ENVIRONMENTAL CONSULTING SERVICES

Construction Environment Management Plan

For Site Development

At

177 Walker Street
North Sydney NSW 2060

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Register of Amendments		
Revision	**Date**	**Description**
1	01.05.2026	Issued for use
2	06.05.2026	Updated project description
3	07.05.2026	Updated Site Contacts

Document Approval		
Prepared by	**Date**	**Signed**
Simon Caples **Principal Consultant**	28.04.2026	

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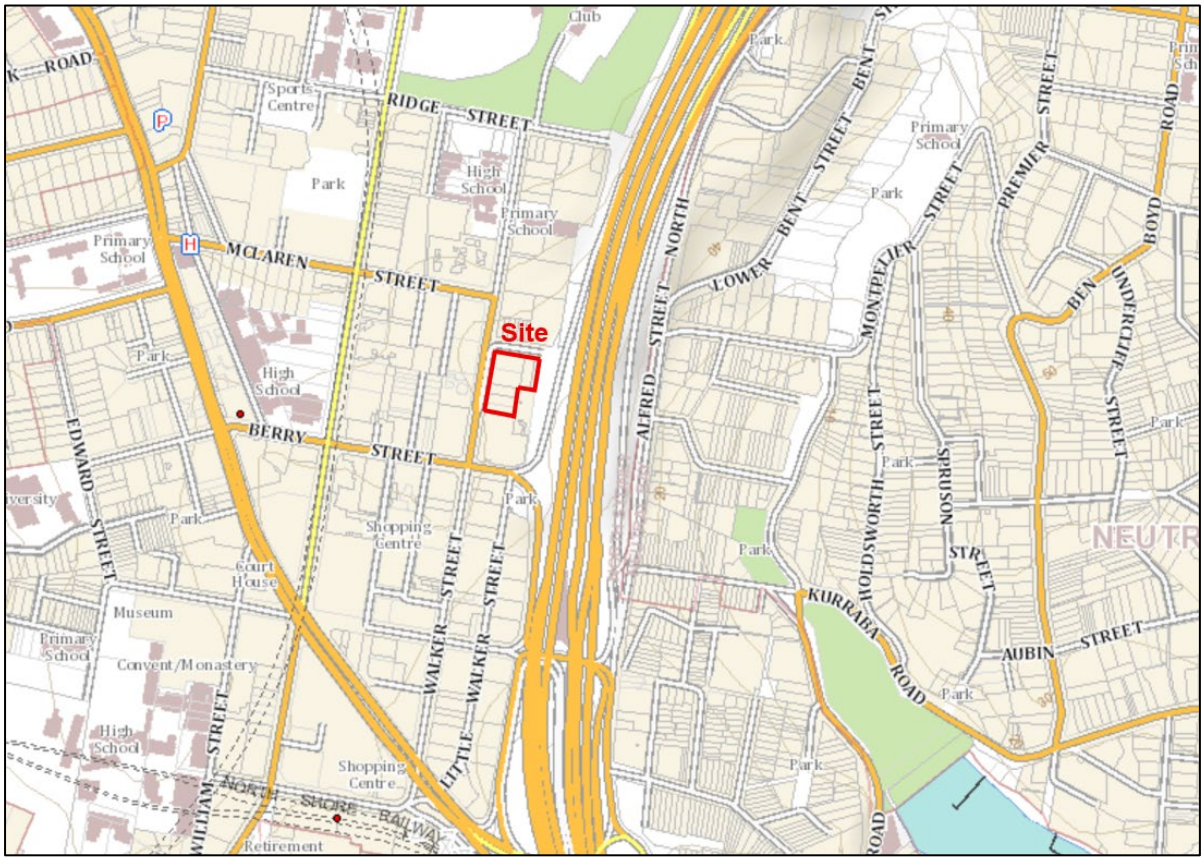
1.0 INTRODUCTION

Environmental Consulting Services Pty Ltd (ECS) was engaged to prepare the Construction Environment Management Plan (CEMP) for management of potential environmental impacts during excavation and construction of the basement at 173-179 Walker Street and 11-17 Hampden Street, North Sydney (the Site). The location of the Site is shown on Figure 1.1 – Location Plan.

Figure 1.1 – Location Plan



The purpose of this CEMP is to ensure that appropriate environmental management practices are followed during the proposed excavation activities associated with the development of the Site.

This CEMP has been prepared to manage potential environmental impacts during the excavation and construction of the basement for the development at the Site. The management of soil and groundwater during construction has been presented in the report titled *Construction Soil and Water Management Sub-Plan* (ECS revision 2 dated 12.03.2026).

The Construction Soil and Water Management Sub-Plan (CSWMSP) was prepared to address the following Development Consent condition (Application Number: SSD-67175465):

CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN SUB - PLAN

C7. Prior to the commencement of any work, the Applicant must submit to the Certifier a Construction Soil and Wate Management Sub - Plan (**CSWMP**) for the Development (for Stages 1 and 2 as identified in Condition C1). The CSWMP must be prepared by a suitably qualified expert, in Consultation with Council and include, at a minimum, the following information:

a) describe all erosion and sediment controls to be implemented during construction;
b) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the site);
c) detail all off-site flows from the site during construction; and
d) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.

The CSWMP provides the basis for environmental management of soil and water throughout construction works associated with excavation and basement construction activities. It is expected that the CSWMP will be relevant until excavation activities are completed and construction of basements up to ground level are completed and surrounding open spaces are sealed or landscaped.

In addition to the CSWMP, the Development Consent requires the preparation of the following other management plans:

- C3. Construction Traffic and Pedestrian Management Sub-Plan;
- C4. Construction Noise and Vibration Management Sub-Plan;
- C5. Air Quality Management Sub-Plan; and
- C6. Construction Waste Management Sub-Plan

This CEMP provides information relevant to:

a) details of:
    i. hours of construction;
    ii. 24-hour contact details of the site manager and complaint handling procedure;
    iii. construction program and construction methodology, including construction staging;
    iv. traffic management;
    v. noise and vibration management;
    vi. management of dust and odour;
    vii. stormwater control and discharge including ensuring that vehicles leaving the site do not transfer dirt to roadways;
    viii. prevention and management of contamination;
    ix. management of stockpiles of soil or other materials;
    x. waste management;
    xi. external lighting in compliance with applicable Australian Standards; and
    xii. site security, including fencing or hoarding.
b) Construction Traffic and Pedestrian Management Sub-Plan in accordance with condition C3;
c) Construction Noise and Vibration Management Sub-Plan in accordance with condition C4;
d) Air Quality Management Sub-Plan in accordance with condition C5;
e) Construction Waste Management Sub-Plan in accordance with condition C6;
f) Construction Soil and Water Management Sub-Plan in accordance with condition C7;
g) an unexpected finds protocol for remediation in accordance with condition C15;
h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure, including but not limited to ensuring compliance with condition D25;
i) waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status of relevant areas of the site.

Each Contractor will adopt this CEMP and the referenced sub-plans to manage risks specifically related to their scope of work on the Project.

Compliance with this CEMP is mandatory for all personnel and Contractors carrying out construction activities associated with excavation and basement construction.

2.0 SITE IDENTIFICATION

The location of the Site and neighbouring developments are presented in Figure 2.1 – Site Location Plan with the Site identification details summarised in Table 2.1 – Site Identification.

Table 2.1 – Site Identification

Attribute	Detail
Site Address	173-179 Walker Street and 11-17 Hampden Street in North Sydney NSW 2060
Lot & Deposited Plan	Lot 50 DP 1318635 (formerly Lot 1 DP 523229, Lot 1 DP 1175748, Lot A DP 318690, Lot 100 DP 103595, Lot 1 DP 119732, Lot 1 DP 591516 and Lot 2 DP 591516)
Local Government Authority	North Sydney Council
Current Zoning	R4 – High Density Residential
Site Area (m^2)	Overall site: 3950 m^2
Geographic Co-ordinates (Site Centre)	Latitude: -33.836116466 (GDA94) Longitude: 151.209800558 (GDA94)

Figure 2.1 – Site Layout

The surrounding land around the Site includes commercial and residential uses dominated by multi-storey high-rise buildings to the south and southwest but houses to the north and northwest.

3.0 PROJECT OVERVIEW

The project includes the demolition of existing dwellings and structures, early works, excavation and construction of a residential development with infill affordable housing comprising:

- two residential flat buildings (12 and 30 storeys);
- 239 apartments (including 78 affordable housing apartments);
- one four-storey resident amenity and services building;
- four levels of basement with 218 car spaces;
- vehicular access from Walker Street;
- landscaping works, consolidation of existing lot.

The expected construction schedule will extend for approximately 2 years and is summarised in Table 3.1 – Construction Program

Table 3.1 – Construction Program

Activity		Expected Period
1	Demolition and bulk excavation	January 2026 – April 2025
2	Construction and fitout	April 2026 – October 2027
3	Commissioning	October 2027 – December 2027

4.0 SITE MANAGEMENT

This CEMP provides an overview of the environmental management required during the proposed development that must be implemented in conjunction with the following supporting plans:

- The Construction Traffic and Pedestrian Management Sub-Plan;
- The Construction Noise and Vibration Management Sub-Plan;
- The Air Quality Management Sub-Plan;
- Construction Waste Management Sub-Plan;
- Construction Soil and Water Management Sub-Plan;

In addition the CEMP notes the following requirements that must be implemented during the project:

- An unexpected finds protocol for remediation of conyamination;
- An unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and
- Waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status of relevant areas of the site.

4.1 Construction Hours

The routine construction work hours are:

- Between 7am and 5pm, Monday to Friday inclusive;
- Between 8am and 1pm on Saturdays.

Routine construction work is not permitted on Sundays or public holidays.

Over and above the routine construction hours specified above, it is understood that approval for extended working hours for 30 days will be requested. The extended working hours will be for basement concrete pours up to the transfer at ground/level 1 with the works extending through to 9pm.

The request for the extended work hours is based on the following expected time requirements:

Typical basements pour (burnish finish)

- Concrete pour is on average is 300m^3 in volume;
- The concrete pump takes 1 hour to set up for each pour;
- The concrete pump rate is approximately 40m^3 per hour (without supply delays or breakdowns) taking 7.5 hours for an average concrete pour;
- A typical 300m^3 pour is expected to be completed by 4pm with pack up taking 1 hour (by 5pm); and
- Finishing the slab will require 4 hours after the last concrete delivery and will typically included 4 men on trowelling machines.

Transfer pours

- Transfer pours are approximately 800m^3 in volume;
- The concrete pump takes 1 hour to set up for each pour;
- The concrete pump rate is approximately 70m^3 per hour (without supply delays or breakdown) taking approximately 11.5 hours for a pour;
- An 800m^3 pour is expected to be completed by 7pm with pack up taking 1 hour (by 8pm);
- It is expected that there will be 10 men working and 30 concrete trucks deliveries outside of routine working hours; and
- Finishing the slab will require 2 hours after the last concrete delivery (at 7pm) and will typically included 4 men on trowelling machines

The approval for this project also restricts rock breaking, rock hammering, sheet piling, pile driving or similar activities to the following hours:

- Between 9am and 12pm, Monday to Friday inclusive;
- Between 2pm and 5pm, Monday to Friday inclusive; and
- Between 9am and 12pm on Saturdays.

Non-routine work, as directed by the police or a public authority or in an emergence; to avoid injury, property damage or environmental harm can be undertaken.

4.2 Site Contact

The 24 hour contact for this project is a designated phone line and email address for East Walker 88 Development Pty Ltd:

- Phone: 1300 927 516
- Email: Thewalden.community@aland.com.au

4.3 Trafic Management

The key points within the Construction Traffic and Pedestrian Management Sub-Plan that relate to impacts from vehicle movements include:

- The requirement for trucks entering and departing the site will be under traffic controller supervision via Hampden Street; and
- Pedestrian safety along Hampden Street will continue to be maintained through the use of appropriate site fencing, signage, and traffic control measures, consistent with the requirements of TfNSW and the relevant Australian Standards.

4.4 Noise and Vibration Management

The Construction Noise and Vibration Management Sub-Plan has established the expected impacts from the proposed works. This plan has identified the key receptors and the and established the Noise Management Levels for each receptor.

In the event that the request for extended working hours is permitted then the Construction Noise and Vibration Management Sub-Plan should be updated to incorporate the extended work hours.

The potential for noise impacts should be mitigated through the mandatory use of project notifications to all identified receptors providing the timing of the extended working hours. The notification must be at least 5 working days prior to the extended work period.

4.5 Dust Mitigation and Odour Management

The generation of dust must be minimised during the excavation and construction activities. Water sprays must be effectively use to mitigate the generation of dust during excavation works, from vehicle movements and from soil stockpiles.

The application of water to the ground surface on internal site roads, on stockpiled material and at excavation locations is intended to prevent the generation of excessive dust that may travel beyond the site boundaries.

Alternatives to the use of water may be considered for some dust suppression such as the covering of soil stockpiles with geofabric of the surfacing of internal roads with aggregate.

The ground conditions at the site are not expected to result in the generation of excessive, offensive odour. In the event that odorous, offensive soil conditions are encountered then the Unexpected Finds Protocol for the project must be enacted.

The Air Quality Management Sub-Plan must be implemented.

4.6 Stormwater Management

The Construction Soil and Water Management Sub-Plan presents the required controls for stormwater management.

The key controls include;

- The placement of a concrete or asphalt bund across the entrance to the Site. This bund needs to mitigate overland flow of stormwater onto or off-site (depending on location) and direct surface water to the installed drainage system.
- All discharge grates must be bunded with sandbags to mitigate sediment influx into the grates.
- The placement of sandbags around the existing stormwater drains along neighboring Streets.
- The establishment of internal Site drains/sumps to direct stormwater to the drainage grates or collect water for pumpout. These internal drains should be constructed so that in the event of a major rainfall event (1% AEP or greater), that has the potential to inundate the drainage system, surface water is redirected into the basement excavation of the building.

4.7 Prevention and Management of Contamination

The Site is the subject of a Remediation Action Plan (Douglas Partners Pty Ltd dated May 2024) which requires the management of soil contamination. This CEMP must be implemented in conjunction with the Remediation Action Plan (RAP).

The RAP identifies the known contamination at the site and specifies the required remediation. All contamination must be managed in accordance with the RAP.

All soil and rock excavated for removal from the site will require the preparation of waste classifications in accordance with current regulations (NSW EPA waste classification guidelines) and retain records.

To prevent further contamination at the site the following controls must be implemented:

- The establishment of dangerous goods storage areas for all dangerous goods brough to site;
- The establishment of a vehicle refuelling area that has controls to manage leaks and spills that minimise the potential for soil impacts and prevent runoff to stormwater drains; and
- The selective importation of materials (including fill material) that have been certified as suitable for use at the site.

4.8 Waste Management

Waste management during the excavation and construction activities must minimise the potential for mixing of waste types and provide for designated waste streams for:

- Excavated soil and rock;
- Surplus building materials;
- Packaging materials;
- Office waste; and
- Putrescible waste.

Where possible waste material must be recycled. The management of waste must conform with the Construction Waste Management Sub-Plan.

4.9 Site Security

Adequate security fencing or hoarding must be established and maintained around the site perimeter. The fencing should be 1.8m high and have secure gates for vehicle and pedestrian access. The gates must be manned or have access control measures to prevent unauthorised site access.

There are no proposed external lighting requirements for the project. However, any temporary lighting established for periods of extended working hours must be established to mitigate excessive light spill beyond the site boundary. Where possible work lighting and onsite lighting should be directed towards the site centre and should not be directed across the site boundary.

5.0 IMPLEMENTATION

Overall responsibility for the implementation of this CEMP rests with the Project Manager. All employees and Contractors will meet the requirements of this CEMP. Management actions stated in this CEMP may be delegated in writing by the Project manager to specific Contractors.

Key Project personnel including the Project Manager and Site Manager, Civil Contractor Project Manager and Project Environmental Consultant will ensure that all management actions are undertaken to a satisfactory standard and that all personnel are aware of their responsibilities with respect to environmental matters associated with excavation and construction work. A general outline of responsibilities in relation to environmental management is provided below:

<u>Project Manager</u>

- Overall accountability for the environmental management of the Project.
- Overall responsibility for development, implementation, maintenance and compliance with the CEMP.
- Ensure contracts contain relevant environmental provisions.
- Review and sign off on this CEMP and subsequent revisions.

<u>Site Manager</u>

- Accountability for the implementation of environmental management controls.
- Responsibility for and compliance with the CEMP.
- Ensure compliance with relevant environmental provisions in contracts.
- Review effectiveness off on the implementation of this CEMP.

<u>Civil Contractor Project Manager</u>

- Overall responsibility for the development and implementation of the Contractor’s own project specific management plans and safe work method statement.
- Ensure compliance with the requirements of this CEMP throughout its works.
- Ensure compliance with the requirements of the Contractors own project specific management plans and safe work method statement.

Environmental Consultant

- Responsible for environmental monitoring for the duration of the CEMP.
- Advise regarding compliance with the requirements of this CEMP throughout works.
- Advise regarding management of Unexpected Finds.

All Excavation and Construction Personnel

- Comply with the requirements of this CEMP.
- Report all environmental incidents as they occur.
- Attend environmental inductions or any other training as required.
- Require reasonable steps be taken to avoid or minimise unintended or adverse environmental impacts and failing the effectiveness of such steps, direct that relevant actions be ceased immediately should an adverse impact on the environment be likely to occur.

5.1 Induction

The Project Manager will implement a Site induction program that all contractors and employees are required to complete prior to undertaking excavation and basement construction work. The Project specific induction will include the requirement for mandatory compliance with this CEMP by all personnel involved in excavation and basement construction activities.

5.2 Training

The personnel will have the experience, training and necessary licences to carry out the tasked required for the implementation of this CEMP. Specific environmental training will be provided as relevant by the Project Manager, or delegated to relevant Contractors, including:

- The Contractor will implement appropriate training to ensure its personnel are aware of their environmental responsibilities, including requirements set out in their works-specific management plans or safe work method statements.
- The Project Manager and the Contractor will each maintain a Training Register that records all training completed by its personnel, including records of attendance at awareness training and toolbox talks, as well as competency assessments.

5.3 Internal Communication

Internal communications will include discussions, electronic communications and printed material as required.

All environmental issues including incidents and near misses will be raised as a regular component of toolbox talks, site meetings and transmitted electronically as necessary.

5.4 External Communication

The Project Manager is responsible for external communication in relation to matters concerning the project. This includes but is not limited to communications with the media and government agencies and particularly in relation to external reporting of incidents that may have occurred. This excludes emergency calls or required by law which may be made by anyone.

5.5 Incident Management

The Project Manager will implement incident management procedures, including for response to, investigation and reporting of incidents.

5.6 Complaint Management

The Project Manager will establish a complaint management procedure for the investigation, response and reporting of complaints.

Records will be kept of all complaints relating to the implementation of this CEMP made to the Principal Contractor and its Contractors, including:

- The date and time of the complaint.
- The method by which the complaint was made.
- Any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect.
- The nature of the complaint.
- The action taken by the Principal Contractor in relation to the complaint, including any follow-up contact with the complainant.
- If no action was taken by the Principal Contractor, the reasons why no action was taken.

The complaints record must be produced to any authorised officer of the EPA, SafeWork or Council who asks to see it.

The complaints record must be kept for at least four years after the complaint was made.

5.7 Inspection and Compliance Management

Regular inspections will be carried out to confirm compliance with the CEMP. Inspections should be conducted daily during excavation activities and observations recorded after each inspection. Inspection observations/findings that indicate non-compliance or potential non-compliance with the CEMP will be recorded in a Corrective Actions Register for action and close out. The Corrective Actions Register will detail the source of the action, the action required, target close out date, actual close out date and the person responsible for the action item.

Inspections should also be undertaken during significant storm events and observations recorded. Such inspections during storm events are considered to represent a test of control adequacy.

5.8 CEMP Review

The CEMP is intended to be for excavation and basement construction activities that should reasonably be completed within less than 12 months. However, in the event that excavation and basement construction activities are not completed within 12 months, the CEMP should be formally reviewed by the Project Manager in consultation with relevant stakeholders. The CEMP should also be reviewed when any of the following occur:

- The scope of excavation works significantly changes;
- The Project implementation program significantly changes; or
- Opportunities for improvement, or deficiencies in the existing system are identified through Inspection Reports, Incident / Non-conformance Reports or site observations.

The CEMP will be revised by the Project Manager. A summary of changes will be recorded in the revision control chart and the revised CEMP distributed to personnel. Where changes are significant and impact on Site environmental management, a tool box talk will be presented to relevant staff and recorded.