td></tr></table>	Activity	Day	Time	Construction	Monday – Friday	7am to 6pm	Saturday	8am to 1pm	CEMP Section 2.2
Activity	Day	Time							
Construction	Monday – Friday	7am to 6pm							
	Saturday	8am to 1pm							
B15. Works outside of the hours identified in condition B15 may be undertaken in the following circumstances: (a) works that are inaudible at the nearest sensitive receivers; (b) works agreed to in writing by the Planning Secretary; (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or (d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.	CEMP Section 2.2								
Construction Noise Limits									
B16. 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 2.	CNVMP and Section 6 CEMP								

Relevant Consent Conditions	Where Addressed in CEMP
Vibration Criteria	
B17. Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures (German Institute for Standardisation, 2016); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	CNVMP
B18. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B30.	CNVMP
B19. The limits in conditions B30 and B31 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C2 of this consent.	CNVMP
B20. 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): (a) prior to the commencement of construction; and (b) within one month of the conclusion of construction, or as otherwise agreed with the Planning Secretary. The surveys must be submitted to the Planning Secretary and the relevant property owners within seven days of being prepared.	
Construction Noise and Vibration Management Plan	
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 (a) be prepared by a suitably qualified and experienced noise expert; (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); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B19(d); and (f) include a complaints management system that would be implemented for the duration of the development.	CNVMP

Relevant Consent Conditions			Where Addressed in CEMP
B23. The Applicant must: (a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B18 is approved by the Planning Secretary; and (b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of construction.			CNVMP
B24. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2. (when measured at a height of 1.5 metres above ground floor level at the most-affected point within the relevant property boundary). Table 2 Noise Limits (dB(A))			CNVMP
Location	Day L _{Aeq} (15 Minute)	Evening L _{Aeq} (15 Minute)	
46 Moxon Road, Punchbowl	53	45	
48 Moxon Road, Punchbowl	57	47	
50 Moxon Road, Punchbowl	54	47	
52-56 Moxon Road, Punchbowl	52	46	
58 Moxon Road, Punchbowl	50	46	
60 Moxon Road, Punchbowl	50	46	
62 Moxon Road, Punchbowl	53	47	
1 Craig Street, Punchbowl	55	44	
Moxon Sports Club (including outdoor lawn bowling and seating areas)	55	47	
Note Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to Appendix 4 for the location of residential sensitive receivers.			
Road Traffic Noise			
B33. Prior to the commencement of construction of the development, the Applicant must prepare a Driver Code of Conduct and induction training for the development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction			CTMP

Relevant Consent Conditions	Where Addressed in CEMP
Unexpected Finds	
B34 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.	Appendix K
Site Auditor	
B35. 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.	CEMP Section 3
B36. 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.	Appendix J CEMP Section 3
B37. 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.	Appendix J & CEMP Section 3
Long Term Environmental Management Plan	
B38 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 .	CEMP Section 3
Asbestos	
B41. 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: (a) <i>Work Health and Safety Regulation 2017</i> ; (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace December 2022; (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos December 2022; and (d) <i>Protection of the Environment Operations (Waste) Regulation 2014</i> .	RAP & CEMP Section 4.8
SOILS, WATER QUALITY AND HYDROLOGY	
Imported Soil	

Relevant Consent Conditions	Where Addressed in CEMP
B42. The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) 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.	ESCP
Erosion and Sediment Control	
B43. Prior to the commencement of any construction 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.	ESCP
B44. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B43 for the duration of construction of the development.	ESCP & Section 4.5 CEMP
Discharge Limits	
B45. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	CEMP Section 4.1 and ESCP
Stormwater Management System	
B46. Prior to the commencement of construction of the development, the Applicant must finalise the detailed design of the stormwater management system for the development. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be designed in consultation with Council; (c) be generally in accordance with the conceptual design in the EIS and RTS; (d) be in accordance with applicable Australian Standards; and (e) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;	Hale Capital have finalised SMS detailed design in accordance with condition B9. This have been submitted separate to this CEMP.
B48. The Applicant must maintain the stormwater management system installed on the site under condition B38 for the duration of the development.	Noted
Flood Management	

Relevant Consent Conditions	Where Addressed in CEMP
B49. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Flood Emergency Response Plan (CFERP) to the satisfaction of the Planning Secretary. The CFERP must form part of the CEMP required by conditions C2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain risk management manual (DPE, 2023) and Support for emergency management planning (DPE, 2023); and (c) include details of: (i) the flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.	FERP
B50. The Applicant must: (a) not commence construction until the CFERP required by condition B40 is approved by the Planning Secretary; and (b) implement the most recent version of the CFERP approved by the Planning Secretary for the duration of construction.	FERP
B53. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.	FERP
B54. Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components	FERP
B56. 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: (a) be submitted to Council; (b) be undertaken in accordance with the Flood Impact and Risk Assessment: Flood Risk Management Guideline LU01; (c) evaluate the sensitivity of the suspended concrete slab structure, including supporting piers, on flood parameters and displacement of flood storage; (d) demonstrate the detailed design of the reinstated and extended levee walls can withstand the forces of floodwaters; and (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.	FERP
VISUAL AMENITY	
Lighting	

Relevant Consent Conditions	Where Addressed in CEMP
B59. The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); and (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties, the public road network or the riparian corridor of Salt Pan Creek.	Noted
Signage and Fencing	
B60. All signage and fencing must be erected in accordance with the development plans referenced in Appendix 1. <i>Note: This condition does not apply to temporary construction and safety related signage and fencing.</i>	CEMP Section 4.1
Biodiversity	
B61. 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.	CEMP Section 4.7
B62. 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.	CEMP Section 4.7
AIR QUALITY	
Dust Minimisation	
B63. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	ESCP and Section 4.3 CEMP
B64. During construction of the development, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	ESCP and Section 4.3 CEMP
Air Quality Discharges	
B65. 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.	ESCP and Section 4.3 CEMP
ABORIGINAL HERITAGE	
Unexpected Finds Protocol	

Relevant Consent Conditions	Where Addressed in CEMP
B66. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development: (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately; (b) Heritage NSW must be contacted immediately; and (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.	
B67. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the <i>National Parks and Wildlife Act 1974</i> .	UFP & Section 4.1 of CEMP
NON-ABORIGINAL HERITAGE	
Unexpected Finds Protocol	
B68. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development: (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately; (b) Heritage NSW must be contacted immediately; and (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.	UFP & RAP
B69. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.	UFP & RAP
HAZARDS AND RISK	
Dangerous Goods	
B70. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.	CEMP Section 4.8
B71. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; and (b) for liquids: (i) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (ii) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual.	CEMP Section 4.8
B72. In the event of an inconsistency between the requirements of conditions B60(a) and B60(b), the most stringent requirement must prevail to the extent of the inconsistency.	CEMP Section 4.8
Bunding	
B73. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant	CEMP Section 4.8

Relevant Consent Conditions	Where Addressed in CEMP
Australian Standards, and/or EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change, 2007).	
Emergency Services Information Package	
B74. From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW <i>Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans</i> , must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.	CEMP Section 4.1
WASTE MANAGEMENT	
Statutory Requirements	
B75. 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) and dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.	CDWMP & CEMP Section 4.6
B76. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	CDWMP & CEMP Section 4.6
B77. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	CDWMP & CEMP Section 4.6
B78. 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.	CDWMP & CEMP Section 4.6
Pests, Vermin and Priority Weed Management	
B79. The Applicant must: (a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and (b) 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. Note: For the purposes of this condition, priority weed has the same definition of the term in the Biosecurity Act 2015.	BMP and CEMP Section 4.7
PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING	
ENVIRONMENTAL MANAGEMENT	
Management Plan Requirements	

Relevant Consent Conditions	Where Addressed in CEMP
C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (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; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) 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; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. Note: <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	This CEMP and Sub-Plans.
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN	
C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	This CEMP
C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following: (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) Construction and Demolition Waste Management Plan (see condition B63); (f) the approved Acid Sulfate Soils Management Plan submitted as Appendix S of the EIS; and (g) Community Consultation and Complaints Handling.	Sub-Plans & CEMP Section 1.2

Relevant Consent Conditions	Where Addressed in CEMP
C4. The Applicant must: (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and (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.	CEMP Section 1.3
REPORTING AND AUDITING	
Incident Notification, Reporting and Response	
C9. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.	CEMP Section 7
Non-Compliance Notification	
C10. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.	CEMP Section 3
C11. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	CEMP Section 3
C12. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	CEMP Section 3
Monitoring and Environmental Audits	
C13. 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. Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	CEMP Section 5
Access to Information	

Relevant Consent Conditions	Where Addressed in CEMP
C14. 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), including rehabilitation and remediation, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent with the exception of any hazard and risk related studies; (iv) 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; (v) 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; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated quarterly; (ix) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	CEMP Section 4.9
Appendix 3 : Applicants Management and Mitigation Measures	
Transport & Traffic	
For the construction stage, a Construction Traffic Management Plan be prepared for the site. ▪ Temporary exclusion fencing (chain mesh fencing) will be erected along the entire boundary of the Site and will be maintained for the duration of the construction program. ▪ Handling of all materials throughout the construction shall adhere to the following. - It is proposed that all material loading will occur within the construction site boundary. - No loading is proposed to occur outside of the provisioned areas. - Equipment, materials, and waste will be kept within the construction site boundary ▪ All vehicles transporting loose materials will have the entire load covered and/or secured to prevent any large items, excess dust or dirt particles depositing onto the roadway during travel to and from the site. ▪ An authorised Traffic Controller is to be present on-site throughout the construction stage of the project	CTMP
Trees and Landscaping	

Relevant Consent Conditions	Where Addressed in CEMP
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: Nil ▪ Where indirect or inadvertent encroachments may occur due to haul routes or machinery movement tree protection should be installed Minor: ▪ The area lost to encroachment must be offset elsewhere and contiguous to the TPZ. ▪ Detailed root investigations should not be required. ▪ Tree protection must be installed and maintained Major: ▪ The Project Arborist must demonstrate the tree(s) will remain viable. ▪ Root investigations using non-destructive methods may be required to clarify or confirm the impacts to trees to be retained. ▪ The area lost to encroachment must be offset elsewhere and contiguous to the TPZ. ▪ All works and excavations within the TPZ must be supervised by the Project Arborist. ▪ Tree protection must be installed and maintained for project duration. ▪ Additional measures such as mulching or temporary irrigation may be required	CEMP Section 4.7
Biodiversity	
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; Pre-clearance and clearance management of vegetation; ▪ Pre-demolition clearance surveys; ▪ Fauna rescue and relocation protocol; ▪ Euthanasia protocol; ▪ General biosecurity duty (GBD) compliance; ▪ Unexpected finds protocol; and ▪ Monitoring and reporting strategies These are to be documented in a Flora and Fauna Management Plan as a subplan to the project's Construction Environmental Management Plan.	CEMP Section 4.7
Air Quality	

Communication ▪ Develop and implement a stakeholder communications plan that includes community engagement before work commences on site. ▪ Displays the name and contact details of the Responsible Person accountable for air quality and dust issues on the site boundary. ▪ Displays the head or regional office contact information. ▪ Develop and implement a Dust Management Plan (DMP). Site Management ▪ 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. ▪ Make the complaints log available to relevant authorities (Council, EPA, etc). ▪ Record exceptional incidents that cause dust and/or air emissions, either on or off site, and the actions taken to resolve the situation in the logbook. Monitoring ▪ Undertake daily on-site and off-site inspections at nearby receptors 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. ▪ 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. Preparing & Maintaining the site Plan site layout so that dust generating activities are located away from receptors, as far as possible. ▪ Avoid site runoff of water or mud. ▪ 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. ▪ Cover, seed, or fence stockpiles to prevent wind erosion. Construction Vehicles and Sustainable Travel ▪ Ensure all vehicles switch off engines when stationary – no idling vehicles. ▪ 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). Measures for General Construction Activities ▪ Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate. ▪ 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. Measures Specific to Haulage ▪ Use water-assisted dust sweeper(s) on the access and local roads, as necessary. ▪ Avoid dry sweeping of large areas.	Appendix C & D and CEMP Section 3 & 4
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Relevant Consent Conditions	Where Addressed in CEMP
▪ Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. ▪ Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable. ▪ Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). ▪ Access gates to be located at least 10m from receptors where possible	
Noise and Vibration	

A detailed Construction Noise and Vibration Management Plan will be prepared including the following management measures: ▪ Identification of nearby residences and other sensitive land uses; ▪ Description of approved hours of work; ▪ Description and identification of construction activities, including work areas, equipment and duration; ▪ Description of what work practices (generic and specific) will be applied to minimise noise; ▪ Consider the selection of plant and processes with reduced noise emissions; ▪ A complaints handling process; ▪ Noise monitoring procedures; ▪ Overview of community consultation required for identified high impact works; ▪ Overview of community consultation process and assessment required for identified additional works outside of standard construction hours; and ▪ Induction and training will be provided to relevant staff and sub- contractors outlining their responsibilities with regard to noise. ▪ Administrative Controls: ▪ Operate during approved hours ▪ Undertake regular noise monitoring to determine the impact of operating plant on sensitive receivers ▪ Appropriate training of onsite staff ▪ Undertake community consultation and respond to complaints in accordance with established project procedures ▪ Turning off machinery when not in use ▪ Respite periods for pile drivers and rock breakers (if applicable) ▪ Conducting regular maintenance of plant to ensure that they are operating as efficiently and quietly as practicable ▪ Engineering Controls: ▪ Portable temporary screens ▪ Screen or enclosure for stationary equipment ▪ Maximising the offset distance between noisy plant items and sensitive receivers ▪ Avoiding using noisy plant simultaneously and / or close together, adjacent to sensitive receivers ▪ Orienting equipment away from sensitive receivers ▪ Carrying out loading and unloading away from sensitive receivers ▪ Using dampened tips on rock breakers ▪ Using noise source controls, such as the use of residential class mufflers, to reduce noise from all plant and equipment including bulldozers, cranes, graders, excavators and trucks ▪ Selecting site access points and roads as far as reasonably practicable away from sensitive receivers ▪ Using spotters, closed circuit television monitors, “smart” reversing alarms, or “squawker” type reversing alarms in place of traditional reversing alarms ▪ Employ non noise-generating structures such as site offices, storage sheds, stockpiles and tanks as noise barriers.	Appendix D
Groundwater	

Salinity Management Plan Earthworks:

- Vegetation cover should be estimated and maintained on permanent batters upon completion to control erosion.
- The final surface of all areas of the development should be graded to prevent the ponding of surface water.
- Erosion control of temporary batters, stockpiles and disturbed areas should be planned prior to undertaking the earthworks and implemented during the earthworks, including:
 - Grading and sealing partially completed surfaces
 - Installation of clearly visible fencing and traffic control measures to prevent unnecessary trafficking of areas and ensuring site disturbance
 - Establishing set vehicular access points and roads.
- Sediment control implemented by means of sediment traps and silt fencing where necessary. Imported Soils:
 - Fill materials to be imported to site to be assessed for suitability for the intended use. Gardens and landscaped areas:
 - Selection of plant species should consider the soil conditions, including moderate salinity, relatively poor fertility and clayey low permeability soil profiles. Successful revegetation is likely to require use of nutrient rich soil.
 - Potential of water logging to be minimised by:
 - Adopting plant species with minimal watering requirements
 - Adopting 'waterwise' gardening principles
 - Minimise use of potable water in landscaped areas
 - Properly designed and implemented irrigation systems Roads, footpaths and hardstand areas:
 - Roads, footpath and hardstand surfaces should be graded, and the grades maintained at all times to prevent ponding of surface water at locations where this can result in infiltration into the underlying soils
 - Connections between roads, footpath and hardstand surfaces and the surface water and stormwater drainage infrastructure should be designed, constructed and maintained to restrict infiltration into underlying soils
 - Services that are to be located below the roads, footpath and hardstand surfaces should be installed, where practical, at the time of construction Surface water, stormwater and drainage:
 - Disturbance of natural drainage patterns should be reduced. Where these are disturbed or altered appropriate artificial drainage should be installed
 - Stormwater and surface water should be managed to restrict infiltration
 - Temporary water retaining structures used during construction should be managed to restrict infiltration
 - Guttering and down pipes should be connected and maintained ▪ Durability of concrete structures in contact with the ground:
 - The design of structural concrete members in contact with the ground (exclude piles) to adopt an A2 exposure classification as defined in AS3600:2018
 - The design of concrete cast in situ piles adopt a "Mild" to "Non-aggressive" classification as defined in AS2159:2009.
- Acid Sulfate Soils Management Plan
- Pre-disturbance Works:

CEMP Section 4.5 &
**Appendix H &
Appendix L**

- The sequencing of proposed piling, excavation, services installation and other activities should be planned in detail, taking into account the time and space necessary to complete the ASS/PASS management activities outlined in this document. The planning should provide a contingency for treatment of additional quantities of materials in the event that requirements for the disturbance of additional ASS/PASS material is identified following the commencement of site works, or heavy rainfall/storm events result in significant additional quantities of collected impacted water;
- The actual areas of ASS/PASS occurrence where disturbance/excavation will occur during each stage of works (piling, excavation, services installation etc.) as part of the site activities should be identified and suitable location(s) for treatment areas close to the areas of disturbance identified. Based on the proposed works, the available space for treatment and the approximate volume anticipated to be disturbed, staging of the disturbance activities should then be planned such that sufficient drying and mixing time can be achieved for all materials needing treatment. The staging should also allow for adequate time to obtain the results of verification testing before the material is placed at the final location or removed from the site.
- Neutralisation Chemicals: ▪ A small-scale treatment trial be implemented at the commencement of site works prior to broad scale implementation of alternative neutralising compounds. The small-scale trials should document the effectiveness of the revised approach. Consideration as to the feasibility of dewatering material and associated management of separated water and solids will also be required.

Treatment Area Design:

Small Quantities

- For small scale disturbance activities, it is anticipated that a large, lined skip bin or suitable structure could be used as a 'treatment cell' to minimise the potential for release of acidic leachate or partially treated soil. This may be appropriate for the treatment of piling spoil or minor trenching activities.

Significant Excavation Quantities

- Should quantities of material disturbed in a staged manner exceed that able to be managed in a large skip bin, a treatment area should be established with consideration of the following:
- The treatment area should be established separate to the area of disturbance but able to be accessed from the area of disturbance by plant/vehicles transporting the material to be treated and material to be removed from the treatment area at the completion of stabilisation activities;
- The treatment areas should be sufficiently large to facilitate a pre-treatment stockpile area, a treatment pad, water/sediment collection and treatment measures, post treatment stockpile storage area and lime storage area;
- The treatment area should be isolated from major external surface water catchments, including overland surface water flow and potential flood water, excavation flooding by rainfall events, by ground surface contouring, installation of perimeter drains or bunds covered with an impervious layer (concrete, geomembrane, compacted non-ASS clay, etc.);
- Pre-treatment and post-treatment stockpile areas should be separately bunded or drained to minimise the potential for re-acidification of treated material;
- A sufficient supply of aglime should be kept on site at all times for the treatment of ASS to be neutralised within the treatment area, for application on exposed excavation faces where ASS is expected or suspected; and for wet weather events where existing applications will require replacement and/or

treatment of acidic water is necessary. Receipts, dockets and other field records showing the storage locations of all chemicals and location of all applications of neutralising agents must be kept.

- General Site Management:

- All soils must be treated as ASS material until such a time as the material is demonstrated to be non-ASS material or treatment effectively reduces the risk associated with the material and validation results meet the relevant specifications.

- ASS/PASS materials that have been excavated (or otherwise brought to the ground/water surface) should be immediately transferred to the treatment area or treated in-situ as soon as practicable to minimise the quantity of soil, sediment and/or water requiring treatment and the risk of environmental harm to the site and/or down-gradient receptors.

- Bunding, diversion drains, contaminated water treatment/containment etc. may be used to contain surface water run-off from ASS storage and treatment areas. However, ASS materials must not be used in the construction of bunds and other diversion devices.

- Equipment used in the treatment of ASS shall be washed with an alkaline solution at the completion of each work period to minimize corrosion of equipment.

- Excavation Works:

- Any material identified as non-ASS is to be removed from within the ASS zone footprint and treatment area;

- Materials identified as ASS, or suspected to comprise physical properties indicative of ASS should be assumed to be ASS unless demonstrated otherwise;

- Works including disturbance of ASS materials will be subject to field testing upon initial exposure of each soil horizon. If either the field criteria or laboratory analysis results indicate the material is considered to be ASS, then the material will require treatment

- Treatment of Excavated PASS Material:

- Treatment of ASS soils will comprise the addition of sufficient quantities of finely ground neutralising agent and provide a factor of safety to compensate for potential impurities in the neutralising agent, non-homogenous mixing and limitations to the solubility of the neutralising agent. This will need to be determined on the basis of analysis data collected.

- The excavated ASS material will be immediately transferred to the treatment area and placed either in a stockpile within the pre-treatment stockpile area or immediately on the treatment pad. Treatment of excavated material should occur within one day of excavation of the material. ▪ Water Management During Treatment:

- Water will be neutralised, where required by the addition of lime (or equivalent alkaline product) within a dedicated treatment tank or lined detention basin. Lime shall be added incrementally and thoroughly mixed within the treatment vessel.

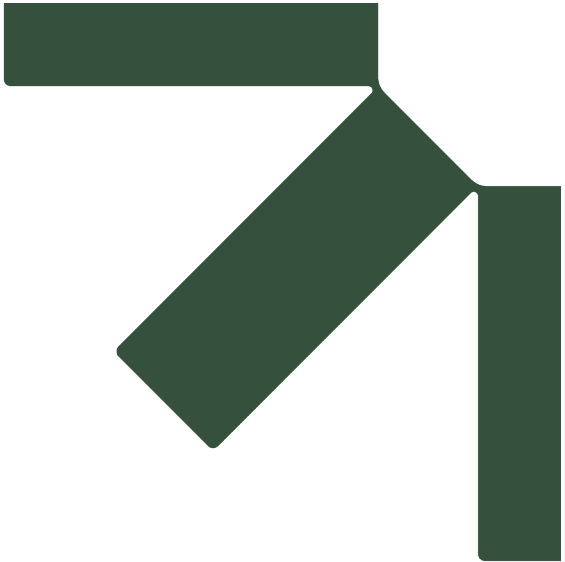
- In the event water volumes greater than the capacity of the water treatment holding capacity are produced during the acid sulfate soil management activities, consideration should be given to offsite disposal of water via a licensed contractor or treatment of water using neutralisation chemical dosing within holding tanks prior to re-irrigation of open excavations once the pH of the water has been demonstrated to be suitable

Relevant Consent Conditions	Where Addressed in CEMP
Water Management and Flooding Risk	
A Sediment and Erosion Control Plan will be in place to ensure the downstream drainage system and receiving waters are protected from sediment laden runoff	Appendix H
Aboriginal Cultural Heritage	
In the event that unexpected finds occur during any activity within the site, all works must in the vicinity must cease immediately. The find must be left in place and protected from any further harm. ▪ If unexpected finds occur during any activity within the study area, all works must in the vicinity must cease immediately. The find must be left in place and protected from any further harm. Depending on the nature of the find, the following processes must be followed: – If, while undertaking the activity, an Aboriginal object is identified, it is a legal requirement under Section 89A of the NPW Act to notify Heritage NSW, as soon as possible. Further investigations and an AHIP may be required prior to certain activities recommencing. – If, human skeletal remains are encountered, all work must cease immediately and NSW Police must be contacted, they will then notify the Coroner's Office. Following this, if the remains are believed to be of Aboriginal origin, then the Aboriginal stakeholders and Heritage NSW must be notified. ▪ 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. ▪ 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.	Appendix K
Contamination	

Relevant Consent Conditions	Where Addressed in CEMP
Remedial Action Plan ▪ Stockpile Management: All materials stockpiled onsite will be managed by the Principal Contractor for the duration of the remediation works. The following procedures will be implemented by the Site Owner or party completing the works: – No new stockpiles of contaminated materials are permitted to be stored at the site at any stage during the remedial program; – All stockpiles of soil or other materials shall be placed away from drainage lines gutters or stormwater pits or inlets; and – All stockpiles of soil or other materials likely to generate dust or odours shall be covered (where practical). ▪ Site Access: All vehicle access to the site shall be stabilised to prevent the tracking of sediment onto the roads and footpaths. All materials must be removed from the entry point on a daily, or as required, basis. Soil washings from wheels shall be collected and disposed of in a manner that does not pollute waters. ▪ Excavation Pump-out: As all proposed remediation works will take place above the existing ground level no excavation pump is anticipated as part of the proposed remediation. ▪ Landscaping / Rehabilitation: Once sufficient imported material has been placed to achieve the required design levels then all exposed soil on the site surface shall be progressively covered in the appropriate surface finishes approved in the project development consent. Primarily this will be in the form of concrete slabs, however some small areas will also be finished with landscaped vegetation at the surface. ▪ Vibration: The use of plant and machinery for the remediation works shall not cause vibrations to be felt or capable to be measured at any premises in proximity of the site. ▪ Hazardous Materials: Hazardous and / or intractable wastes are not anticipated to be generated from the remediation works, however should this circumstance arise it will be treated as an unexpected find (Section 9.1) and shall be removed and disposed of in accordance with the requirements of NSW EPA, SafeWork NSW and the relevant regulations by the Party Responsible for completing the works. In particular, any hazardous wastes will be transported by a NSW EPA licensed transporter. ▪ Community Consultation: The client will be responsible for any community consultation that may be required in relation to the remediation works ▪ Unexpected Finds Protocol: The nature of any residual hazards which may be present at the site are likely to be detectable through visual or olfactory means. As a precautionary measure to ensure the protection of the workforce and surrounding community, should any unexpected potentially hazardous substance be found, an unexpected finds protocol is to be followed.	Appendix J & Appendix K
Waste	

Construction Waste Management ▪ Develop a procurement policy which considers waste avoidance measures. ▪ Refine waste stream estimates to ensure adequate site storage and segregation. ▪ Refine estimated volumes of materials for construction ▪ Incorporation of waste management into development staging to promote reuse of materials across the site. ▪ Ensure areas for waste segregation are easily accessible and clearly defined. ▪ Ensure contractors are familiar with onsite waste storage areas for appropriate waste segregation ▪ Ensure wastes which cannot be reused or recycled and require disposal are clearly segregated from those which have the potential to be reused. ▪ Provide segregated bins for subcontractors to dispose of construction waste ▪ Hazardous building materials mitigation measures Friable Asbestos Hazards: ▪ Access to the internal areas of each structure at the site is restricted until further notice, or until the appropriate asbestos remediation works are completed. If access to the building is required, care should be taken to avoid any activities that may disturb settled dust and personal protective equipment (PPE) adopted to preclude potential inhalation exposures to dusts. Minimum PPE requirements of P2 half face respirators, disposable coveralls and gloves should be worn by any persons who require to enter the building. ▪ Remediation of the identified friable asbestos dust and accessible sediment/soils (i.e. roof gutters are not considered accessible) shall be completed as a matter of urgency and application of a sealant or barrier layer to the underside of the corrugated asbestos cement roof lining to prevent any further release of asbestos fibres shall also be completed. ▪ Notification of the identified workplace incident shall be made to the regulator (SafeWork NSW) in accordance with the WHS Act (2011). ▪ All site workers shall be offered the opportunity to undergo health monitoring. - Non-friable Asbestos Hazards: ▪ All identified and suspected ACM are to be recorded on a site Hazardous Building Materials Register in accordance with Clause 425 of the Work Health and Safety Regulation (2017) with a register kept on-site and managed and updated under the responsibility of the site controller/owner ▪ Appropriate warning labels shall be applied to occurrences of non-friable asbestos materials, in accordance with SWNSW 2019b; ▪ The Hazardous Materials Register (Appendix A) must be updated following any changes to the condition of ACM identified within the register. Lead Containing Dust: ▪ Lead containing dust identified poses an immediate lead exposure hazard. It will be removed in conjunction with the friable asbestos impacted dusts removal works. Lead Based Paints: ▪ Where peeling or deteriorated they should be removed under controlled conditions by an experienced contractor and repainted to encapsulate the potential exposure pathway. A lead management plan (or hazardous material management plan) should be prepared for the site detailing the procedures to manage the remaining lead paints. These management procedures should involve program of regular inspection to ensure that the materials do not deteriorate further. ▪ Prior to demolition works, identified lead based paints should be removed under controlled conditions by an experienced contractor. Synthetic Mineral Fibres:	CEMP Section 4.6
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Relevant Consent Conditions	Where Addressed in CEMP
▪ The SMF materials can remain in situ and condition monitored on a regular basis. Alternatively, these SMF materials can be removed with the building and demolition waste with care taken not to generate fibres. Appropriate PPE is recommended	
Environment and Heritage	
If historical archaeological relics not assessed or anticipated are found during the works, all works in the immediate vicinity are to cease immediately and Heritage NSW must be notified in accordance with the conditions of the Section 60 permit. A qualified archaeologist is to be contacted.	Appendix K
APPENDIX 4: INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS	
WRITTEN INCIDENT NOTIFICATION REQUIREMENTS	
1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C12 or, having given such notification, subsequently forms the view that an incident has not occurred.	CEMP Section 3.5
2. Written notification of an incident must: (c) identify the development and application number; (d) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (e) identify how the incident was detected; (f) identify when the applicant became aware of the incident; (g) identify any actual or potential non-compliance with conditions of consent; (h) describe what immediate steps were taken in relation to the incident; (i) identify further action(s) that will be taken in relation to the incident; and (j) identify a project contact for further communication regarding the incident.	CEMP Section 3.5.5
INCIDENT REPORT REQUIREMENTS	
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	CEMP Section 3.5.5
4. The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.	CEMP Section 3



Appendix C Stakeholder Engagement Report

Construction Environmental Management Plan

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

Vaughan Constructions Pty Ltd

SLR Project No.: 630.031503.00001

25 September 2024



COMMUNITY AND STAKEHOLDER MANAGEMENT PLAN

FOR

HALE CAPITAL PUNCHBOWL

Project No. 23.408.

AT

**45 – 57 MOXON ROAD,
PUNCHBOWL NSW 2196**

JUNE 2024

(Revision 0)



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PROJECT PARTICULARS

1.1 Builders Details

Company Name:	Vaughan Constructions
Company Business Address:	880 Lorimer Street, Port Melbourne. Vic. 3207.
Company Contact Number	(03) 9347 2611.
Directors Name:	Luke Stambolis
Company Operational Details:	Industrial Construction
ABN:	26 609 671 445

Stage	Name:	Phone:	Email
Construction Manager:	Andrew Constantinidis	0409 996 387	andrew.constantinidis@vaughans.com.au
Project Director:	David Upton	0412 719 623	david.upton@vaughans.com.au
Contract Administrator	Carl Pizzolato	0427 584 780	carl.pizzolato@vaughans.com.au
Site Manager:	Ali Mourad	0416 317 404	ali.mourad@vaughans.com.au
OHS Representative:	TBA		

1.2 Project / Site Details

Site Address:	45-57 Moxon Rd Punchbowl 2196
Project Description:	Double storey ramp up warehouses and 12 office tenancies
Project Duration:	424 working days

1.3 Community and Stakeholders

- Hale Capital
- Residents of Moxon Road Punchbowl, numbers 46, 48, 50, 52-54, 56, 58, 60
- Residents of 1 Craig Street Punchbowl
- Tenants at 59 Moxon Road Punchbowl.
- Tenants at 41 Moxon Road Punchbowl.
- Tenants at 1 and 2 Gow Street Punchbowl
- Moxon Rd Sports Club.
- General public and road users of Moxon Road.
- Canterbury Bankstown Council.
- Department of Planning, Housing & Infrastructure (DPHI)
- Optus, Telstra, NBN, Sydney Water, Ausgrid, Jemena (gas)

- Fire and Rescue NSW, NSW Department of Planning and Environment.

- Aboriginal Stakeholder Groups and Heritage NSW

2.0 INTRODUCTION

Vaughan Constructions have been appointed by Hale Capital as the Principal Contractor to build a new multi-level industrial facility including, two levels of warehouses, on grade hardstand, 12 office tenancies. Each tenancy has its own office space allocated to its tenant with modern bathroom facilities, prayer room, outdoor seating area and lift access.

This document is the Community and Stakeholder Management Plan (CSMP) for the construction project. It has been developed in consultation with the project team then reviewed and authorised by the Project Director for the project.

This CSMP has been prepared to address the project specific requirements identified in

- legislation, EPA & council documents
- design documents
- project risk assessment & design risk assessment

A copy of this CSMP shall be readily available on site to be viewed by all Vaughan Construction employees, subcontractors, their workers and other stakeholders associated with the project.

3.0 OBJECTIVE

The object of this Community and Stakeholder Management Plan (CMP) is to ensure that the community and stakeholders relevant to the project are considered during the construction activities, planning of the works and compliance with all relevant laws, codes of practice and Australian Standards. Consultation will be undertaken with relevant stakeholders (neighbouring property owners & council) as to what if any impact the construction works have on the day-to-day amenity of their properties.

4.0 PERMIT APPROVALS

A Development Approval has been received from Department of Planning, Housing and Infrastructure (DPHI) for the development and use of the site. A Construction Certificate will be obtained prior to construction works commencing. A road opening permit will be obtained for any works that involve breaking the surface of any part of the street or footpath outside of the construction site boundary.

5.0 COMMUNICATION STRATEGY

A successful communications and stakeholder relations strategy has four main elements to it. Affected stakeholders need to be advised:

1. **What** is happening as part of the works to Hale Punchbowl;
2. **When** is it happening, including specific advice as to progress of the works;
3. **Where** are the works being undertaken; and
4. **How** are the works being undertaken and how they will be affected.

Communication is also two-way and therefore the strategy includes a feedback mechanism where client, customer or community complaints can be addressed and corrective action taken.

The aim being “NO SURPRISES”.

Each of these four points is addressed as follows:

5.1 Before Commencement

With demolition scheduled to commence in August, several actions need to be taken:

No.	Description	By	When
5.1.1	Coordination meeting with Superintendent to review matters such as: - work methodology	Project Director	ASAP
5.1.2	A letter box drop to local residents / businesses	Site Manager	1 wk prior
5.1.3	Advice to Council as to commencement of works	Project Director	1 wk prior
5.1.4	Erection of hoardings and fencing to the works including directional signage as required.	Site Manager	1 wk prior

5.2 During Construction

Actions to be taken during construction.

No.	Description	By	When
5.2.1	Letter box drops to residents / businesses as required	Site Manager	Significant events, eg concrete pours
5.2.2	Maintenance of hoardings / fences incl repairs and graffiti removal	Site Manager	As required
5.2.3	Client coordination meetings - Superintendent	Project Director / Hale	Weekly
5.2.4	Contractor inductions / employee "tool box" and coordination meetings to reinforce the CLP	Project Director / Site manager	Fortnightly
5.2.5	Erection and maintenance of work site and directional signage	Site Manager	As required
5.2.6	Community Liaison & Meetings	Project Director / Hale	As required

5.3 Customer and Community Feedback

With each form of communication, whether it be site signage or letter box drops, a phone number will be provided to facilitate customer and community feedback including complaints.

All complaints are immediately referred to the Communications and Community Liaison Representative (CCLR), Stephen Shoesmith of SLR Consulting for action. Significant complaints affecting the local community will be referred to the Superintendent. A register of all complaints or feedback is to be maintained and tabled with each monthly PCG report. Refer Appendix One - Complaints / Corrective Action Register.

6.0 PROJECT SPECIFIC REQUIREMENTS

6.1 Location and Site Description

Site address: Hale Capital Punchbowl
45 – 57 Moxon Rd Punchbowl 2196

Local Government Area: Canterbury Bankstown City Council.

6.2 Project Scope

The Hale Capital, Punchbowl project will be completed in one stage. This will include the demolition of the existing warehouse buildings, including hazardous materials removal, construction of flood conveyance zones and building pads in preparation for the proposed development which consists of two buildings, Building A facing Salt Pan Creek on the west and Building B facing Moxon Rd. Both have multiple tenancies across 2 levels, Building A with two tenancies per level and Building B with four tenancies per level, creating a total of 12 tenancies overall. Each warehouse has its own ancillary office space, and the buildings are separated by a shared hardstand which is undercover.

6.3 Progression & Duration of Construction Works

The construction works given in the project overview are scheduled to be completed within approximately 424 working days. Construction is scheduled for commencement in August 2024 and completion by the end of June 2026.

The site and construction works are located within an industrial zoned area. However, the site also borders a residential area with a significant number of properties in Moxon Rd and surrounding streets likely to be impacted during the works to some degree. Therefore, clear, succinct and regular communication is essential

Whilst working in an operational environment, safety of the public and the construction workers is paramount to Vaughan Constructions. Hoardings / fencing will be erected to all site boundaries. If construction workers are required to work outside the fenced area, outside the site boundaries, works will be arranged and in coordination with neighboring owners. Works outside the site will need to be approved with applicable safety precautions to complete the works and to separate the construction workers from neighboring businesses and workers.

Footpath pedestrian access along the front of Moxon Road directly into site compound/ amenities will be always maintained. Vehicular traffic will be managed in accordance with the Construction Traffic Management Plan.

6.4 Construction Hours

Construction activities associated with offensive noise works, including the delivery of materials to and from the site, are to be within approved hours of 7.00am to 6.00pm from Monday to Friday, 8.00am to 1.00pm Saturday, No work on Sunday and public holidays. All out of hour works shall be in accordance with the approved Development Approval and issued permits.

6.5 Signage

Signage is to be displayed to the public and maintained in a prominent location for the duration of the work that is visible to the public from outside the construction area that advises people:

- Vaughan Constructions is the Principal Contractor for the construction project and an after-hours contact phone number
- the name, address and telephone number of the Principal Certifying Authority for the work
- minimum PPE requirements for all people entering the site
- the requirement that unauthorised entry to the work site is prohibited;
- the requirement that visitors must report directly to the site office upon entry to the site and present themselves to the Site Manager;

Signage will also be displayed as required to warn members of the public of specific construction related hazards. Traffic management signage will be displayed as per the requirements of any approved traffic control plans.

The temporary construction fencing / hoarding along Moxon road will include 'Hale Capital and Vaughan Construction logos.

6.6 Traffic & Parking

Traffic and Parking can be cause for disruption and complaints from community and stakeholders. Existing vehicle access points off Moxon Road will be used for site access, for the entire construction duration. The existing cross overs are located on the north and south of the eastern boundary from Moxon Road. Traffic Controllers will be used when required throughout the construction period.

There will be no parking for construction staff immediately in front of the site on Moxon Road. An arrangement has been made with the Moxon Sports Club for parking on their surplus land.

As mentioned above, all construction related works, including deliveries, loading and concrete pumping will be located inside the site boundary allowing pedestrian access to travel along the footpath with no disturbance. Traffic management plans have been prepared for the 3 different construction stages, including demolition, excavation, and construction. Truck frequency will differ throughout the construction stages and may be a maximum of 15 minute cycles.

A stabilised vehicle access point / road that incorporates a rumble / shaker grid will be constructed and maintained at the commencement of the earthworks. Vehicle washing will be located near the rumble grids if and when required to assist in the prevention of excessive dirt on the roads and mitigate complaints by the public.

Note: Street sweeping will be used to clean roads exterior roads on an as needed basis to ensure the road is kept clean and complaints are not received from stakeholders.

6.7 Noise

Noise controls are in place to minimise disruption to the community. Construction activities that create offensive noise such as the use of electric and pneumatic tools, including the delivery of materials to and from the site, are to be within approved site hours (refer to section 6.4). There is to be no 'warming up' of plant and machinery outside of the construction site or outside the approved construction hours. All equipment (excavators, backhoes, cranes, trucks, etc.) are to have adequate noise prevention safeguards such as exhaust mufflers, acoustic enclosures for any diesel generators and/or air compressors. Please refer to the Construction Noise & Vibration Management Plan.

6.8 Vibration Controls

Works will be undertaken to minimise the generation of vibrations imparted on the neighbouring buildings and structures. Where vibrations may be generated, alternative methods will first be considered, and possible control measures developed and implemented. Work will be suspended on notification of a noise or vibration incident.

6.9 Air & Dust Management

To minimise disruption to the community air and dust controls will be in place for the duration of the construction program. Access roads are to be established and maintained through to construction areas. Water will be used as required to suppress dust during dry and windy periods.

Any soil stockpiles left unattended are to be kept moist to limit dust generation.

Civil areas will be compacted as soon as practicable after disturbance to minimise dust release.

Loads on trucks are to be covered prior to leaving site.

Exhaust fumes will be minimised by turning off combustion engine equipment when it is not in use.

Domestic type waste from amenities area to be placed in plastic bags that are sealed at the end of each day prior to placement in site rubbish skip.

No waste material is to be burnt on site during construction works.

6.10 Stormwater & Sediment Control

Protection of the stormwater system and discharge into the public drain will be required by way of sediment control measures. The erosion & sediment control measures will remain in place (where applicable) for the duration of civil and construction works and adjusted as per the approved staging plans.

Weather conditions will be monitored with sediment devices inspected before and after storms for structural damage or clogging. Trapped material is to be removed to a safe approved location.

- Soil / civil areas will be compacted to stabilise them as soon as practicable after disturbance. Geotextile sediment fences are to be installed to low areas of the site boundary where water has the potential to leave the site and enter the stormwater system.
- External surface water to be diverted around site where practicable.
- Protection of any new or existing internal & external site stormwater pits will be required by way of sediment traps, etc
- Where practicable, excavated soil is to be loaded directly into trucks to be immediately reused.
- Soil stockpiles to have a maximum 2:1 height top width ratio
- Soil stockpiles shall not be located within 10 metres of any drainage lines or easements, natural water courses, roadways or footpaths.
- Soil stockpiles to have water diversion measures (excavated temporary swale drain) in place on the upslope of them (where required)
- Soil stockpiles to have containment barriers placed around the bottom of them (where required)

6.11 Habitats (protected flora / fauna)

Trees identified on the Development Application as requiring protection are to be temporarily barricaded / fenced with "tree protection zone" signage displayed that meets the requirements of Australian Standard AS4970: Protection of Trees on Development Sites. Any construction work required inside a tree protection zone will be supervised by the project arborist.

The tree protection barricades and signage are to remain in place until works are completed

No construction vehicles, equipment and / or building materials are to be placed / stored within the tree protection zone, even for a short period of time.

Any pruning that is required to be done to the canopy of any tree to be retained is to be done by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-1996. Any pruning of the root system of any tree to be retained is to be done by hand by a qualified arborist.

Permitted vegetation requiring removal in the construction works area will be removed during civil works. There will be no excavation works to the protected tree zones.

Landscaping will be completed as per the landscaping and planting development plan

Fencing will be installed around the site boundary to keep native animals out of the construction area.

Food waste will be sealed rubbish bins / bags to discourage native animals from being attracted to them as a food source.

All disturbed surfaces outside the site boundary are to be made good at the end of each day during the project period

A dilapidation inspection shall be carried out prior to Vaughan Constructions taking possession of site or any works carried out under the contract and a report produced from that inspection that will form part of the contract documents.

6.12 Heritage and Archaeology

Please refer to the Unexpected Finds Procedure.

7.0 CSMP AVAILABILITY AND LOCATION

A copy of this Community and Stakeholder Management Plan (CSMP) shall be readily available on site to be viewed by all Vaughan Construction employees, subcontractors, their workers and other stakeholders associated with the project. Workers will be informed during the site-specific induction as to the location of this CMP and the Vaughan Constructions, National Health & Safety Policy and Management System on site.

This CSMP will be reviewed and amended where legislation, EPA Guidelines or where project works change such that the information contained in the plan is no longer accurate or valid.

The parties affected by any alterations to this document shall be notified through either tool box talks on site or through electronic transmission of the amended document.

8.0 COUNCIL INFRASTRUCTURE

Throughout the construction works council infrastructure will be maintained and kept clean and tidy. Road sweepers will be used as a need be provision, and any damage to kerbs or roads will be made good upon any council permits required. New crossovers will be provided as part of the construction works including any kerb and channel adjustments as required.

Vaughan Constructions will acquire all the necessary temporary vehicle cross-over permit and seek approval by Canterbury Bankstown city councils asset protection team prior to install.

9.0 APPENDICES

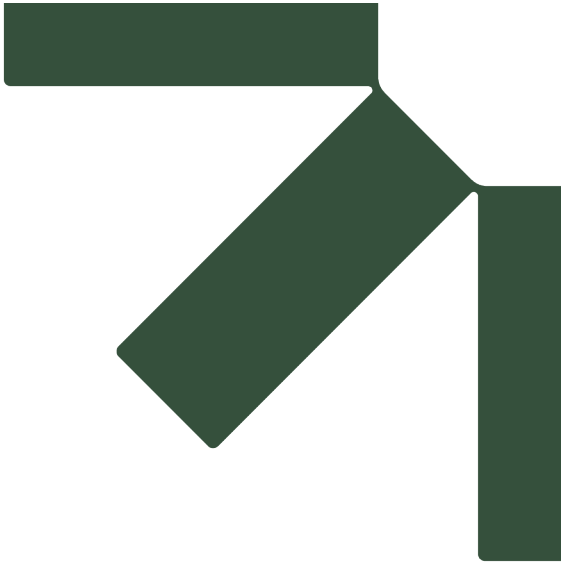
9.1 Complaints and Corrective Action Register (Buildpass)

Complaints - Corrective Action Register

Project Name:

Project No:

Issue	Corrective Action Required	Target Completion Date	Actual Completion Date	Person Responsible	Comments (if actual completion is later than the target date include reasons)



Appendix D Construction Noise and Vibration Management Plan

Construction Environmental Management Plan

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

Vaughan Constructions Pty Ltd

SLR Project No.: 630.031503.00001

25 September 2024

Hale Punchbowl - 45-47 Moxon Road, Punchbowl

Construction Noise & Vibration Management Plan

SYDNEY

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Project ID	20240280.4
Document Title	Construction Noise & Vibration Management Plan
Attention To	Vaughan Constructions Pty Ltd

Revision	Date	Document Reference	Prepared By	Checked By	Approved By
0	3/05/2024	20240280.4/0305A/R0/JHT	JHT		AZ
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1 INTRODUCTION

Acoustic Logic have been engaged to provide a project construction noise and vibration management assessment for the proposed works.

The assessment:

- Identifies sensitive receivers that are likely to be potentially impacted by the proposed works.
- Develops project specific noise and vibration management levels. These will be used to indicate whether additional impact mitigation, beyond normal “good practice”, is indicated.
- Identifies the major noise and vibration sources that will be present on the construction site, and additional construction-related traffic generated by the development.
- Predicts the likely noise and vibration levels during the phases of construction and assesses these against the established management levels. Where the predicted impacts exceed the management levels, the Plan identifies and assesses potential measures to minimise these impacts.
- Provides specific and general recommendations for the ongoing monitoring, assessment and management of noise and vibration emissions as the works progress in response to additional information and site conditions, and the updating of the Plan to reflect additional information obtained during the construction period.

The subject site and local context are indicated in Section 3.

Where the term “construction” is used in this assessment, it includes demolition, excavation and any other site activity related to the construction of the development being assessed.

This assessment has been prepared for the sole purpose as stated above and should not be used or relied on for any other purpose.

2 REFERENCED DOCUMENTS

2.1 BACKGROUND INFORMATION USED

The following background information has been utilised throughout this assessment:

- SSDA Acoustic report prepared by RWDI consultancy (Reference: 2300704, dated 30/05/2023).
- Architectural documentation prepared by SBA architects (Job No: 22146, dated 06/04/2023).
- Proposed construction methodology and markup as advised by Vaughan Constructions.
- NSW Government Department of Planning, Housing and Infrastructure conditions of consent (SSD-55266460).

2.2 GUIDELINES

The primary guideline that will be used in this assessment is the NSW EPA – 'Interim Construction Noise Guideline' ("**ICNG**") July 2009.

The ICNG recognises that development occurs close to sensitive receivers and the nature of construction means that it is not possible to prevent noise impacts. The ICNG is focused *"on applying a range of work practices most suited to minimise construction noise impacts, rather than focusing only on achieving numeric noise levels. While some noise from construction sites is inevitable, the aim of the Guideline is to protect the majority of residences and other sensitive land uses from noise pollution most of the time."*

The ICNG requires the identification of activities likely to exceed the noise/vibration management levels, and the implementation of feasible and reasonable mitigation strategies to minimise emissions. Strategies include physical and management controls, liaising with the public and stakeholders, monitoring, etc. The ICNG recognises that each site will have a particular set of circumstances to be addressed, and that it is typically not possible to fully mitigate impacts. The guideline is intended as a pathway to determining a realistic compromise between construction sites and the surrounding receivers.

The following additional planning instruments and guidelines have also been used in the assessment:

- NSW Department of Environment and Conservation Assessing Vibration: A Technical Guideline" (Feb, 2006)
- NSW EPA – 'Noise Policy for Industry' ("**NPfi**") October 2017
- NSW EPA – 'Noise Guide for Local Government' ("**NGLG**") 2023
- NSW EPA – 'Road Noise Policy' ("**RNP**") March 2011
- NSW EPA – 'Approved methods for the measurement and analysis of environmental noise in NSW' 2022.

3 CONDITIONS OF CONSENT – SSD 55266460

3.1 CONDITIONS

The following, construction related noise and vibration conditions (SSD-55266460) have been imposed by the NSW Government Department of Planning, Housing and Infrastructure:

Hours of Work

B14. The Applicant must comply with the hours detailed in Table 1.

Table 1 Hours of Work

Activity	Day	Time
Earthworks and construction	Monday – Friday	7 am to 6 pm
	Saturday	8 am to 1 pm
Operation	Monday – Saturday	7 am to 10 pm

B15. Works outside of the hours identified in condition B14 may be undertaken in the following circumstances:

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

Construction Noise Limits

B16. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (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.

Vibration Criteria

B17. Vibration caused by construction at any residence or structure outside the site must be limited to:

- (a) for structural damage, the latest version of *DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures* (German Institute for Standardisation, 2016); and
- (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).

B18. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B17.

“Construction Noise and Vibration Management Plan

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:*

- (a) Be prepared by a suitably qualified and experienced noise expert;*
- (b) Describe procedure for achieving the noise management levels in EPA’s Interim Construction Noise Guidelines (DECC, 2009) (as may be updated or replaced from time to time);*
- (c) Describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;*
- (d) Include strategies that have been developed with the community for managing high noise generating works;*
- (e) Include strategies that have been developed with the community for managing high noise generating works such as the provision of respite periods;*
- (f) Describe the community consultation undertaken to develop the strategies in condition (d) and (e); and*

(g) Include a complaints management system that would be implemented for the duration of the development."

3.2 CONDITIONS COMPLIANCE TABLE

Table 1 below presents a summarised conditions compliance table which references the applicable conditions of consent throughout this report.

Table 1 – Conditions Compliance Table (SSD 55266460)

Condition Item	Description	Report Reference
B14	Standard Hours of Work	Section 4.3
B15	Outside of Hours Work	Section 4.3
B16	Construction Noise Limits	Section 5.2.1
B17a	Vibration Criteria – Structural Damage	Section 5.3.2
B17b	Vibration Criteria -Human Amenity	Section 5.3.1
B18	Vibratory Compactors	Section 6.3.5
B22	Construction Noise and Vibration Management Plan	All & Section 6.3

4 SITE DESCRIPTION & THE PROPOSAL

The site is located at 45-47 Moxon Road, Punchbowl and legally occupies Lot B (DP390488), Lot 1 (DP618465), Lot 221 & 222 (DP840328) and Lot 23 (DP552521) within the Canterbury Bankstown local government area. The site forms part of an existing industrial zone sharing a border with a residential zone located across from Moxon Road. Nearby identified receivers consist predominantly residential and industrial and are outlined in more detail below in Figure 1.

4.1 GENERAL PROJECT DESCRIPTION

The project site is located at 45-47 Moxon Road, Punchbowl and consists of the following:

- Demolition of several existing buildings structures and the construction of 12 x new warehouses.
- 12x new separate tenancies spread out across 2 levels consisting of 6 warehouses on each level.
- Each tenancy consists of a main warehouse, mezzanine office space, lobby and associated external carparking area and dedicated loading areas for heavy vehicles.

4.2 PROPOSED WORKS

Construction of the proposed development includes:

- Phase 1 (Demolition Phase) – This includes the demolition and removal of existing structures.
- Phase 2 (Excavation Phase) – This includes the excavation and site preparation to allow for construction of the basements and footings of the proposed structures. This phase will also include the installation of ground services.
- Phase 3 (Construction Phase) -This includes the erection of structure, façade, internal fit-out, landscape and other ancillary works.

4.3 CONSTRUCTION HOURS OF WORK

The construction hours during which works will take place are expected to be in accordance with the noise conditions hours of work as outlined within the conditions of consent SSD-55266460.

Table 2 – SSD 55266460 Hours of Work Condition B15

Activity	Day	Hours of Work
Earthworks and construction	Monday to Friday	7am – 6pm
	Saturday	8am – 1pm
Operation	Monday – Saturday	7am – 10pm

The condition of consent also provides reasonable and feasible circumstances where works outside of these hours may also occur as noted within condition B16:

- Works that are inaudible at the nearest sensitive receivers;
- 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.

4.4 SENSITIVE RECEIVERS

The nearest sensitive receivers surrounding the site has been identified and allocated into noise groups/catchments. The identified receivers and site map has been adopted from the approved acoustic report prepared by RWDI (document reference: 2300704, dated 30/05/2023). An aerial photo of the site encapsulating the adopted local site context have been presented below in Figure 1.



Figure 1 – Site Map Context and nearby surrounding receivers (Source: SixMaps)

Table 3 – Nearest Sensitive Receivers

Receiver	Receiver Type	Receiver Address
R1	Residential	46 Moxon Road, Punchbowl
R2		48 Moxon Road, Punchbowl
R3		50 Moxon Road, Punchbowl
R4		52-54 Moxon Road, Punchbowl
R5		56 Moxon Road, Punchbowl
R6		58 Moxon Road, Punchbowl
R7		60 Moxon Road, Punchbowl
R8		1 Craig Street, Punchbowl
P1	Passive Recreation	McLaughlin Oval, Punchbowl
A1	Active Recreation	Moxon Sports Club, Punchbowl
I1	Industrial	57 Moxon Road, Punchbowl
I2		41 Moxon Road, Punchbowl
I3		1 Gow Street, Padstow
I4		2 Gow Street, Padstow

4.5 NOISE AND VIBRATION SOURCES

The main noise and vibration sources relevant to each phase of the works have been identified and presented in the following section.

4.5.1 Construction Works Staging

Proposed construction works are expected to be undertaken in the following stages as advised by Vaughan Constructions. The construction methodology as advised by Vaughan Constructions has been attached in the appendix.

Stage 1

- Demolition of the western zone of the site, starting from the western boundary and moving east towards the breezeway.
- Site clearing and excavation works using a 30t excavator + hammer attachment in the western zone.
- No works are expected to be undertaken on the eastern half of the site.

Stage 2

- Demolition of the southern zone of the site, starting from the southern boundary and moving towards the breezeway.
- Site clearing and excavation works using a 30t excavator + hammer attachment in the southern zone.
- Bored piling rig is to start in the western zone and move east.

Stage 3

- Demolition of the northern zone site, starting from the breezeway (between north and south zone) and moving towards the north most boundary of the site.
- Site clearing and excavation works using a 30t excavator + hammer attachment in the northern zone.
- A separate bored piling rig is to start in the south zone and move north towards the north boundary.

Stage 4

- Concrete works – truck, pumps, etc, throughout all zones.
- Construction of all buildings simultaneously using associated equipment.

4.5.2 Stage 1

The main noise/vibration producing plant items likely to be used in this phase are summarised in the following table.

Table 4 – Primary Demolition Noise Sources

Phase/Activity	Plant
Services strip out	Electric Hand Tools
	Bobcat
	Truck
Structure Demolition	Excavator mounted concrete pulveriser
	10t Excavator mounted hydraulic hammer
	30t Excavator - Tracked
	Bulldozer
	Excavator with bucket loading truck
	Truck@ 20 km/hr
	Truck Idling
	Pneumatic Jack Hammer
	Air Compressor

4.5.3 Stage 2 & 3

The main noise/vibration producing plant items likely to be used in this phase are summarised in the following table.

Table 5 – Excavation Noise Sources

Phase/Activity	Plant
Piling	Piling Rig
	Excavator loading truck
	Truck@ 20 km/hr
	Truck Idling
Excavation	Excavator
	Bulldozer
	Excavator mounted hydraulic hammer
	Rock Saw
	Truck@ 20 km/hr
	Truck Idling
	Hand tools

4.5.4 Stage 4

The main noise/vibration producing plant items likely to be used in this phase are summarised in the following table.

Table 6 – Construction Noise Sources

Phase/Activity	Plant
Construction	Hand Tools
	Bobcat
	Truck
	Elevated work platforms
	Forklifts/Materials handling
	Concrete Pump
	Concrete Truck
	Concrete Float
	Concrete Vibrator
	Crane
	Hoist

5 CONSTRUCTION NOISE & VIBRATION ASSESSMENT

5.1 GENERAL

A quantitative evaluation of the proposed works has been undertaken to identify those activities that have the potential to adversely impact nearby properties.

The assessment uses site specific noise and vibration management levels developed using the EPA ICNG and consent conditions stipulated. The predicted, receiver noise and vibration levels will be compared to the management levels to identify those activities that are likely to require additional management, above what is considered to be normal good practice.

5.2 CONSTRUCTION NOISE MANAGEMENT LEVELS

Construction noise management levels have been previously established within Section 8 of RWDI's SSDA report (Reference: 2300704, dated 30 May 2023). The overall construction noise management levels for each receiver have been summarised in the following section.

5.2.1 Summarised Construction Noise Management Levels

The site-specific construction noise management levels (NML) are presented below.

Table 7 – Project Construction Noise Management Levels

Location/Receiver	RBL dB(A) L₉₀	NML dB(A) L_{eq}	HANML dB(A) L_{eq}
R1 – R6 Residential	50	60	75
R7 – R8 Residential	47	57	75
Industrial I1 – I4	-	75	-

Note: Construction works are proposed to be conducted during the daytime standard hours (7am-6pm)

5.3 CONSTRUCTION VIBRATION MANAGEMENT LEVELS

5.3.1 Amenity Management

Vibration goals for the amenity of nearby land users are those recommended by the EPA document *Assessing Vibration: A technical guideline*. These levels (extracted from Tables 2.2 and 2.4 of the guideline) are presented in the following table for various types of vibration:

Table 8 - (Table 2.2 Assessing Vibration: A Technical Guideline) – Preferred and Maximum Weighted RMS Values for Continuous and Impulsive Vibration Acceleration (m/s^2) 1-80Hz.

Location	Assessment Period ¹	Preferred values		Maximum Values	
		z-axis	x- and y- axes	z-axis	x- and y-axes
Continuous Vibration					
Residences	Daytime	0.010	0.0071	0.02	0.014
Offices	Day or night-time	0.020	0.014	0.040	0.028
Impulsive Vibration					
Residences	Daytime	0.30	0.21	0.60	0.42
Offices	Day or night-time	0.64	0.46	1.28	0.92

¹ Daytime is 7:00am to 10:00pm.

Table 9 - (Table 2.4 Assessing Vibration: A technical guideline) – Acceptable Vibration Dose Values for Intermittent Vibration ($\text{m/s}^{1.75}$)

Location	Daytime ¹		Night-time ¹	
	Preferred value	Maximum Value	Preferred value	Maximum Value
Residences	0.20	0.40	0.13	0.26
Offices	0.40	0.80	0.40	0.80

¹ Daytime is 7:00am to 10:00pm

5.3.2 Structural Damage Risk Criteria

German Standard DIN 4150-3 (2016) provides a guideline for acceptable levels of vibration velocity in building foundations, to assess the effects of vibration on structures. The table give guidance on the maximum accepted values of velocity at the foundation and in the plane of the highest floor of various types of buildings, to prevent any structural damage.

The table following lists the peak particle velocity, which is the maximum absolute value of the velocity signals for the three orthogonal components. This is measured as a maximum value of any of the three orthogonal component particle velocities when measured at the foundation, and the maximum levels measured in the x- and y-horizontal directions in the plane of the floor of the uppermost storey.

It is noted that if measured vibration levels do not exceed the guidelines listed in the following table, damage that will reduce the serviceability of the building will not occur, and if damage to the building does occur, it is assumed that the damage is related to other causes. Furthermore, the DIN4150-3 guideline states the following regarding the limits presented in Table 1 of the standard:

"Exceeding the guideline values does not necessarily lead to damage. Should they be exceeded, however, further investigations may be necessary, such as determining and evaluating the stresses as detailed in 4.3 and 4.4."

Table 10 -(Table 1 – DIN 4150-3 (2016)) – Guideline Values for Vibration Velocity, $v_{i,max}$, for Evaluating the Effects of Short-Term Vibration on Structures

	TYPE OF STRUCTURE	Guideline values for $v_{i,max}$ in mm/s				
		Foundation, all directions, $i = x, y, z$, at a frequency of			Topmost floor, horizontal direction, $i = x, y$	Floor slabs, vertical direction, $i = z$
		1Hz to 10Hz	10Hz to 50Hz	50Hz to 100Hz ^(a)	All Frequencies	All Frequencies
L/C	1	2	3	4	5	6
1	Buildings used for commercial purposes, industrial buildings, and buildings of similar design	20	20 to 40	40 to 50	40	20
2	Residential buildings and buildings of similar design and/or occupancy	5	5 to 15	15 to 20	15	20
3	Structures that, because of their particular sensitivity to vibration, cannot be classified under lines 1 and 2 and are of great intrinsic value (e.g. listed buildings) buildings that are under a preservation order)	3	3 to 8	8 to 10	8	20 ^(b)

NOTE Even if guideline values as in line 1, columns 2 to 5, are complied with, minor damage cannot be excluded.

a At frequencies above 100 Hz, the guideline values for 100 Hz can be applied as minimum values.

b It may be necessary to lower the guideline value markedly to prevent minor damage

5.4 CONSTRUCTION NOISE ASSESSMENT

5.4.1 Predicted Construction Noise Emission Levels

Construction noise emissions to nearby development depend on the activities being undertaken at the time, and where on the site the activities occur:

Construction noise levels at the surrounding receivers have been predicted based on the following inputs:

- The plant sound power levels indicated in the Appendix. These have been corrected for estimated typical operation duty indicated in the table using $10 \times \log(\% \text{duty}/100)$
- Barrier or directivity attenuation where present.
- Source heights – 1.5m above the ground/building level of the noise source location, unless noted otherwise.

The predicted construction noise emissions levels at the identified surrounding receivers have been presented below:

Table 11 – Predicted Noise Impacts – Stage 1

Location/Receiver	Highest Predicted Level Range dB(A) L_{eq}	NML dB(A) L_{eq}	HNAML dB(A) L_{eq}
R1 –R6 Residential	60-62	60	75
R7-R8 Residential	55-57	57	75
I1 – Industrial	62-79	75	-
I2 – Industrial	62-79	75	-
I3 – Industrial	57-60	75	-
I4 - Industrial	57-60	75	-

Table 12 – Predicted Noise Impacts – Stage 2

Location/Receiver	Highest Predicted Level Range dB(A) L_{eq}	NML dB(A) L_{eq}	HNAML dB(A) L_{eq}
R1 –R6 Residential	64-65	60	75
R7-R8 Residential	60-62	57	75
I1 – Industrial	67-83	75	-
I2 – Industrial	67-83	75	-
I3 – Industrial	62-65	75	-
I4 - Industrial	62-65	75	-

Table 13 – Predicted Noise Impacts – Stage 3

Location/Receiver	Highest Predicted Level Range dB(A) L_{eq}	NML dB(A) L_{eq}	HNAML dB(A) L_{eq}
R1 –R6 Residential	68-80	60	75
R7-R8 Residential	68-80	57	75
I1 – Industrial	72-88	75	-
I2 – Industrial	72-88	75	-
I3 – Industrial	67-68	75	-
I4 - Industrial	67-68	75	-

Table 14 – Predicted Noise Impacts – Stage 4

Location/Receiver	Highest Predicted Level Range dB(A) L_{eq}	NML dB(A) L_{eq}	HNAML dB(A) L_{eq}
R1 –R6 Residential	60-72	60	75
R7-R8 Residential	60-72	57	75
I1 – Industrial	60-82	75	-
I2 – Industrial	60-82	75	-
I3 – Industrial	60-64	75	-
I4 - Industrial	60-64	75	-

5.4.2 Discussion of Predicted Construction Noise Emissions

The results of the predicted noise impacts reveal the following impacts:

- Residential receivers R1-R8 are likely to experience exceedances to the NML, whilst exceedances to the HNAML are only expected to occur when working close to the boundary. Noise impacts are expected to be greatest at the residential receivers during stage 3 and 4 where works are being carried out closer to the eastern boundary of the site.
- Industrial receivers I1-I2 are both expected to experience exceedances to the NML during all stages, however, the greatest exposure is expected to occur during Stages 2 and 3 where piling may be undertaken close to the boundaries closest to each receiver. Receivers I3 and I4 are likely to experience the smallest noise impact from construction works. During all stages, the predicted noise level is to remain below the noise management level.
- It should, however, be noted that the predicted noise levels presented above have assumed a “worst-case” scenario, as opposed to a typical/likely noise level. The modelled noise levels include all plant operating simultaneously and very close to the boundary of receivers. In reality, this would be very unlikely and, in most cases, not possible due to spatial limitations and construction methodology. For example, it is unlikely that the piling rig, the excavator (with hammer attachment) and the rock saw will all operate close to the same receiver simultaneously.
- Furthermore, during the earlier stages (1 and 2) there is likely to be a significant shielding/barrier effect between the western zone works and the residential receivers to the east (R1-R8). The North and South zone prior to beginning demolition will act as a barrier and reduce noise impacts being transmitted during the earlier staged works.
- We note that although there are significant exceedances expected to be experienced at adjacent receivers, the above presented noise levels portray the worst-case scenario. The typical scenario is likely to be lower when considering the affects from the proposed hoarding, staged works and spatial distribution of the operating plant and equipment throughout the entire site. Given the relatively large site, it is unlikely that more than one or two activities will take place in the same area at any given time. Once proposed construction works begin, and the facades have been installed, it is likely that the ongoing noise and vibration impacts will increasingly mitigated.

5.5 CONSTRUCTION VIBRATION

5.5.1 Vibration Sources

The following sources have been identified as potentially producing significant ground vibration:

- Dynamic compaction (drop weight)
- Vibratory rollers
- High Energy Impact Compactor (triangular roller)
- "Pogo" or "Jumping jack" rammer
- Vibratory Plate compactor (wacker packer)
- Vibratory piling (sheet piles)
- Impact Piling
- Vibrating screen
- Bore Piling (in rock)
- Impacts from falling rocks/rubble
- Ripping (excavator with claw)
- Pneumatic jack hammer
- Hydraulic hammer (rock)

The remaining activities are not expected to produce significant ground vibration and/or are sufficiently separated from sensitive receivers. Vibration from these activities is expected to be significantly below amenity or damage risk management levels at all receivers.

5.5.2 Assessment of Vibration

A precise assessment of vibration emissions from the proposed works is not possible due to the large number of unknowns including the actual equipment employed, how it is operated, site conditions, etc.

In the absence of any specific equipment the generic minimum safe working distances presented in Table 15 – Recommended Base Minimum Working Distances for Vibration Intensive Plant From Sensitive Receivers should be used with caution for guidance. It is noted that the vibrating roller distances are based on asphalt road works and are not applicable to earthworks as the vibration frequencies are considerably lower leading to a greater safe-work distance requirement. Empirical formulae by Hiller and Crabb will be used in lieu.

Should the types and models of the plant and equipment be available then vibration levels may be predicted at the nearest and most affected receivers by using the published generic formulae, source levels or historical data as found in:

- BS 5228-2:2009+A1:2014
- ISO 4866:2010
- FTA Transit Noise and Vibration Impact Assessment Manual (2018)
- Caltrans Transportation and Construction Vibration Guidance Manual (2020)
- Construction Vibrations 2nd Edition (Dowding, 2000)

Regardless of the method used site vibration levels from machinery and processes should be verified on site as soil conditions may be different from the basis sources.

The assessment of building and soil settlement or the liquefaction of soils under induced vibration is outside the scope of typical vibration standards such as DIN 4150-3 and expert advice is to be sought from a Geotechnical Engineer.

5.6 TRAFFIC GENERATION ON EXISTING ROADS

During all stages:

- Trucks movements are proposed to access the site via Moxon Road.
- The exact number of vehicle movements generated due to construction are unknown, however, 3-5 are typical for a site of this size.
- During concrete pours, a few additional truck movements may occur temporarily.

Based on existing traffic volumes along Moxon Road, this is a relatively small change in volume of traffic would not cause a noticeable change in traffic noise experienced at adjacent properties/receivers.

5.7 CONSTRUCTION OUTSIDE OF NORMAL HOURS

The predictions indicate that the main noise producing activities (CFA piling and concrete pours) will generate noise levels exceeding the after-hours NML's for Saturday afternoon (and other after-hours periods). The ICNG guidelines would not normally permit these activities to occur after normal hours without justification.

6 NOISE AND VIBRATION MANAGEMENT PLAN & CONTROLS

6.1 MANAGEMENT PLAN

The assessment indicates that the proposed activities will produce noise or vibration that will exceed the adopted management levels. These impacts should be minimised by developing and adopting a project specific management plan to regulate site activities.

The plan should be revised as the works proceed in response to changing or latent conditions and to incorporate the results of additional analysis, monitoring or modified work practices implemented to minimise impacts.

The management plan should be prepared in accordance with IGNG guideline and include:

- Identification of sensitive receivers and applicable noise and vibration management levels
- A description of the main noise or vibration producing activities, processes and equipment that will be employed and an indicative construction programme.
- Proposed construction hours.
- A prediction of likely noise/vibration levels at the most impacted receivers.
- The assessment and recommendation of mitigation methods to be applied where the predicted levels exceed the management levels, as indicated below.
- A monitoring plan including the type and extent of monitoring, reporting procedures.
- Recommended management procedures including complaints handling, response to monitoring exceedances, reporting, site training, etc.
- Community liaison.

6.2 NOISE AND VIBRATION CONTROL

The flow chart that follows illustrate the process followed to assess construction activities prior to the start of work on site, and for the ongoing investigation of noise and vibration impacts during the construction period.

The ICNG recommends “feasible and reasonable” mitigation measures to be implemented where works generate noise levels above the out of normal hours NML but does not specify what mitigation measures or to what extent these measures should be applied.

The CNVG and CNVS provide a clear hierarchy of mitigation measures to be applied when noise reduction by substitution, reasonable and feasible engineering and administrative means have been exhausted.

6.2.1 General Noise Controls Methods

The determination of appropriate additional noise control measures will be dependent on the particular activities and the construction equipment and plant identified as requiring future acoustic treatments to those already identified in this report. This section provides an outline of available methods which have previously been used on similar construction sites and may be possible on this site.

6.2.1.1 Selection of Alternate Appliance or Process

Where a particular activity or plant and equipment is found to generate noise levels that exceed the management levels, it may be possible to select an alternative approach or plant and equipment. For

example, the use of excavator mounted hydraulic hammers of the site may potentially generate high levels of noise. By carrying this activity by using concrete saws or smaller plant here practical, construction noise levels and/or length of exposure to construction noise levels may be reduced.

6.2.1.2 Acoustic Barriers

The placement of barriers at the source is generally only effective for static plant. Placing barriers at the source cannot effectively attenuate equipment which is on the move or working in rough or undulating terrain.

The degree of noise reduction provided by barriers is dependent on the amount by which the line of sight can be blocked by the barrier. If the receiver is totally shielded from the noise source, reductions of up to 15 dB(A) can be affected. Where only partial obstruction of line of sight occurs, noise reductions of 5 to 8 dB(A) may be achieved. Where the barrier does not obstruct line of sight, generally no noise reduction will occur.

Barriers are used to provide shielding and do not act as an enclosure. The material they are constructed from should have a noise reduction performance which is approximately 10dB(A) greater than the maximum reduction provided by the barrier screening. In this case, the use of a material such as 15mm plywood (or equivalent material) would be acceptable for the barriers.

6.2.1.3 Silencing Devices

Where construction methodologies or plant and equipment permit, investigate the use of silencing devices. These may take the form of engine shrouding, or special industrial silencers fitted to exhausts, for example.

6.2.1.4 Treatment of Specific Equipment

In certain cases, it may be possible to specially treat a piece of equipment to dramatically reduce the sound levels emitted.

6.2.1.5 Establishment of Site Practices

This involves the formulation of work practices to reduce noise generation. This includes, for example, investigating the possibility of locating fixed plant items as far as possible from residents, rotating plant and activities to provide respite to receivers, scheduling activities after the construction of buildings that will screen receivers, avoiding noise sensitive periods for receivers, identify "safe" working distances, etc.

6.2.1.6 Vibration Management

The following principles should be considered to manage adverse vibration impacts identified:

- Obtaining separate structural or specialist advice for critical or fragile structures as to the level of damage risk.
- Selection of processes that minimise structure and ground vibration – generally avoiding percussive methods.
- Use smallest plant that is able to efficiently undertake the work activity.
- Lay vibration absorbing mats to cushion impacts from falling debris.
- Application of vibration dampening pads to metal surfaces subject to impacts.
- When demolishing, cut control joints in structures to form vibration "breaks", or work away from sensitive receiver locations to form natural vibration breaks in propagation path.
- Monitoring of structures using attended and/or unattended monitors with alarms.

- Time scheduling works to minimise amenity impacts.
- Communicating with affected receivers.
- Identify “safe” working distances to sensitive receivers/structures for various activities by conducting site simulation tests, and limiting activities within those distances to those that are not likely to exceed vibration goals. Vary locations/equipment/techniques used as determined by the simulation testing. The following table provides an initial guide to working distances that should be confirmed by site measurement.

6.2.1.7 Notification

Notification of affected receivers of the progress of works, particularly when short-term activities likely to create higher noise levels occur, can in many cases minimise community reaction.

6.3 SUMMARY OF MITIGATION

The project specific mitigation and management to be adopted is summarised in the following sections.

6.3.1 Management Controls

Reporting Requirements

The following is an example of reporting which may be kept on site:

1. A register for complaints received/communication with the local community shall be maintained and kept on site with information as detailed below.
2. Where noise/vibration complaints require noise/vibration monitoring, results from the monitoring shall be retained on site at all times.
3. Any recorded exceedances including the actions taken and results of follow up monitoring.
4. A report detailing any complaints received and actions taken shall be presented.
5. All monitoring and reporting shall be conducted in conjunction with the conditions of consent.

Response Procedures

Complaints associated with noise and vibration generated by site activities shall be recorded on a Noise Complaint Form. The person(s) responsible for complaint handling and contact details for receiving of complaints shall be established on site prior to construction works commencing. A sign shall be displayed at the site indicating the Site Manager and the general public and their contact telephone number.

If a noise complaint is received the complaint should be recorded on a Noise Complaint Form. The complaint form may list:

- The name and address of the complainant (if provided).
- The time and date the complaint was received.
- The nature of the complaint and the time and date the noise was heard.
- The name of the employee who received the complaint.
- Actions taken to investigate the complaint, and a summary of the results of the investigation.
- Indicate what operations were occurring on site at the time of the complaint.
- Required remedial action, if required
- Validation of the remedial action.
- Summary of feedback to the complainant.

Notification

Notification of affected receivers of the progress of works, particularly when short-term activities likely to create higher noise levels occur, can in many cases minimise community reaction.

Community Consultation with Adjoining Receivers & Mitigation Strategies

In order for any construction noise management programme to work effectively, continuous communication is required between, all parties which may be potentially impacted upon, the builder and the regulatory authority. This establishes a dynamic response process which allows for the adjustments of control methods and management levels for the benefit of all parties.

The objectives in undertaking a consultation process is to:

- Inform and educate the groups about the project and the noise controls being implemented.
- Increase understanding of all acoustic issues related to the project and options available.
- Identify group concerns generated by the project, so that they can be addressed.
- Ensure that concerned individuals or groups are aware of and have access to the Site Complaints Register which will be used to address and construction noise related problems should they arise.

To ensure that this process is effective, regular scheduled meetings may be required for a finite period, until all issues have been addressed and the evidence of successful implementation is embraced by all parties. An additional step in this process is to produce a newsletter informing nearby residents of upcoming activities that are likely to generate higher noise/vibration levels.

It should be noted that Vaughan Constructions have made efforts to consider and communicate potential construction noise and vibration impacts with the community. Efforts to consult, notify and communicate with the adjoining neighbours include:

- Detailed notification letters and opportunities for community engagement and feedback. All letters have details regarding:
 - Description of works
 - Name of contact.
 - Contact number
 - Contact email
 - Proposed construction activities and period of works.
- Vaughan Construction invite the notified members to provide feedback (including complaints) and stay informed regarding via email or WhatsApp in a newsletter style format.

To date, Vaughan Construction have made significant efforts to initiate and be proactive with community consultation. Examples of notices that have already been issued to adjoining neighbours include:

- Notification of commencement of works to all dwellings within 20m of the boundary.
- Notification of commencement of works to other surrounding residents.
- Notification of Asbestos works.
- Dilapidation Report and pre-construction work updates.

Acoustic Logic have been advised that the outcome of the community consultation and notification process conducted thus far is that there have not been any direct responses from the community. Throughout the entire construction period, VC should continue to actively engage with the community and seek feedback, provide notification and work together to reduce noise and vibration impacts.

Dealing with Complaints

Should ongoing complaints of excessive noise or vibration recommendations occur immediate measures shall be undertaken to investigate the complaint, the cause of the exceedances and identify the required changes to work practices.

If a noise complaint is received the complaint should be recorded. Any complaint form should list:

- The name and address of the complainant (if provided);
- The time and date the complaint was received;
- The nature of the complaint and the time and date the noise was heard;
- The name of the employee who received the complaint;
- Actions taken to investigate the complaint, and a summary of the results of the investigation;
- Required remedial action, if required;
- Validation of the remedial action; and
- Summary of feedback to the complainant.

A permanent register of complaints should be held.

All complaints should be fully investigated and reported to management. The complaint should also be notified of the results and actions arising from the investigation.

The investigation of a complaint shall involve where applicable:

- Noise measurement at the affected receiver.
- An investigation of the activities occurring at the time of the incident.
- Inspection of the activity to determine whether any undue noise is being emitted by equipment; and
- Whether work practices were being carried out either within established guidelines or outside these guidelines.

Where an item of plant is found to be emitting excessive noise, the cause is to be rectified as soon as possible. Where work practices within established guidelines are found to result in excessive noise generated then the guidelines should be modified so as to reduce noise emissions to acceptable levels. Where guidelines are not being followed, the additional training and counselling of employees should be carried out.

Measurement or other methods shall validate the results of any corrective actions arising from a complaint where applicable.

6.3.2 Contingency Plans

Where non-compliance or noise complaints are raised the following methodology will be implemented.

1. Determine the offending plant/equipment/process.
2. Locate the plant/equipment/process further away from the affected receiver(s) if possible.
3. Implement additional acoustic treatment in the form of localised barriers, silencers etc where practical.
4. Selecting alternative equipment/processes where practical.
5. If necessary, setup noise and vibration monitoring devices at locations representing the nearest noise/vibration affected receivers and provide data for each complaint time period. Analysis is required to determine suitable mitigation measures.

Complaints associated with noise and vibration generated by site activities shall be recorded on a Complaint Form. The person(s) responsible for complaint handling and contact details for receiving of complaints shall be established on site prior to construction works commencing. A sign shall be displayed at the site indicating the Site Manager to the general public and their contact phone number.

6.3.3 Physical Controls

- Construction hoarding should be erected around the boundary at all times during proposed construction works.
- Where feasible and reasonable, equipment silencers should be implemented to reduce the emitted noise levels for louder machinery.
- During operation, care should be taken to orientate machinery away from nearby receivers so as to reduce the directivity of emissions.

6.3.4 Recommended Monitoring

Specific monitoring requirements of location and quantity of monitors are to be discussed in consultation with the client. In certain circumstances, additional monitoring may be required in response to complaints, site conditions, etc.

6.3.5 Safe Working Distances

In the event that additional equipment/activities are proposed, generic minimum safe working distance presented in the table below for vibration intensive plant should be used with caution for guidance. It is noted that vibrating roller distances are based on asphaltting road works and are not applicable to earthworks as the vibration frequencies are considerably lower, leading to a greater safe work distance requirement. Empirical formulae by Hiller and Crabb will be used in lieu.

Table 15 – Recommended Base Minimum Working Distances for Vibration Intensive Plant From Sensitive Receivers

Plant item	Rating / Description	Minimum Working Distance			
		Cosmetic Damage			Human Response
		Light-Framed Structure (BS 7385)	Residential Structures (DIN 4150)	Heritage and Other Sensitive Structures (DIN 4150)	NSW EPA's Vibration Guideline
Vibratory Roller	< 50 kN (Typically 1-2 tonnes)	5 m	18.5	14 m	15m
	< 100 kN (Typically 2-4 tonnes)	6 m	17.8	16 m	20 m
	< 200 kN (Typically 4-6 tonnes)	12 m	43	33 m	40 m
	< 300 kN (Typically 7-13 tonnes)	15 m	51.5	41 m	100 m
Medium Hydraulic Hammer	(900 kg – 12 to 18t excavator)	7 m	-	19 m	23 m
Large Hydraulic Hammer	(1600 kg – 18 to 34t excavator)	22 m	-	60 m	73 m
Pile Boring	≤ 800 mm	2 m (nominal)	-	5 m	7 m
Jackhammer	Hand held	1 m (nominal)	-	2 m	3 m
Profiler	Wirtgen W210	4 m	-	-	-
Steel Drum Roller	Hamm HD70 (Oscillating Mode)	2 m	-	-	-
Steel Drum Roller	Hamm HD70 (Static Mode)	1 m	-	-	-

Note: Conditions B30 and B31 outline the following regarding construction vibration impacts:

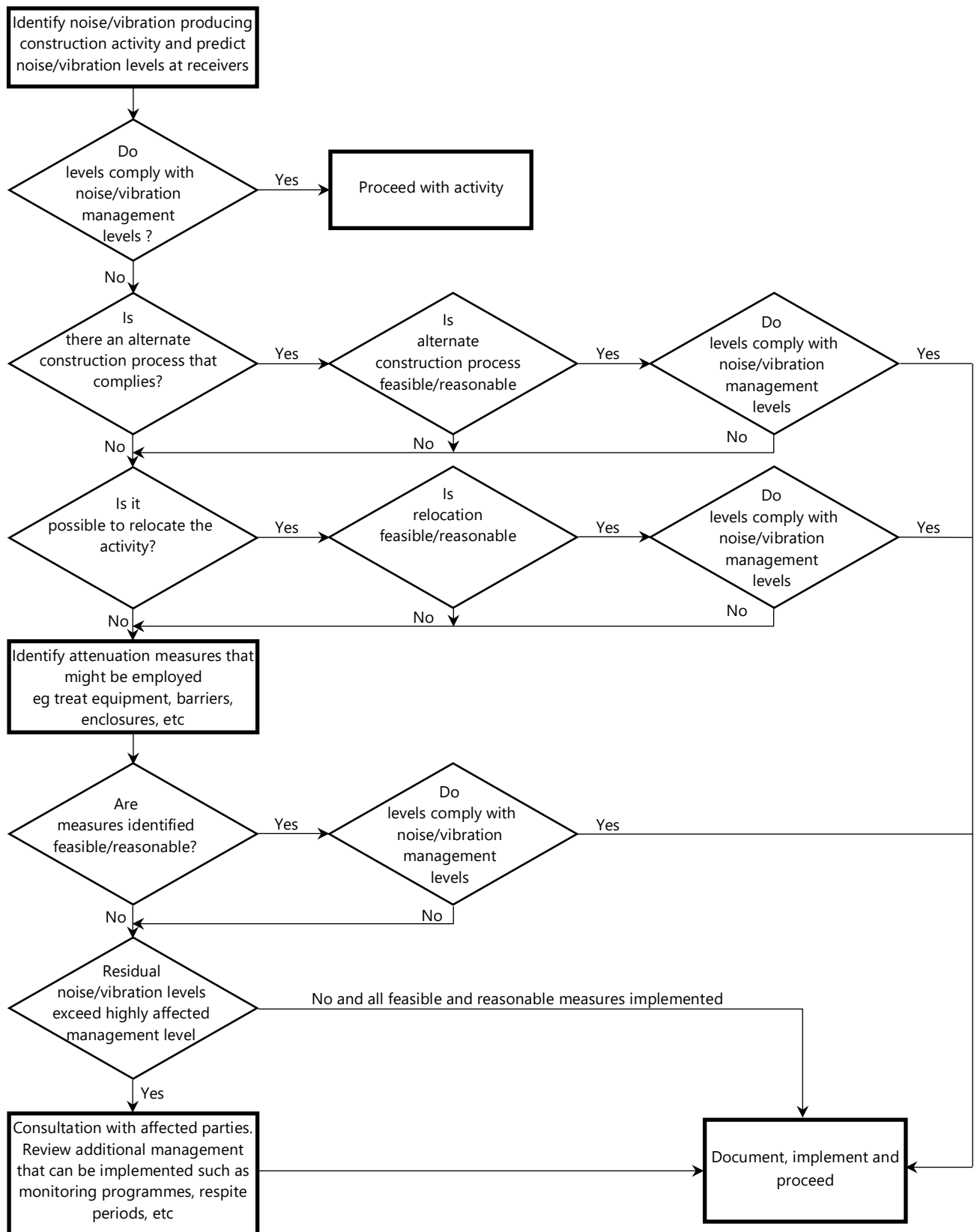
"B30 vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B30."

"B31 The limits in conditions B30 and B31 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C2 of this consent."

Acoustic Logic have been advised by the civil contractors that within 30m of neighbouring residential buildings, no vibration compactors will be utilised. Further to this, the construction zone contains only a very limited area within 30m of neighbouring residential buildings. The eastern boundary closest to the residential buildings (located across Moxon Road) is approximately 25-30m away from the buildings. Therefore, very minimal works are expected to be conducted within 30m of the neighbouring residential buildings.

6.4 ASSESSMENT OF METHODOLOGY AND MITIGATION METHODS

The flow chart presented below illustrates the process that will be followed in assessing construction activities.



7 CONCLUSION

This report assesses potential noise and vibration impacts from the construction of the proposed development at 45-47 Moxon Road, Punchbowl (Hale Punchbowl). The assessment uses the methodology contained in the EPA ICNG to:

- Determine appropriate noise and vibration management levels.
- Identify those activities are likely to impact nearby receivers.
- Indicate the measures that are likely to be required to minimise the impacts to the extent that is recommended in the ICNG.

The assessment indicates that:

- There will be receivers around the site (as identified in the assessment) that will be exposed to noise levels exceeding the ICNG management levels. Mitigation of these impacts has been recommended in the Plan.
- Although it is not possible to confirm, there may be receivers around the site that will be exposed to vibration levels exceeding the relevant vibration management levels for amenity, but not exceeding the damage risk vibration limits. Accordingly, as required by the ICNG, mitigation of these impacts has been recommended.

It is concluded that with the implementation of the mitigation and ongoing assessment recommended in Section 6, construction noise and vibration emissions from the proposed development will be minimised in accordance with the ICNG.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Pty Ltd
James Ting

APPENDIX A CONSTRUCTION PLANT NOISE AND VIBRATION EMISSION LEVELS

This section provides the plant noise and vibration emission levels adopted in the assessment.

A.1 NOISE

The following table presents typical sound power levels for construction plant used in this assessment.

The following have been considered to establish typical plant A-weighted sound power levels:

- Transport for NSW Construction Noise and Vibration Strategy (April 2018).
- Previous measurements undertaken by Acoustic Logic.
- AS 2436-2010 "Guide to noise and vibration control on construction, demolition and maintenance sites (Appendix A).

The equipment sound power spectra are based on information in the DEFRA database, and when not available from that source, from manufacturer's data or from measured spectra taken by this office of similar machinery.

Items identified as having annoying characteristics have been penalised by adding 5dB to the levels in the Transport for NSW's noise data base.

The emission levels in the table assume that machinery operates continuously (i.e. 100% duty), which is not always be the case. For example, excavators may load trucks intermittently for 5 minutes in every 15-minute assessment period so their duty would be 33%. The duty correction used in the assessment is indicated in the table.

Construction, Demolition and Civil works Machinery Effective Sound Power Levels based on Continuous operation (100% duty)

Equipment	Approx. Size/ Weight/Model	Sound Power Level (dBA) 100% Duty (inc Penalties)	Duty	Unweighted Octave Band Sound Power Levels, dB (includes Applicable Penalties)							
				63	125	250	500	1000	2000	4000	8000
Crane - Fixed	-	113	50%	120	115	116	112	106	99	93	87
Crane - Truck mounted	20 to 60 tonne	108	25%	112	109	107	105	103	100	95	87
Crusher – Rock*	-	118	100%	135	128	121	123	117	113	108	101
Dozer	CAT D9	116	75%	112	116	114	114	111	108	102	94
Excavator - tracked	30 tonne	110	75%	113	113	107	107	105	102	97	91
As above + hydraulic hammer*	-	122	75%	125	123	119	123	121	121	118	114
Excavator - tracked	40 tonne	115	75%	111	114	113	110	110	109	104	97
Grinder*	-	105	50%	86	80	81	89	99	106	102	102
Piling Rig - Bored	-	112	100%	112	120	109	108	106	104	96	89
Pump - Concrete	-	109	100%	115	107	101	102	104	104	97	89
Saw – Concrete*	-	118	75%	120	122	114	114	113	114	118	116
Truck - Concrete	-	109	100%	112	103	95	98	99	107	89	84
Truck - Dump	15 tonne	110	10%	114	111	111	107	104	103	97	90
Truck - Medium rigid	20 tonne	103	10%	109	107	101	99	96	94	97	89
Truck - road truck/ truck and dog	30 tonne	108	10%	123	109	101	100	104	99	98	91
Vibrator – Concrete*	-	113	100%	122	120	120	113	109	112	110	105

APPENDIX B CONSTRUCTION METHODOLOGY

LEGEND:

LEVELS DATUM IS AHD.

T-SC	- TIED SOFT SAW CUT
SC-DJ	- DOWELLED SAW CUT
EJ	- EXPANSION JOINT
DJ	- DOWEL JOINT
ET	- EDGE THICKENING
IK	- INTEGRAL KERB
KO	- KERB ONLY
KG	- KERB & GUTTER
GD	- GRATED DRAIN
DJ-GD	- DOWEL JOINT & GRATED DRAIN
G-ADJ	- GALVANIZED ARMoured DOWEL JOINT
PD	- PEDESTRIAN DOOR
WBK	- W-BEAM BARRIER & KERB
	- 2N16 TRIMMERS, 1500 MIN. LONG TIED TO UNDERSIDE OF MESH

1ST

1ST

2ND

2ND

SITE
ACCESS

SITE
ACCESS

1ST STAGE EARTHWORKS FROM
WESTERN BOUNDARY

DEMO: MID JULY COMMENCEMENT
(60 DAYS DURATION including stage 2)

- assume 1x70t & 1x35t excavator for
demo works

PILING: MID OCTOBER
COMMENCEMENT (25 DAYS
DURATION including stage 2)

- assume 2 rigs used up to breezeway,
then 1 piling rig moves to stage 2 zone
to commence

MAINTENANCE NOTES:

PROVIDE TIED SAW CUTS (T-SC) AT TYPICAL 4500 CTS.

PROVIDE ALTERNATING DOWEL JOINTS (DJ) AND
EXPANSION JOINTS (EJ) AT TYPICAL 25m.

NOTES:

ATTENTION IS DRAWN TO THE FACT THAT DUE TO THE NATURE OF CONCRETE, CRACKING OF
A NON-STRUCTURAL NATURE MAY OCCUR. REINFORCEMENT HAS BEEN ADDED TO THE SLABS
TO MITIGATE THE EXTENT OF CRACKING, HOWEVER IT IS NOT POSSIBLE TO GUARANTEE
COMPLETE ELIMINATION OF SLAB CRACKING.

NOTES:

ENSURE JOINTS ARE MIN 300mm FROM EDGE OF PIT GRATE. REFER TO PIT IN SLAB DETAIL ON
DRAWING C450. TYPICAL

NOTES:

NO WATER IS TO BE ADDED TO CONCRETE ON SITE

DURING THE LIFE OF THE PAVEMENT, DAMAGE IN VARIOUS FORMS IS LIKELY TO OCCUR. GOOD
MAINTENANCE WILL KEEP PROBLEMS TO A MINIMUM AND EXTEND THE LIFE OF PAVEMENTS. THE
FOLLOWING LIKELY AREAS OF DAMAGE MAY OR MAY NOT OCCUR DURING THE LIFE OF THE
PAVEMENTS:

SLAB PAVEMENTS:

- DAMAGE TO JOINTS SUCH AS FRETTING OR BREAKING AWAY OF PIECES SHOULD BE
REPAIRED USING CONCRETE REPAIR PRODUCTS AND THE JOINTING MATERIAL MADE GOOD.
- CRACKING OF SLABS WHICH MAY OCCUR OVER THE LIFE OF THE SLAB SHOULD BE
REPAIRED BY EPOXY GROUTING AS SOON AS POSSIBLE TO PREVENT LOCAL FRETTING
AND BREAKING AWAY. THE DEFINITION OF A CRACK WHICH MAY BECOME DETRIMENTAL IS
ONE WHICH IS GREATER THAN 0.3mm.
- LOCAL DAMAGE DUE TO MECHANICAL PROCESSES OR PALLETS (WITH PROTRUDING NAILS)
SHOULD BE REPAIRED AS SOON AS POSSIBLE WITH AN EPOXY CONCRETE REPAIR
PRODUCT.
- LOCAL MOVEMENT OF SLABS CAUSED BY EXTERNAL SOURCES SUCH AS INGRESS OF
WATER SHOULD BE REFERRED TO THE ENGINEER TO DETERMINE THE BEST METHOD OF
REPAIR.
- JOINT SEALANTS WILL GENERALLY BREAKDOWN AND NEED REPLACEMENT AFTER 12
MONTHS WHEN MOST OF THE SLAB SHRINKAGE HAS TAKEN PLACE. RESEALING NEEDS TO
BE CARRIED OUT TO ENSURE ONGOING SUPPORT TO SLAB EDGES.

ASPHALT PAVEMENTS:

- UNLESS NOTED OTHERWISE, FLEXIBLE PAVEMENTS SHOWN ON THESE DRAWINGS ARE
THE MINIMUM NECESSARY TO SUPPORT LIGHT CAR PARKING FOR A MINIMUM DESIGN
LIFE TIME.
- CRACKING OF THE ASPHALT SURFACE AND OTHER DEFECTS SHOULD BE REPAIRED
QUICKLY TO PREVENT INGRESS OF WATER TO THE SUBGRADE, WHICH WILL ACCELERATE
DETERIORATION OF PAVEMENTS.
- DRAINAGE GRADES SHOULD BE MAINTAINED TO AVOID PONDING OF SURFACE WATER
WHICH MAY CONTRIBUTE TO DETERIORATION.

STAGE 2
EARTHWORKS FROM SOUTHERN BOUNDARY

EXTERNAL PAVEMENT PLAN
SCALE 1:500

FOR TENDER

5m 0 10 20 30 40 50m
SCALE 1:500 AT A1 SIZE SHEET

ARCHITECT

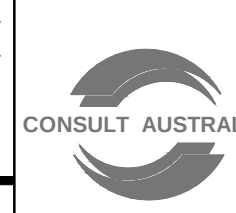


CLIENT



PROJECT

MOXON ROAD, MULTI LEVEL WAREHOUSE
45-57 MOXON ROAD, PUNCHBOWL
NSW, 2196



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CIVIL &
STRUCTURAL
ENGINEERS

DRAWING TITLE

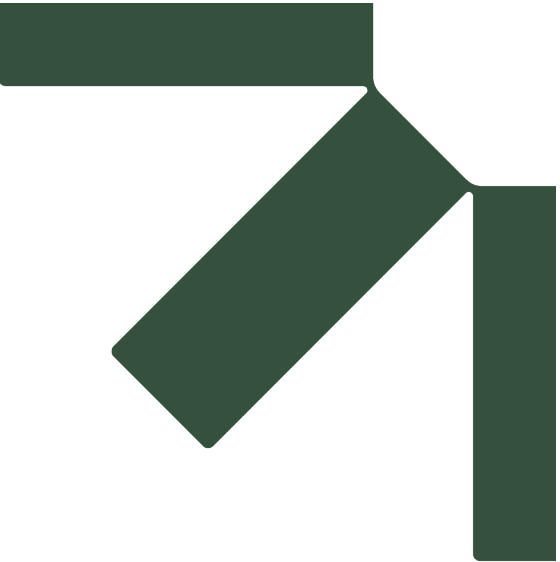
EXTERNAL PAVEMENT PLAN

DRAWING No

C013924.01-C800

ISSUE

A



Appendix E Incident & Investigation Report Form

Construction Environmental Management Plan

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

Vaughan Constructions Pty Ltd

SLR Project No.: 630.031503.00001

25 September 2024

INCIDENT & INVESTIGATION REPORT FORM

This form must be completed by site personnel and forwarded to Head Office for all “lost time, medical treatment injuries & near miss incidents that didn’t but could have resulted in serious injury to a worker” to provide the basis for incident analysis directed towards injury prevention.

PART A INCIDENT NOTIFICATION

Project Name:		Project No.	
Project Address:			
Report Completed By:		Position:	

Incident Classification

☐ Safety	☐ Environment	☐ Other
---------------------------------	--------------------------------------	--------------------------------

Type of Occurrence

☐ Near Miss	☐ Equipment/Property Damage	☐ Injury
------------------------------------	--	---------------------------------

Employer Details

Employers Company Name			
Employers Company Address			
Employer Site Supervisor		Contact Phone No.	

Part A-1

Incident Details

Incident First Reported to:							
Date of Incident:		Time of Incident:		Date Reported:		Time Reported:	

Describe the Incident and where it occurred:

Immediate actions taken to control the incident area (protect other workers), if required, (brief):

Worker / Witness Details

Name of Worker / Witness:	Contact Number:	Employer:	Statement Attached	
			☐ Yes	☐ No
			☐ Yes	☐ No
			☐ Yes	☐ No
			☐ Yes	☐ No
			☐ Yes	☐ No

Statement details:

Part A-2

Injured Worker Details

Name of injured person:		Induction No.	
Gender		Date of Induction	
Date of Birth		Age	
Occupation		Contact Phone No.	
Main Tasks Performed			

Injury Details

☐ Injury	☐ Illness	☐ No Injury/Illness Sustained
---------------------------------	----------------------------------	--

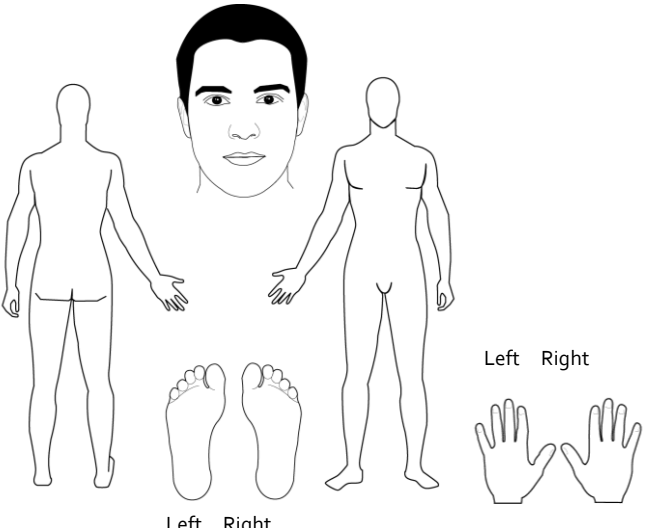
Type of Injury/Illness (Tick appropriate box below):

☐ Abrasion, scrapes	☐ Amputation	☐ Burn (chemical / heat)
☐ Chemical Exposure	☐ Crush injury	☐ Eye Injury
☐ Fracture / Dislocation	☐ Head Injury	☐ Laceration (cut, puncture)
☐ Sprain / Strain	☐ Other	

First Aid – Medical

First Aid Treatment - Required?	☐ Yes	☐ No	☐ N/A	First Aiders name:
Medical Treatment - Required?	☐ Yes	☐ No	☐ N/A	Medical Centre/Hospital Details:

Diagram of Incident/Accident or Injury:

Indicate position of injury:  The diagram includes three human figures: a back view on the left, a front view in the center, and a feet view at the bottom. To the right of the feet view are two hand diagrams labeled 'Left' and 'Right'. The labels 'Left' and 'Right' are placed below the feet and hands respectively.	Location: (Diagram of incident)
---	--

Work Consequences - Status			
Returned to work (normal duties)	☐ Yes	☐ No	☐ N/A
Returned to work alternative duties (list alternate duties)	☐ Yes	☐ No	☐ N/A
Ceased work (unfit for duties - LTI) (Construction Manager to be notified immediately)	☐ Yes	☐ No	☐ N/A
Number of work days lost until returned to work (work days only)	No. 		
Medical Certificate of Capacity supplied:	☐ Yes	☐ No	☐ N/A

Internal Notification				
Director / General manager	☐ Yes	☐ No	☐ N/A	
Construction Manager	☐ Yes	☐ No	☐ N/A	
Project Manager	☐ Yes	☐ No	☐ N/A	
Site Manager	☐ Yes	☐ No	☐ N/A	
HSE Coordinator	☐ Yes	☐ No	☐ N/A	
OHS Rep	☐ Yes	☐ No	☐ N/A	
RTW Coordinator	☐ Yes	☐ No	☐ N/A	
External Notification				
Client / Client Representative	☐ Yes	☐ No	☐ N/A	
Employer (if contractor / labour hire)	☐ Yes	☐ No	☐ N/A	
Other:	☐ Yes	☐ No	☐ N/A	Details:
Authority Notification:	☐ Yes	☐ No	☐ N/A	Reference Number:

PART B INCIDENT INVESTIGATION**Personnel Involved in Incident Investigation**

Name:	Contact Number:	Employer:

Work Environment

Where did the incident occur?	☐	Inside			☐	Outside				
What were the weather conditions?	☐	Fine / Dry	☐	Rain / Wet		☐	Windy	☐	Other	
Comment Other										
Shift (tick relevant):	☐	Day		☐	Afternoon		☐	Night	☐	Overtime
Shift worked prior to the incident/injury:			Start time:				% of shift worked:			

Incident Area Conditions (Were they adequate?)**Comments**

Lighting	☐	Yes	☐	No	☐	N/A	
Temperature	☐	Yes	☐	No	☐	N/A	
Noise	☐	Yes	☐	No	☐	N/A	
Dust / Fumes / Ventilation	☐	Yes	☐	No	☐	N/A	
Barricading / Guardrails	☐	Yes	☐	No	☐	N/A	
Housekeeping	☐	Yes	☐	No	☐	N/A	

Safe Work Method Statement / Toolbox Talk / Permit

Enter the relevant response next to each question
All "no" and "N/A" answers MUST be explained in the comments section

Had a Safe Work Method Statement (SWMS) been developed for the task?	☐	Yes	☐	No	☐	N/A
Had a Work Permit been issued for the task?	☐	Yes	☐	No	☐	N/A
Had the SWMS and / or permit(s) been breached?	☐	Yes	☐	No	☐	N/A
Had the person(s) involved in the task been tool-boxed/inducted and signed into the SWMS / Toolbox Talk?	☐	Yes	☐	No	☐	N/A
Comments:						

PART C SEQUENCE OF EVENTS / CONTRIBUTING FACTORS

1	Example: Hydraulic hose connection was loose and leaking oil not identified.	
2	Oil leaked from forklift hydraulic hose	
3	Outcome – Employee slipped on oil on the workshop floor.	
4		
5		
6		
7		
8		
9		
10		

PART D CORRECTIVE ACTIONS

Action(s) to Prevent Re-occurrence	Action Priority	Action by Who (Responsibility)	Actioned When (Date)	Action Completion Sign Off

Note: Action Priority: 1 = Immediate 2 = Short-term (by end of shift) 3 = Medium-term (within 7 days)

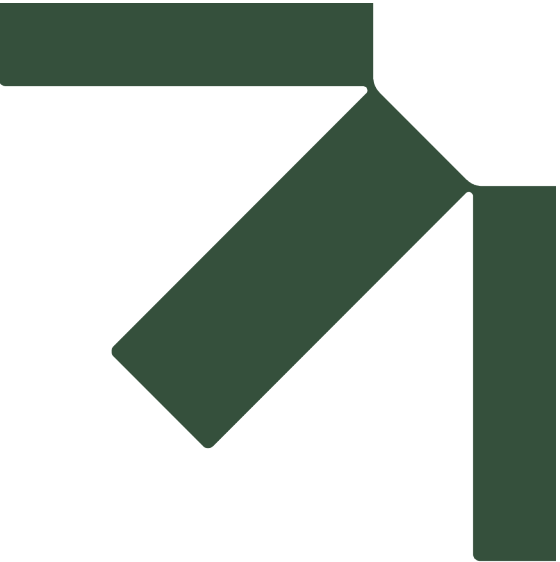
PART E INFORMATION REQUIRED FOR RECORD KEEPING (attach applicable documents)

☐	Worker / Witness Induction Form(s) (copy)	☐	Applicable SWMS (copy)
☐	Plant Induction Form (copy)	☐	Applicable Prestart / Tool Box Form (copy)
☐	Applicable Permit(s) (copy)	☐	Authority Incident Notification Form (copy)
☐	Medical Certificate of Capacity	☐	Contractor / Employer Incident Report (copy)
☐	Additional Witness Statement(s)	☐	Photos (if applicable)
☐	Other		

PART F REVIEW & SIGN OFF

Note: Site Manager and Project Manager must not sign off until all corrective actions are verified as having been completed.

Site Manager's Name:	Signature:	Date:
Comments:		
Project Manager's Name:	Signature:	Date:
Comments:		
Construction Manager's Name:	Signature:	Date:
Comments:		



Appendix F Complaint Register

Construction Environmental Management Plan

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

Vaughan Constructions Pty Ltd

SLR Project No.: 630.031503.00001

25 September 2024

COMPLAINTS REGISTER

Project Name:

Project No:

DATE	NATURE OF THE COMPLAINT	COMPLAINT REGISTERED BY: NAME & CONTACT DETAILS	REPORTED TO: NAME AND CONTACT DETAILS	INVESTIGATED BY: NAME AND CONTACT DETAILS	CORRECTIVE ACTION REQUIRED	PERSON RESPONSIBLE FOR IMPLEMENTING CORRECTIVE ACTION	DATE CORRECTIVE ACTION COMPLETED