Construction Environmental Management Plan

15 & 20 Gow Street, Padstow, NSW

SSD 71052213

Vaughans Constructions Pty Ltd

9a Commercial Road, Kingsgrove, NSW, 2208.

Prepared by:

SLR Consulting Australia

Tenancy 202 Submarine School, Sub Base Platypus,
120 High Street, North Sydney NSW 2060, Australia

SLR Project No.: 640.032024.00001

18 November 2025

Revision: 3.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	4 September 2025	Sean Wilson	Harry Peter	Sean Wilson
2.0	31 October 2025	Sean Wilson	Alisha Dabonde	Sean Wilson
3.0	18 November 2025	Sean Wilson	Alisha Dabonde	Sean Wilson

Basis of Report

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

This report is for the exclusive use of Vaughans and the Proponent Selleys (Dulux Group Australia Pty Limited). No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

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

Table of Contents

Basis of Report i
1.0 Introduction 5
1.1 Development Overview 5
1.2 CEMP Context 6
1.3 Scope 7
1.4 Objectives 8
1.5 Preparation 8
1.6 Implementation 9
1.7 Consultation 9
2.0 Development Description 13
2.1 Location 13
2.2 Construction Hours 14
2.3 Construction Site Access 14
2.4 Construction Vehicle Routes 14
2.5 Internal Circulation Roads, Car Parking and Loading / Unloading Areas 15
2.6 Construction Contact Details 19
2.7 Summary of Construction Activities 19
2.8 Construction Schedule 20
3.0 Environmental Management Framework 20
3.1 Project Organisational Structure 20
3.2 Roles and Responsibilities 20
3.3 Statutory Requirements 21
3.3.1 SSD 71052213 21
3.3.2 Regulatory Framework 22
3.3.3 Other Licences, Permits, Approvals and Consents 24
3.4 Environmental Training 26
3.4.1 Environmental Induction Training 26
3.4.2 Toolbox Talks 27
3.5 Incident Response and Handling Procedure 27
3.5.1 Performance Objective 27
3.5.2 Definitions 27
3.5.3 Incident Response 28
3.5.4 Incident and Non-Compliance Notifications 30
3.5.5 Registers 32
3.6 Complaints Response and Handling Procedure 32

3.6.1 Complaints Register 32
4.0 Environmental Management Commitments 34
4.1 General 34
4.2 Noise and Vibration 37
4.3 Air Quality 39
4.4 Traffic 40
4.5 Soil and Water 41
4.6 Waste 45
4.7 Landscape and Visual Amenity 47
4.8 Flora and Fauna, Tree Protection & Biodiversity 48
4.9 Hazard and Risk Management 50
4.10 Community Consultation and Complaints Handling 53
4.11 Aboriginal Cultural Heritage & Historic Heritage 54
5.0 Monitoring, Reporting and Auditing 56
6.0 Contingency Management Plan 58
7.0 Review 65
8.0 References 66

Tables in Text

Table 1: CEMP Scope 7
Table 2: Author Qualifications 8
Table 3: Consultation 9
Table 4: Hours of Work 14
Table 5: Contact Details 19
Table 6: Personnel Responsible for Environmental Management 20
Table 7: Relevant Statutory Requirements 22
Table 8: Licences, Permits, Approvals and Consents 24
Table 9: Environmental Induction Training 26
Table 10: Incident Definitions 27
Table 11: Incident Notification Process 30
Table 12: Regulatory Authority Contact List 31
Table 13: Complaints Handling 32
Table 14: Complaint and Enquiry Response Times 32
Table 15: General Environmental Management Controls 34
Table 16: Environmental Management Controls for Noise 37
Table 17: Environmental Management Controls for Air Quality 39

Table 18: Environmental Management Controls for Traffic 40
Table 19: Environmental Management Controls for Soil and Water 41
Table 20: Environmental Management Controls for Waste 46
Table 21: Environmental Management Controls for 47
Table 22 Environmental Management Controls for Flora and Fauna - Biodiversity 49
Table 23: Environmental Management Controls for Hazardous Goods and Contamination 50
Table 24: Environmental Management Controls for Community Communications 53
Table 25: Management Controls for Heritage 55
Table 26: Monitoring and Inspections Required 56
Table 27: Contingency Plan 58

Figures in Text

Figure 1 Locality Plan – 15 Gow St (53,830m^2) & 20 Gow St (6,341m^2) (Watson Young TP-01 Rev A) 5
Figure 2 Site Plan (Watson Young TP05 Rev A) 6
Figure 3 Demolition Plan (Watson Young TP 04 Rev B) 13
Figure 4: Construction Site Access Arrangements - Source : CTMP SLR 2025 16
Figure 5 Construction Vehicle Routes – Source CTMP SLR 2025 17
Figure 6 Proposed Internal Circulation Paths 18
Figure 7: Incidents and Non-Compliance Handling Process 29
Figure 8: Complaints Handling Procedure 33

Appendices

Appendix A SSD 71052213 Conditions
Appendix B Relevant Conditions of Consent SSD 71052213
Appendix C Corrective Action Request
Appendix D Complaints Register
Appendix E Incident & Investigation Report Form
Appendix F Construction Noise & Vibration Management Plan
Appendix G Unexpected Finds Protocol
Appendix H Erosion and Sediment Control & Detail Plans
Appendix I Construction Traffic Management Plan
Appendix J Construction Flood Emergency Response Plan
Appendix K Community & Stakeholder Management Plan

1.0 Introduction

1.1 Development Overview

This Construction Environmental Management Plan (CEMP) has been prepared by SLR Consulting Australia Pty Ltd (SLR) on behalf of Vaughans Constructions Selleys for the refurbishment of a chemical manufacturing facility and associated warehouse or distribution centre at 15 and 20 Gow Street, Padstow, New South Wales (the Site) (**Figure 1**). Selleys (Dulux Group Australia Pty Limited) is the Proponent for the State Significant Development application SSD-71052213 and has overall responsibility for compliance with the Development Consent.

The development comprises demolition of an existing warehouse and maintenance building, remediation of the site, strip out and refurbishment of existing warehousing to create a manufacturing facility with ancillary raw materials storage, construction of external tank storage and a tanker unloading area. It also includes remodelling of the existing vehicle access to allow uni-directional truck flow. The Site is within the Canterbury-Bankstown Local Government Area



Figure 1 Locality Plan – 15 Gow St (53,830m^2) & 20 Gow St (6,341m^2) (Watson Young TP-01 Rev A)

This CEMP ensures appropriate environmental management practices are implemented during construction, consistent with the mitigation measures set out in the specialist technical reports and associated sub-plans. Refer to the Appendices for the sub-plans required under Condition C3 and the associated forms, and to **Appendix A** Development Consent and **Appendix B** Relevant Conditions for the compliance obligations.

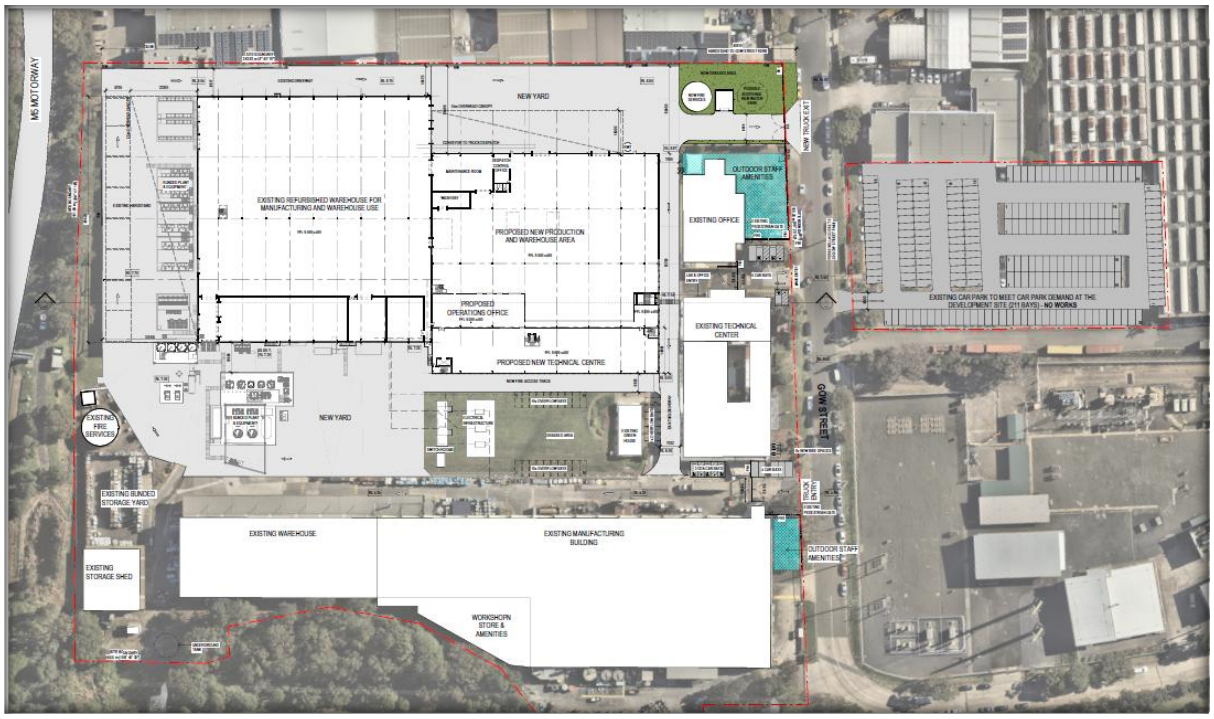


Figure 2 Site Plan (Watson Young TP05 Rev A)

Vaughans has been appointed as the Principal Contractor for construction. The CEMP has been prepared to satisfy the conditions of SSD 71052213 and the commitments made in the Environmental Impact State (EIS) (Willowtree Planning 2024).

State Significant Development Consent SSD-71052213 approves demolition of the existing warehouse and maintenance buildings, selective tree removal, remediation of the site, and the strip-out and refurbishment of existing warehousing to deliver a chemical manufacturing facility with associated raw-materials storage. The proposed works also includes construction of external tank storage and a tanker unloading area, and remodelling of site access to enable uni-directional heavy-vehicle movements, together with ancillary civil works, on-site utilities, car parking and landscaping.

1.2 CEMP Context

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

This CEMP contains the following key components:

- Environmental management framework, including key contacts, roles and responsibilities, and regulatory requirements;
- Environmental incidents and non-compliance management strategy;
- Complaints management strategy;

- Environmental management commitments and responsibilities;
- Monitoring, inspections, and reporting requirements;
- Contingency Management Plan;
- Relevant Sub Plans (included in the appendices).

Including addressing the following administrative commitment matters as per SSD 71052213 Development Consent Appendix 2 - Condition A7 within this CEMP;

- Air Quality
- Noise and Vibration
- Waste Classification
- Erosion and Sediment Control
- Materials Management Plan
- Remediation
- Acid Sulfate Soils and Salinity
- Community Consultation and Complaints Handling

1.3 Scope

This CEMP has been prepared to satisfy Conditions C2, C3 & C4 SSD 71052213. The specific requirements of these consent conditions, along with where these requirements have been addressed within this CEMP, are listed in **Table 1** below. In addition to this, all conditions of consent relevant to this CEMP are attached at **Appendix B**, including reference to where they have been addressed.

Table 1: CEMP Scope

Condition	Section
Construction Environmental Management Plan 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
As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:	Noted
(a) Construction Traffic Management Plan (see condition B1);	**Appendix I**
(b) Construction Noise and Vibration Management Plan (see condition B13);	**Appendix F**
(c) Erosion and Sediment Control Plan (see condition n B18); and	**Appendix H**
(d) Construction Flood Emergency Response Plan (see condition B24);	**Appendix J**
(e) a copy of the development's Unexpected Contamination Finds Procedure (see condition B49); and	**Appendix G**
(f) details of the community consultation and complaints handling procedure to be implemented during construction.	**Appendix K & Section 3.6**
Requirements of condition C4, the Applicant must:	Noted
(a) not commence construction of the development until the CEMP required under condition C2 of this consent is approved by the Planning Secretary; and	Noted

Condition	Section
(b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	Noted

1.4 Objectives

The objectives of this CEMP are to:

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

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

1.5 Preparation

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

Table 2: Author Qualifications

Name, Role & Division	Qualifications	Experience
Sean Wilson Principal Consultant Environmental Management, Permitting & Compliance	Master of Urban Planning & Environment, RMIT University (2018) Certificate IV in Property Services, Real Estate Institute of Victoria (2012)	Sean has over 27 years of Town Planning experience and has been working at SLR Consulting since April 2022. Sean has worked on various projects Australia wide including large renewable energy projects for wind and Hydrogen within Victoria and Western Australia including project managing and authoring traffic light and desktop assessments for offshore wind farms in the Gippsland region. Sean has also worked on infrastructure projects for APA, Telstra, North East Link (NELP) & Client assessing planning, environment and heritage risks, Planning Scheme Amendments, CEMP's and obtaining approvals where required for infrastructure works Australia wide. From 2016 to March 2022, Sean worked for Telstra performing land access, heritage, and environment assessments acting as a Lead Co-ordinator and Manager. His role included obtaining permits, licenses, and consents for the NBN project and subsequently for InfraCo Fixed (Telstra) works. At Telstra, Sean has managed or performed roles including writing, reviewing and managing town planning assessment reports for telecommunications works in all States and Territories. He has also applied, managed, and supervised numerous permit applications including Indigenous, ecological, heritage permits, consents, and licences Australia wide. From 1996 to 2016, Sean was a Director & Project Manager of Architectural, Project Management and Development companies where he performed multiple roles, including preparing and submitting town planning and Tribunal applications and project managing constructions works for clients and his own companies.

1.6 Implementation

In Accordance with SSD 71052213, Condition C4:

(a) not commence construction of the development until the CEMP required under condition C2 of this consent 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.

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

1.7 Consultation

In accordance with SSD 71052213, consultation has been undertaken with the applicable stakeholders and further consultation will take place as summarised in **Table 3**.

The Engagement Report (HillPDA 2024), the Environmental Impact Statement (Willowtree Planning 2024) and the Aboriginal Cultural Heritage Assessment (ACHA) (ESR 2023) demonstrates that genuine consultation has already taken place with stakeholders, seeking feedback on the proposed development, in line with the NSW DPE's Undertaking Engagement Guidelines for State Significant Projects.

Table 3: Consultation

Condition	Comment
Condition A8 – 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).	Noted
Condition A9 – 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.	Noted
Condition A13 – Prior to the commencement of construction of the development, the Applicant must : (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure ; (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. |	Section 3.6 & 4.1, 4.10

Condition	Comment
Condition B1 – Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The CTMP 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) include details of: (i) vehicle types, heavy vehicle routes including any heavy vehicle restriction routes, parking and access arrangements; (ii) the strategies that would be implemented to minimise the number of construction workers who will drive to the site; and (iii) any potential construction traffic impacts to general traffic, cyclists, and pedestrians within the vicinity of the site ; (e) include a Operational 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 are aware of heavy vehicle traffic restriction routes and 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. |	**Appendix I**
Condition B13 – Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) for the development to the satisfaction of the Planning Secretary. A copy of the CNVMP must be included in the development's CEMP (see condition C2) and must : (a) be prepared by a suitably qualified and experienced noise expert(s); (b) describe procedures for achieving the noise management levels detailed in the Interim Construction Noise Guideline s (as may be updated or replaced from time to time) and the vibration criteria in condition B11; (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 condition B13(d) and B13(e) ; and (g) include a complaints management system that would be implemented for the duration of construction of the development . |	**Appendix F**

Condition	Comment
Condition B21 – 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	Section 4.5
Condition B32 – Prior to the commencement of construction, a project arborist with a minimum 'Australian Qualifications Framework – Level 5' certification is to be appointed. The project arborist is to: (a) oversee the tree protection measures and any works within the Tree Protection Zones established under this consent in accordance with the Arboricultural Impact Assessment, Report prepared by Capability Green Consulting , Version 2 (Appendix 6 of the EIS); and (b) complete regular inspections of retained trees in accordance with the Arboricultural Impact Assessment, Report prepared by Capability Green Consulting , Version 2 (Appendix 6 of the EIS) for the duration of construction in order to ensure that protection measures are being adhered to. |	Section 4.8
Condition B42 – Prior to the commencement of any earthworks or remediation works, the Applicant must engage a Site Auditor accredited under the Contaminated Lands Management Act 1997 (CLM Act) NSW Site Auditor Scheme.	Section 4.9
Condition B50 – 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. |	Section 4.11
Condition B52 – 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. |	Section 4.11
Condition B53 – Work in the immediate vicinity of any suspected non -Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.	Section 4.11
Condition C9 – The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including: (a) date, time and location; (b) a brief description of what occurred and why it has been classified as an incident; (c) a description of what immediate steps were taken in relation to the incident; and (d) identifying a contact person for further communication regarding the incident. |	Section 3.5

Condition	Comment
Condition C11 – Within seven days of becoming aware of any non - compliance, the Applicant must notify the Department of the non-compliance, in writing, via the NSW planning portal (Major Projects). |	Section 3.5
Condition 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 to by the Planning Secretary) , 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 e conditions of this consent (with the exception of any hazard and risk related studies); (iv) a summary of the current stage and progress of the development; (v) contact details to enquire about the development or to make a complaint; (vi) a complaints register, updated quarterly (see conditions C3(e) and C5(c)); (vii) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary. |	Section 5.0

2.0 Development Description

2.1 Location

The Site is located at 15 & 20 Gow Street, Padstow, NSW, within the Canterbury Bankstown LGA. **Figure 3** below shows the Demolition Plan. The Site is legally described as Lot 100 DP1011185 and Lot 53 DP1064349



Figure 3 Demolition Plan (Watson Young TP 04 Rev B)

The project involves the following proposed works;

- Demolition of existing warehouse and maintenance building;
- Remediation of the Subject Site;

- Strip out and refurbishment of existing warehousing space to create a manufacturing facility with ancillary raw materials storage which will continue to be operated by the Dulux Group and Selleys;
- Construction of external tank storage and tanker unloading area; and
- Remodeling of the existing vehicle access to allow uni-directional truck flow.

2.2 Construction Hours

Construction hours will be in accordance with Conditions B6 of the Development Approval SSD 71052213. Hours of work must comply with the hours detailed in Table 4 below.

Table 4: Hours of Work

Activity	Day	Time
Construction	Monday – Friday	7 am to 6pm
	Saturday	8am – 1pm
	Sunday & Public Holidays	No Construction to take place

Condition B7 – Hours of Work

B9. Works outside of the hours identified in condition B8 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

2.3 Construction Site Access

Access is proposed to be provided to all construction vehicles via a single crossover along Gow Street, to be constructed on the western portion of the site. This crossover will be used for entry and exit.
Refer to Figure 4 for construction vehicle access arrangements for the site.

2.4 Construction Vehicle Routes

The routes to be utilised by all construction vehicles travelling to and from site are represented below in Figure 5

Truck movements to and from the site on the surrounding road network will be restricted to designated truck routes and will be confined to the main road network through the area. The designated routes are as follows:

- Routes to the east: Canterbury Road, Fairford Road, Gow Street; OR South Western Motorway, Fairford Road, Gow Street
- Routes to the west: South Western Motorway, Fairford Road, Gow Street; OR Newbridge Road, Milperra Road, Canterbury Road, Fairford Road, Gow Street

2.5 Internal Circulation Roads, Car Parking and Loading / Unloading Areas

During construction, the following areas will be designated within the site works area. The locations will vary depending on the build sequence and phase of works:

- An area for laydown shall be provided to facilitate loading/unloading of heavy vehicles.
- An area for material stockpiling/storage shall be provided within the site.
- All mobile crane locations will vary but will be contained within the site. .
- There are no plans for hoarding or scaffolding along the street frontage. Scaffolding will be required; however, it will be contained internally within the site and will be associated with constructing the warehouse building.
- An on-site turning area will be provided so that movements to/from the site are undertaken in a forward direction at all times.

In addition to the above, the client has provided information on their proposed internal circulation paths for heavy vehicles, which has been reproduced in Figure 6



Figure 4: Construction Site Access Arrangements - Source : CTMP SLR 2025



Figure 5 Construction Vehicle Routes – Source CTMP SLR 2025

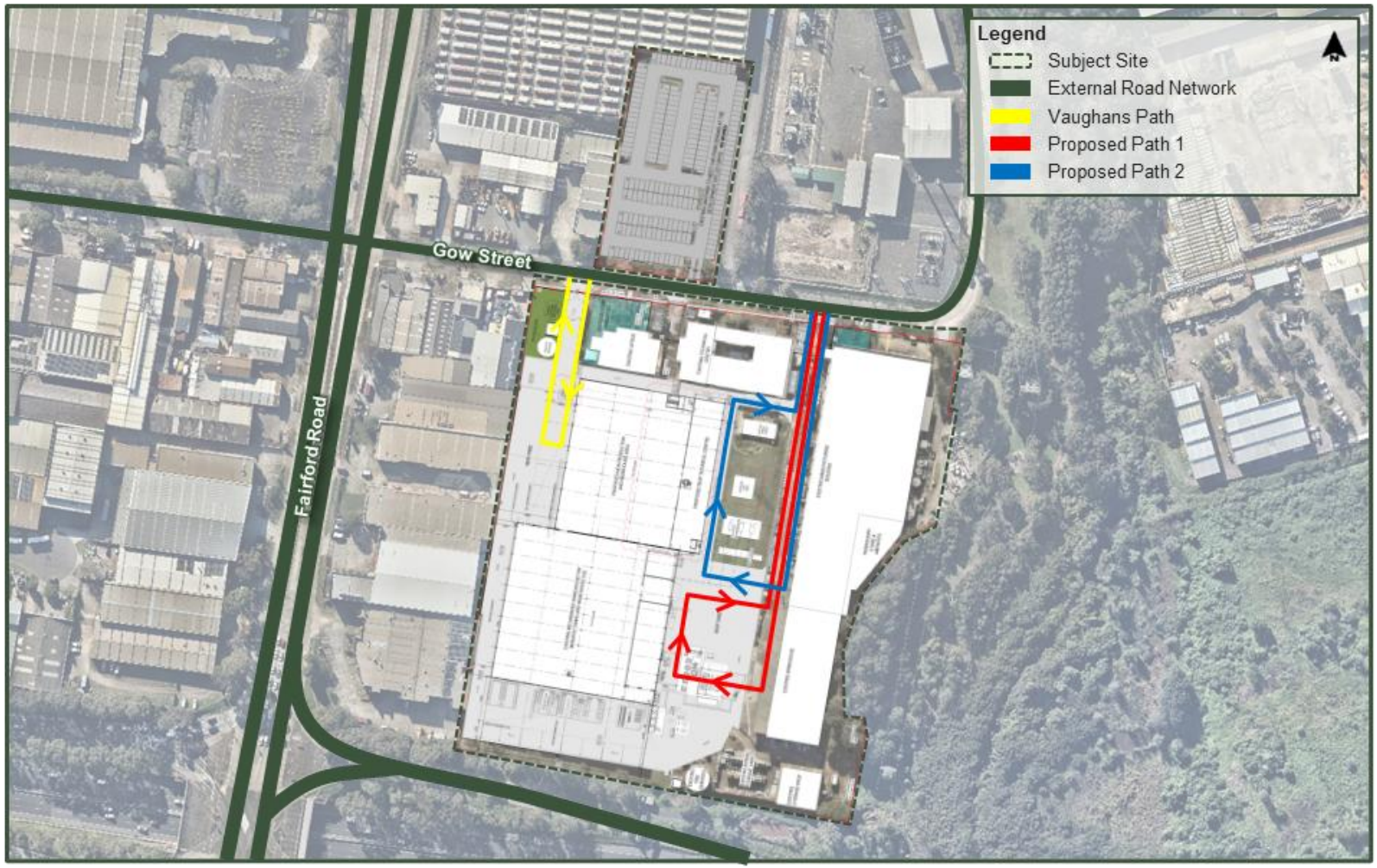


Figure 6 Proposed Internal Circulation Paths

2.6 Construction Contact Details

Table 5 lists the key contacts during construction.

Table 5: Contact Details

Role	Name	email	Contact Details
Proponent	TBA	TBA	TBA
Principal Contractor's Project Manager	David Upton	david.upton@Vaughanss.com.au	0412 719 623
Principal Contractor's Site Manager	Mark Jansen	mark.jansen@Vaughanss.com.au	0451 308 480

2.7 Summary of Construction Activities

The construction program key activities will include:

- **Site establishment** – Installation of site fencing, hoardings, entry gates, signage, amenities, and temporary site offices; establishment of erosion and sediment controls; and connection of temporary services.
- **Earthworks and civil works** – Bulk earthworks, site grading, excavation, and trenching for in-ground services; construction of stormwater drainage, water, sewer, electrical, and communications infrastructure.
- **Building works** – Piling and foundation installation; erection of structural steel frames; installation of wall cladding, roofing, doors, and glazing; and internal fit-out of warehouse and office areas.
- **External works** – Construction of hardstand areas, car parking, driveways, and loading docks; installation of external tank storage and tanker unloading areas; and associated landscaping.
- **Service connections and commissioning** – Final service connections, mechanical and electrical commissioning, compliance testing, and final certification.
- **Traffic and access upgrades** – Modification of vehicle access to provide uni-directional truck flow and improvements to on-site circulation.

Construction will be undertaken in accordance with approved hours, noise and vibration controls, dust suppression measures, and traffic management plans as detailed in the relevant sub-plans.

2.8 Construction Schedule

The Dulux / Selleys project will be completed in one stage. This stage will include the demolition of one existing warehouse building, and concrete hardstands. The sites' location is currently enclosed on the north and west by existing industrial facilities, on the east by Salt Pan Creek and to the south is the South-Western Motorway. The proposed development consists of one large building towards the west boundary of the site. The building will abut an existing warehouse and include manufacturing, warehousing, office spaces and a technical centre.

3.0 Environmental Management Framework

3.1 Project Organisational Structure

Selleys (Dulux Group Australia Pty Limited) (the Proponent) is the Applicant for the Project and has overall responsibility for compliance with State Significant Development Consent SSD-71052213. The Proponent has appointed Vaughans Constructions as the Principal Contractor for delivery of the Project. The Principal Contractor is responsible for implementing this CEMP, undertaking environmental monitoring, and ensuring compliance with SSD-71052213 and the associated sub-plans. All consultants, contractors, sub-contractors, and personnel engaged in the construction works must comply with the requirements of this CEMP and report to the Principal Contractor.

3.2 Roles and Responsibilities

All personnel are responsible for the implementation of this CEMP. The key personnel responsible for environmental management are listed in **Table 6**.

Table 6: Personnel Responsible for Environmental Management

Role	Responsibilities
Proponent (Selleys – Dulux Group Australia Pty Limited)	• Overall responsibility for compliance with approval requirements. • Liaise with the Principal Contractor to keep them informed of the project's progress. • Overall Responsibility for compliance with approval requirements.
Principal Contractor's Project Manager (Vaughans Constructions)	• Environmental reporting responsibility associated with the development. • Ensure the legislative and corporate safety, health and environment management measures and controls are implemented and maintained. • Record, notify, investigate and respond to any environmental incidents and, where necessary, develop and implement corrective actions. • Responsibility for compliance with approval requirements. • Liaise with the Proponent to keep them informed of the project's progress. • Consult and engage with any subcontractors or interfacing contractors regarding the environmental management of the Site. • Lead and manage the community involvement activities, including liaison with property owners and key stakeholders. • Lead the delivery of communication and community engagement strategies and plans. • Facilitate meetings, forums and arranging interviews to address concerns from community. • Provide advice and participate with the project teams to improve and enhance the delivery of communication services to the community.

Role	Responsibilities
	• Build, maintain collaborative and consultative working relationships with internal and external stakeholders. • Be available for contact by local residents, key stakeholders and community representatives to answer queries and provide more information or feedback.
Principal Contractor's Site Manager (Vaughans Constructions)	• All the responsibilities attributed to the Construction Contractor throughout this CEMP. • Environmental reporting responsibility associated with the development. • Ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an incident and/or non-compliance. • Regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent. • Provide adequate environmental inductions/training to employees and contractors regarding their requirements under this CEMP. • Participate in risk and hazard identification and control. • Participate in incident investigations and management. • Participate in health and safety inspections. • Be the primary daily contact to the public handling of enquiries / complaints management / interface issues. • Maintain the complaints register and make available the complaints register to the Principal Project Manager on a daily basis. • Be available for contact by local residents and the community at all reasonable times to answer any questions. • Liaise with property owners to co-ordinate access and to deal with specific property related issues arising from the upgrade works.
All employees, contractors and subcontractors	• Ensure familiarity, implementation and compliance with this CEMP and appended management plans. • Support the Proponent's commitment to sustainability, environmental management and compliance. • Work in a manner that will not harm the environment or impact on surrounding receptors. • Report all environmental incidents, non-compliances and complaints to the Project Manager without delay. • Immediately notify the Principal Contractor's Project Manager of any hazard or potential hazard that may result in an incident and/or non-compliance, regardless of the nature or scale. • Take immediate action (where it is safe to do so) to prevent, stop, contain and/or minimise any adverse impact associated with an incident and/or non-compliance. • Report any inappropriate construction practices and/or environmental management practices to the Project Manager without delay.

3.3 Statutory Requirements

3.3.1 SSD 71052213

The Development will be constructed in accordance with Conditions A2, A3 & A4 of SSD 71052213, specifically:

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 of this consent; and

(e) in accordance with the management and mitigation measures in Appendix 2 of this consent.

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) and A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict

3.3.2 Regulatory Framework

The relevant statutory requirements of the site are listed in **Table 7** below. Whilst other statutory documents have been considered in the preparation of this CEMP, only those with specific triggers/requirements that relate to construction of the site have been documented.

Table 7: Relevant Statutory Requirements

Legislation	Requirements	Environmental Aspect
Commonwealth		
Commonwealth Environment Protection and Biodiversity Conservation Act 1999	Compliance with range of processes to help protect and promote the recovery of threatened species and ecological communities, and preserve significant places from decline.	The Australian environment, including its biodiversity and its natural and culturally significant places.
State Planning Context		
Environment Planning and Assessment Act 1979	Consideration of the impacts to the environment (both natural and built) and the community of proposed development or land-use change The Project must comply with the SSD 71052213 Development Consent.	All
Environmental Planning and Assessment Regulation 2021	Compliance with the environmental planning and assessment system including notification requirements and certificates.	Environmental Management Framework.
Biodiversity Conservation Act 2016	Comply with biodiversity conservation obligations.	Biodiversity

Legislation	Requirements	Environmental Aspect
National Parks and Wildlife Act 1974	Conservation of natural and cultural heritage. Protection and recording of Indigenous and non-Indigenous heritage values.	Aboriginal Heritage Earthmoving /excavation works – identifying unexpected finds.
Protection of the Environment Operations Act 1997	Handling, storage and disposal of all waste streams on site. Protection, restoration and enhancement of the quality of the NSW environment Activities where Environment Protection Licence is required.	Construction waste management Discharges or emissions to air, land and water.
State Environmental Planning Policy (Resilience and Hazards) 2021 (as incorporated into the Consolidated SEPP 2021)	Remediation of contamination lands and consent requirements.	In the event of any unexpected find of contaminants/contamination.
State Environmental Planning Policy (Industry and Employment) 2021 (as incorporated into the Consolidated SEPP 2021)	Compliance with the development and land use policies in relation to industry and employment.	Pollution control, noise management, social impacts and sustainable design and construction practices.
State Environmental Planning Policy (Transport and Infrastructure) 2021 (as incorporated into the Consolidated SEPP 2021)	Compliance with Transport and Infrastructure planning provisions and controls.	Transport and Infrastructure.
State Environmental Planning Policy (Planning Systems) 2021 (as incorporated into the Consolidated SEPP 2021)	Compliance with the development controls of an DA and SSD 71052213.	All
State Environmental Planning Policy (Biodiversity and Conservation) 2021 (as incorporated into the Consolidated SEPP 2021)	Comply with biodiversity conservation obligations.	Biodiversity
Canterbury Bankstown Development Control Plan 2012 (CDCP 2021)	Comply with local environmental planning provisions.	All
Contaminated Land Management Act 1997 (NSW)	Duty to notify the EPA of contamination and to manage significant contaminated land in accordance with approved remediation plans.	Soil and groundwater contamination and remediation.
Heritage Act 1977 (NSW)	Protect and manage listed heritage items. Unexpected finds protocol must be implemented if relics or heritage items are uncovered.	Aboriginal and non-Aboriginal heritage.
Protection of the Environment Operations (Noise Control) Regulation 2017	Controls on noise emissions from construction equipment and activities in accordance with prescribed limits.	Construction noise and vibration.
Roads Act 1993 (NSW)	Approvals for road openings, access driveways, and traffic	Construction traffic and access management.

Legislation	Requirements	Environmental Aspect
	management where works affect the public road reserve.	
Waste Avoidance and Resource Recovery Act 2001 (NSW)	Apply the waste hierarchy (avoid, reuse, recycle, dispose) and implement waste minimisation and recovery practices.	Waste management and resource recovery.
Local Planning Context		
Canterbury Bankstown Development Control Plan 2012 (CDCP 2021)	Comply with local environmental planning provisions.	All

3.3.3 Other Licences, Permits, Approvals and Consents

Table 8 summarises the additional licences, permits, approvals and consents required throughout these works. This information has been summarised from the SSD 71052213 Consent Conditions and the Environmental Impact State (Willowtree Planning, 2024). It is the Principal Construction Contractor's responsibility to ensure that any license, permit, approvals listed in (but not limited to) **Table 8**, has been obtained in the required timeframe.

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

Table 8: Licences, Permits, Approvals and Consents

Licence, permit, Approval or consent	Person Responsible	Timing	References / Notes
Construction Traffic Management Plan (CTMP) – prepared in consultation with Council and approved by the Planning Secretary. Include vehicle types and routes, parking/access, worker travel strategies, impacts to other road users, Driver Code of Conduct, monitoring program and notification procedures.	Principal Contractor's Project Manager	Prior to commencement of construction; implement for duration of construction	Conditions B1 and B2
Preparation of (if the offer is accepted) a pre-dilapidation and post-dilapidation survey at the properties, No. 31 Gow Street, and No. 42, No. 54, No. 56-58 and No. 60 Fairfield Road, Padstow: 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. Should the survey at identify any damage, discussion of 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 construction works associated with the development.	Principal Contractor's Project Manager	Prior to the commencement of construction	Conditions B11 and B12
Construction Noise and Vibration Management Plan (CNVMP) – prepared by a qualified noise expert and approved by the Planning Secretary. Include procedures to meet ICNG noise levels and DIN 4150-3/DEC vibration criteria; management of high noise works and respite strategies; consultation outcomes and complaints system.	Principal Contractor's Project Manager	Prior to commencement of construction; implement for duration of construction	Conditions B13 and B14

Licence, permit, Approval or consent	Person Responsible	Timing	References / Notes
Erosion and Sediment Control Plan (ESCP) – install and maintain erosion and sediment controls in accordance with the Blue Book Volume 1 and the CEMP.	Principal Contractor's Project Manager	Install prior to any construction or surface disturbance; maintain during construction	Conditions B18 and B19
Stormwater management system – finalise detailed design in consultation with Council and applicable standards; install and commission prior to operation; maintain thereafter.	Proponent & Principal Contractor's Project Manager	Design prior to construction of the system; install before operation; maintain for life of development	Conditions B21, B22 and B23
Contaminated finds procedure – include in the CEMP to ensure identification and lawful management/disposal of contaminated surplus material.	Principal Contractor's Project Manager	Prior to commencement of earthworks; implement during construction	Condition B49 (see also POEO Act s120 – B20)
Engage NSW Site Auditor – accredited under the CLM Act to oversee remediation; submit Validation Report post-works.	Proponent	Engage prior to any earthworks or remediation; submit Validation Report within 3 months of completion of remediation	Conditions B36, B37, B38 and B39
Utility and public infrastructure approvals and arrangements – obtain required approvals from relevant owners/service providers; prepare and submit dilapidation report for public infrastructure; repair/relocate and obtain approvals as required.	Proponent & Principal Contractor's Project Manager	Prior to commencement of construction for affected assets and before utility works	Conditions A13 and A14; submit dilapidation report to Planning Secretary and Council (A12)
Demolition management – carry out demolition in accordance with AS 2601:2001.	Principal Contractor's Project Manager	Before and during demolition works	Condition A18
Out-of-hours work approval – written agreement from the Planning Secretary where works are proposed outside standard hours (unless inaudible, emergency or police-directed deliveries).	Proponent & Principal Contractor's Project Manager	Prior to undertaking any works outside the hours in B8, where applicable	Condition B9; standard hours B7
Heritage notifications and authorisations – unexpected Aboriginal or non-Aboriginal finds: cease works, establish buffer and contact Heritage NSW; do not recommence until authorised.	Principal Contractor's Project Manager	Immediately upon discovery of a potential item/relic; prior to	Conditions B50, B51, B52 and B53

Licence, permit, Approval or consent	Person Responsible	Timing	References / Notes
		recommencing works	
Waste management obligations – assess and classify wastes; dispose to lawful facilities; prohibit receipt of external waste; secure waste on site.	Principal Contractor's Project Manager	During construction and remediation works	Conditions B54, B55, B56 and B57
General legal licences and approvals – obtain and maintain all licences, permits, approvals and consents required by law for the development.	Proponent	Before relevant activity commences and maintained current for the life of the development	Condition AN1

3.4 Environmental Training

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

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

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

3.4.1 Environmental Induction Training

The environmental induction training will cover all elements of the CEMP and will include, as a minimum, the information in **Table 9**.

Table 9: Environmental Induction Training

Inductions and Environmental Training	Reference / Notes
Purpose and objectives of the CEMP.	Section 1.4
Hours of Construction	Section 2.2
Requirements of due diligence and duty of care	Section 3
Conditions of any environmental licences, permits and consent approvals	Section 3.3.3 and Section 4
Potential environmental emergencies on site and the emergency response procedures, locations and training in the use of emergency spill kits for spills on water and on land	Section 3.5

Inductions and Environmental Training	Reference / Notes
Reporting, and notification and management requirements for pollution, contamination and other environmental incidents, and for damage and maintenance to environmental controls	Section 3.5
High-risk activities and associated environmental safeguards	Section 4
Noise, vibration, and air quality management controls	Section 4.2 and 4.3
Construction Traffic Management	Section 4.4
Sound erosion and sediment control practices, water quality controls and sediment basin management	Section 4.5
Waste minimisation principles	Section 4.6
Stop work protocol in the event of the discovery of Aboriginal or Historic item or object of significance	Section 4.11
Induction requirements as per the Unexpected Finds Procedure – Contamination	Section 4.11
Induction requirements for Flora and Fauna – Biodiversity management & Tree protection	Section 4.7 & 4.8

3.4.2 Toolbox Talks

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

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

3.5 Incident Response and Handling Procedure

3.5.1 Performance Objective

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

3.5.2 Definitions

For the purposes of this CEMP the definitions detailed in **Table 10** will be adopted and applied during construction.

Table 10: Incident Definitions

Term	Definition
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance.
Material Harm Incident	a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding $10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment).

Term	Definition
Non-Compliance	An occurrence, set of circumstances or development that is a breach of this consent
Minor Environmental Event	an incident that is minor where there has been no potential or actual material harm to the environment (see 'material harm' definition above).

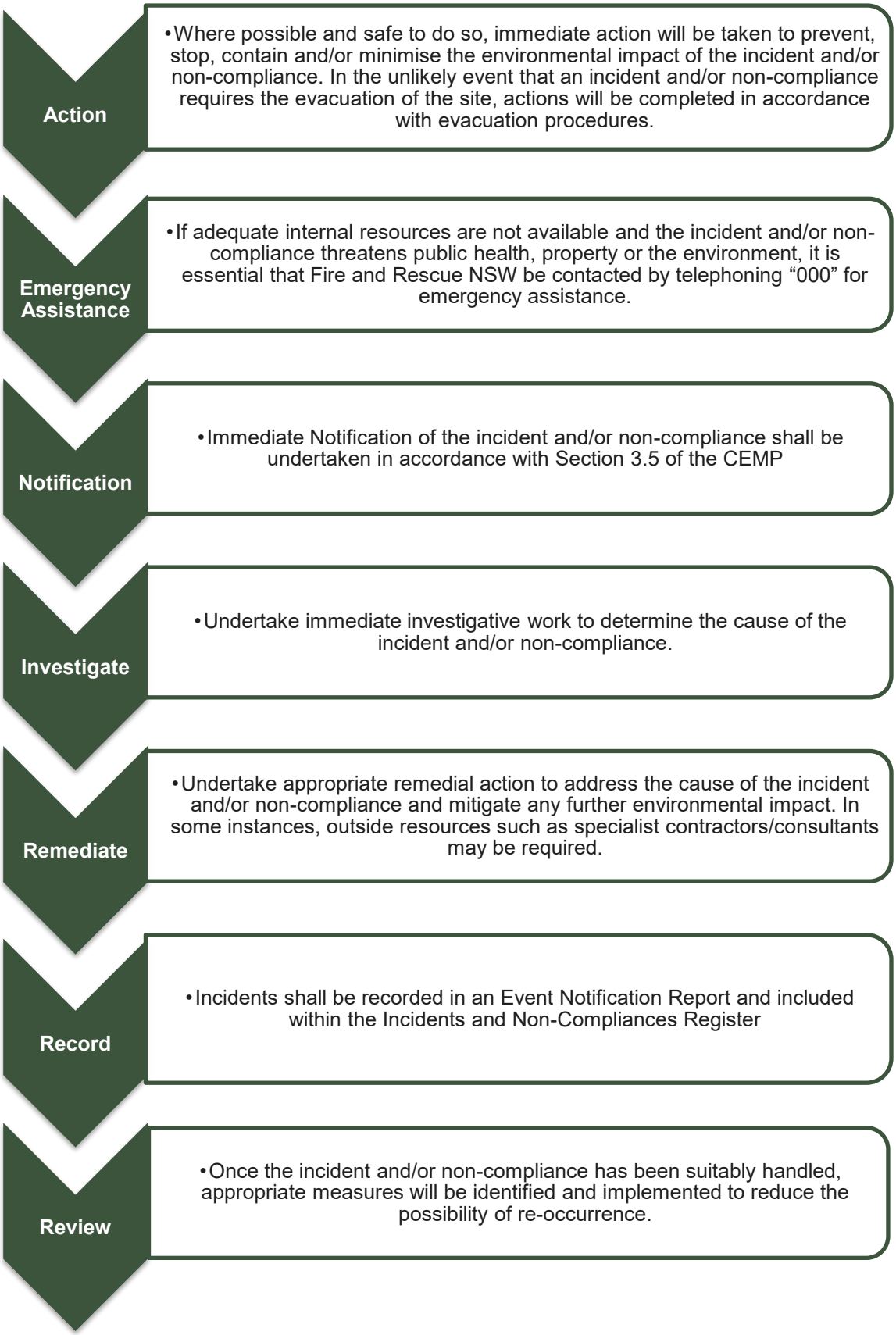
All incidents and non compliances will be identified and reported by any person to the Principal Site Manager immediately, who will subsequently report to the Principal Project Manager. All incidents will be reported to the Proponent for action as detailed in **Table 11** below.

3.5.3 Incident Response

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

The Incidents and Non-Compliance Handling Process shown in **Figure 7** will be implemented.

Figure 7: Incidents and Non-Compliance Handling Process



3.5.4 Incident and Non-Compliance Notifications

In the instance of an incident, the notification protocols outlined in **Table 11** will be implemented.

Table 11: Incident Notification Process

Notification Requirement	Responsible	Timeframe	Reference
Incidents			
Notify the Department (via NSW Planning Portal) of an incident after becoming aware, including date/time/location, brief description, immediate steps taken and contact person.	Proponent (Applicant)	Within 24 hours of becoming aware of the incident	Condition C9
Submit subsequent incident report to the Department (via Portal) addressing Appendix 3 requirements (how detected, when became aware, any associated non-compliance, actions taken/to be taken, summary, investigation outcomes/root cause, corrective & preventative actions with timing, stakeholder communications).	Proponent (Applicant)	Within 7 days of the C9 notification (or as otherwise agreed by the Planning Secretary)	Condition C10 & Appendix 3
If requested by the Planning Secretary, provide a detailed incident report to the Department and any relevant public authorities addressing Appendix 3 incident report requirements.	Proponent (Applicant)	Within 30 days of the incident (or as otherwise agreed by the Planning Secretary)	Appendix 3
Notify the Department (via NSW Planning Portal) of any non-compliance.	Proponent (Applicant)	Within 7 days of becoming aware of the non-compliance	Condition C11
Content of non-compliance notification: identify the development (DA number & name), specify the consent condition not complied with, explain why, give reasons (if known), and set out actions taken/to be taken and when.	Proponent (Applicant)	Provide with the C11 notification	Condition C12 (Note: if already notified as an incident under C9/C10, a duplicate non-compliance notification is not required.)

Under the Protection of the Environment Operations Act 1997 (NSW)., “relevant authority” means any of the following:

- The appropriate regulatory authority – the Environment Protection Authority (EPA);
- If the EPA is not the appropriate regulatory authority – the local authority for the area in which the pollution incident occurs (i.e. Council);



- NSW Public Health Unit;
- SafeWork NSW; and
- Fire and Rescue NSW.

Table 12 lists the contact details for these authorities. The person reporting the incident will provide the following key details:

- Location of the incident emergency;
- Nature of the incident/emergency;
- Their name and contact details; and
- Details of any required assistance.

Table 12: Regulatory Authority Contact List

Regulatory Authority / Stakeholder	Key Contact	Contact Details	
Department of Planning, Housing and Infrastructure (DPHI)	Compliance Unit	1300 305 695 compliance@planning.nsw.gov.au Notify incidents via NSW Planning Portal	
Environment Protection Authority (EPA)	Environment Line	131 555 (Outside NSW: 02 9995 5555) info@environment.nsw.gov.au	
Environment and Heritage	Main switchboard	1300 361 967 info@environment.nsw.gov.au	
Canterbury Bankstown City Council	Main switchboard	02 9707 9000 council@cbcity.nsw.gov.au	
NSW Public Health Unit	Sydney Local Health District	Business hours: 1300 066 055 After hours: Liverpool Hospital switchboard 02 8738 3000	
SafeWork NSW	Incident Notification Hotline	131 050 Select Option 3 to report a “Serious Incident or Fatality” – this will result in the incident being recorded and the appropriate person being contacted.	
Heritage NSW	General enquiries	02 9873 8500 heritagemailbox@environment.nsw.gov.au	
WaterNSW	Customer Service Incident Notification (24 hours)	1300 662 077 1800 061 069	
Emergency Services	NSW Police NSW Fire and Rescue NSW Ambulance Service	131 444 02 9265 2999 000	In case of emergency – 000

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

Refer to **Figure 7** above for the Incidents and Non-Compliance Handling Process.

3.5.5 Registers

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

3.6 Complaints Response and Handling Procedure

All employees who take receipt of a complaint, either verbal or written, are to take note of the name and contact details of the complainant and the nature of the complaint and immediately notify the Vaughans's Representative, who will then contact the Proponent to commence proceedings, shown in **Table 13**.

3.6.1 Complaints Register

In the event that a complaint is received, Vaughans's Principal Site Manager is to be informed of the complaint. Written complaints can be submitted via email to the Principal Project Manager.

Table 13 below, outlines the complaints handling methods for contact.

Table 13: Complaints Handling

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

A Complaints Register will be maintained for the duration of construction by the Principal Site Manager and is to be maintained for at least five years after the event to which they relate to. The Complaints Register will be updated as complaints and enquiries are received. **Table 14** below outlines the response times for construction complaints and enquires. Refer to Complaints register template in **Appendix D**.

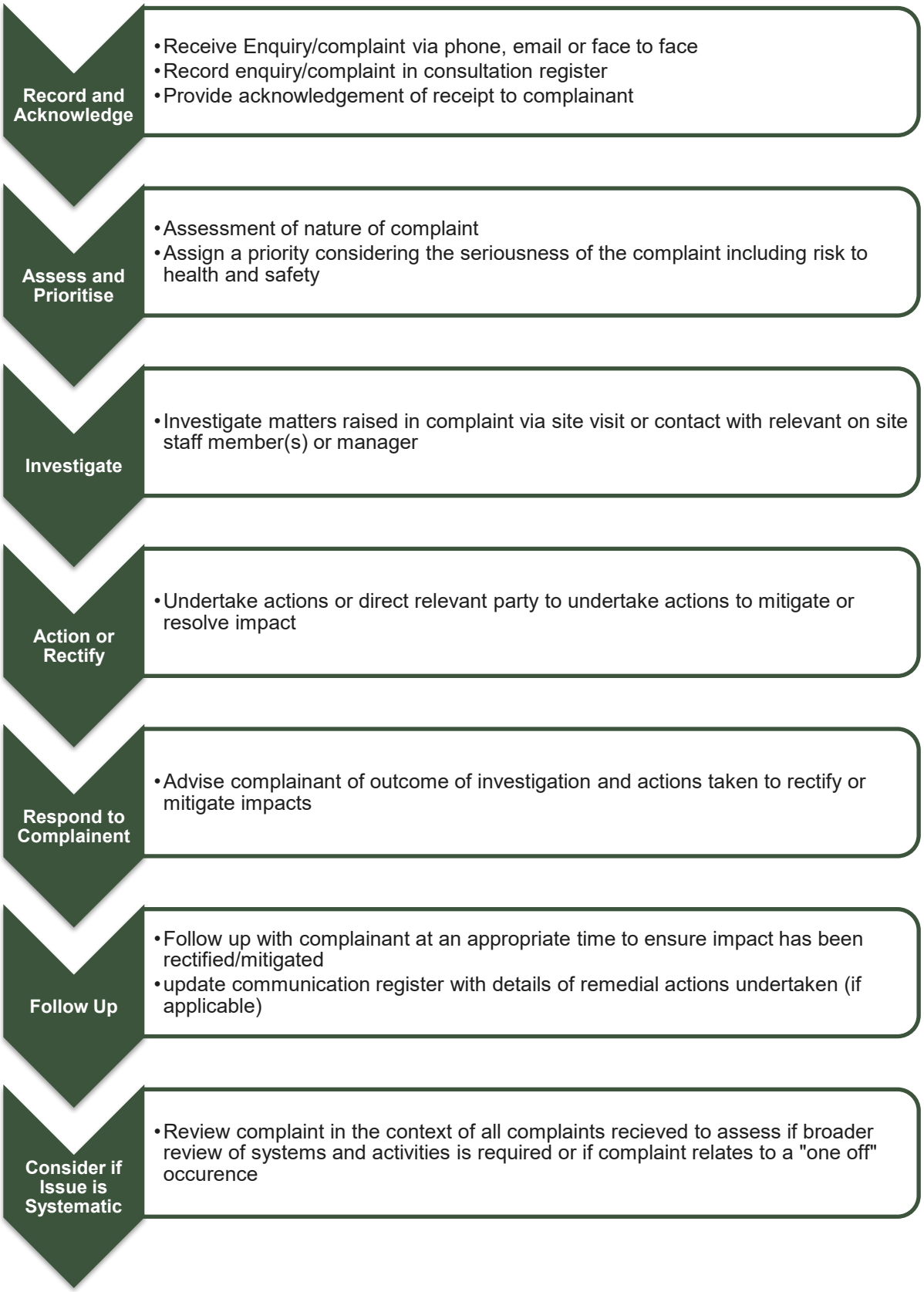
Table 14: Complaint and Enquiry Response Times

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

Figure 8 below outlines the enquiry and complaints management process.

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

Figure 8: Complaints Handling Procedure



4.0 Environmental Management Commitments

This section sets out the measures to manage environmental aspects that may be affected during construction. The commitments reflect statutory requirements, the development consent and the EIS mitigation measures, and focus on issues with the highest risk of non-compliance or potential to generate community complaints.

4.1 General

Table 15 lists the general environmental controls that will apply across the site for the duration of construction to minimise potential adverse impacts on the local environment and nearby receptors.

Table 15: General Environmental Management Controls

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
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 of this consent ; and (e) in accordance with the management and mitigation measures in Appendix 2 of this consent .	Proponent & Principal Project Manager	Prior to construction and ongoing	SSD 71052213 condition A2; Appendix 2 – A2
A5. Structural Adequacy Selleys will ensure that all new buildings and structures on the Subject Site are constructed in accordance with the relevant requirements of the National Construction Code.	Principal Project Manager	During construction	SSD 71052213 condition A5; Appendix 2 – A5
A26. 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.	Proponent & Principal Contractor's Site Manager	During construction and operation	SSD 71052213 condition A27
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.	Proponent	Prior to relevant activity and ongoing	SSD 71052213 condition AN1
B17. The Applicant must: (a) ensure that only VENM, ENM, or other fill material approved in writing by the 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.	Proponent & P Principal Contractor's Site Manager	During construction	SSD 71052213 condition B17
B18. 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.	Proponent & Principal Contractor's Site Manager	Prior to construction; maintain controls per B19	SSD 71052213 condition B18; Appendix 2 – HR5
B11. The Applicant must offer and prepare (if the offer is accepted) a pre-dilapidation and post-dilapidation survey at the properties, No. 31 Gow Street, and No. 42, No. 54, No. 56-58 and No. 60 Fairfield Road, Padstow: a) prior to the commencement of construction; and	Proponent & Principal Contractor's Project Manager	Prior to the commencement of construction and for post	SSD 71052213 condition B11

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
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.		the duration of construction	
B12. Should the survey at B11(b) 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 construction works associated with the development.	Proponent & Principal Contractor's Project Manager	Post construction	SSD 71052213 condition B12
B19. The Applicant must maintain the erosion and sediment control measures installed on -site in accordance with condition B18 for the duration of construction of the development.	Proponent & Principal Contractor's Project Manager	During construction	SSD 71052213 condition B19; Appendix 2 – HR5
B20. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an Environment Protection Licence .	Proponent & Principal Contractor's Project Manager & Principal Contractor's Site Manager	At all times	SSD 71052213 condition B20
B28. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Proponent & Principal Contractor's Site Manager	During construction	SSD 71052213 condition B28
B29. 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.	Proponent & Principal Contractor's Site Manager	During construction	SSD 71052213 condition B29
B52. 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 .	Proponent & Principal Contractor's Site Manager	During construction and operation	SSD 71052213 condition B58
B53. 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 or the public road network.	Proponent & Principal Contractor's Site Manager	During construction and operation	SSD 71052213 condition B59

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
B54. All signage and fencing must be erected within the development site in accordance with the development plans included in the RTS. Note: This condition does not apply to temporary construction and safety related signage and fencing.	Proponent & Principal Contractor's Project Manager	During construction	SSD 71052213 condition B60
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 (d) 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	Proponent & Principal Contractor's Project Manager	During plan preparation; implement and review	SSD 71052213 condition C1; Appendix 2 – A6
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 to by the Planning Secretary) , 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 th e conditions of this consent (with the exception of any hazard and risk related studies); (iv) a summary of the current stage and progress of the development; (v) contact details to enquire about the development or to make a complaint; (vi) a complaints register, updated quarterly (see conditions C3(e) and C5(c));	Proponent & Principal Contractor's Project Manager	At least 48 hours prior to construction and ongoing	SSD 71052213 condition C14; Appendix 2 – SE2

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
(vii) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.			

4.2 Noise and Vibration

The environmental management controls in **Table 16** will be implemented with reference to the Construction Noise and Vibration Management Plan (Acoustic Logic 2025) **Appendix F** to minimise construction noise and vibration. Management will follow the NSW EPA Interim Construction Noise Guideline (ICNG, 2009); where relevant, receiver noise goals and assessment methods from the Noise Policy for Industry (NPfI, 2017); and vibration criteria from DIN 4150-3 (2016) and the NSW Department of Environment and Conservation guideline Assessing Vibration: a Technical Guideline (2006). Where traffic-related noise is relevant, the Road Noise Policy (RNP, 2011) will be applied. High-noise activities will be managed in accordance with the CNVMP, including respite and community notification, and monitoring as specified. Vaughans Constructions will implement the CNVMP during construction.

Table 16: Environmental Management Controls for Noise

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
DA Conditions			
B6. The Applicant must comply with the hours detailed in Table 2 below . Construction Monday – Friday 7 am to 6 pm Saturday 8 am to 1 pm	Proponent and Principal Contractor's Project Manager / Principal Contractor's Site Manager	During construction (operation as applicable)	SSD 71052213 condition B6; Appendix 2 – NV1. Appendix F Section 6.1
B7. Works outside of the hours identified in condition B8 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.	Proponent and Principal Contractor's Project Manager / Principal Contractor's Site Manager	Prior to and during any out-of-hours works	SSD 71052213 condition B7; Appendix 2 – SE1, SE2. Appendix F Section 6.1
B8. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guidelines (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 Construction Noise and Vibration Management Plan required under condition B13.	Principal Contractor's Project Manager / Principal Contractor's Site Manager	During construction	SSD 71052213 condition B8; Appendix 2 – NV1. Appendix F Section 5 & 6.4
B9. 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	Principal Contractor's Project Manager	During construction	SSD 71052213 condition B9;

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
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).	/ Principal Contractor's Site Manager		Appendix 2 – NV1. Appendix F Section 5.3
B10. The limits in condition B19 apply unless otherwise outlined in the development's Construction Noise and Vibration Management Plan (see condition B13).	Principal Contractor's Project Manager / Principal Contractor's Site Manager	During construction	SSD 71052213 condition B10; Appendix 2 – NV1 Appendix F Section 5.3.2
B13. Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) for the development to the satisfaction of the Planning Secretary. A copy of the CNVMP must be included in the development's CEMP (see condition C2) and must : (a) be prepared by a suitably qualified and experienced noise expert(s); (b) describe procedures for achieving the noise management levels detailed in the Interim Construction Noise Guideline s (as may be updated or replaced from time to time) and the vibration criteria in condition B11; (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 condition B13(d) and B13(e) ; and (g) include a complaints management system that would be implemented for the duration of construction of the development .	Proponent and Principal Contractor's Project Manager	Prior to construction and for the duration of construction	SSD 71052213 condition B13; Appendix 2 – NV1, SE1, SE2 Appendix F Section 6.1-7.5
B14. The Applicant must: (a) not commence construction until the CNVMP required by condition B13 is approved by the Planning Secretary; and (b) implement the most recent version of the CNVMP approved by the Planning Secretary for the duration of construction.	Proponent and Principal Contractor's Project Manager	Prior to commencement and during construction	SSD 71052213 condition B14; Appendix 2 – NV1
A26. All plant and equipment used on -site, or to monitor the performance of the development , must be:	Principal Contractor's Project Manager	During construction and operation	SSD 71052213 condition



Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
(a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	/ Principal Contractor's Site Manager		A27; Appendix 2 – NV1

4.3 Air Quality

The environmental management controls in **Table 17** will be implemented in accordance with the Air Quality Assessment (Northstar 2024) to minimise potential adverse air emissions during construction. Mitigation measures have been informed by recognised best practice, including the IAQM *Guidance on the Assessment of Dust from Demolition and Construction* (2014) and the NSW EPA *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (2022)

Table 17: Environmental Management Controls for Air Quality

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Implement the recommendations of the Air Quality Assessment (Northstar 2024) to minimise adverse air emissions during construction, consistent with the requirement to include air quality controls in the CEMP (Condition A6).	Principal Contractor's Site Manager	Ongoing during construction	Appendix 2 Mitigation A7 Air Quality Assessment
Take all reasonable steps to minimise dust generation during construction, implementing feasible suppression measures to prevent environmental harm, consistent with general mitigation obligations to minimise environmental harm (Appendix 2 A1).	Principal Contractor's Site Manager	Throughout construction	SSD 71052213 Condition B24 Appendix 2 Mitigation A1
During construction, implement dust suppression measures: • Suppress exposed surfaces and stockpiles with watering or equivalent. • Cover all truck loads when entering or leaving site. • Prevent dirt tracking onto the public road network. • Keep public roads used by construction trucks clean. • Undertake progressive stabilisation of exposed surfaces on site.	Principal Contractor's Site Manager	Throughout construction	SSD 71052213 Condition B25
Monitor roadways to and from the site during construction and clean pavements when directed by Council. Notify surrounding businesses and residents at least one week prior to construction, including details on construction hours and the complaints process.	Principal Contractor's Site Manager	Pre-construction and throughout construction	Appendix 2 Mitigation A9, SE1
Selleys will finalise and implement an odour management plan / complaint procedure to record and action	Principal Contractor's Project Manager	Prior to and during operation	Appendix 2 Condition AQ1

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
verified odour cts in a systemic, auditable and pro-active manner			
Implement construction-phase dust and emission controls including: • Good housekeeping measures to minimise fugitive dust. • Regular watering of haul roads, stockpiles and disturbed areas. • Staging of works and progressive stabilisation of exposed areas. • Covering or damping of trucks transporting spoil and loose loads. • Wheel washing or rumble grids at site exits. • Limiting vehicle speeds on unsealed areas. • Locate stockpiles away from sensitive receptors and provide shielding. • Regular inspection and maintenance of plant and equipment. • Community notification of high-dust activities. • Complaints management protocol for dust-related issues. • Traffic management to reduce congestion and idling near receptors.	Principal Contractor's Site Manager	Throughout construction	Air Quality Impact Assessment (Northstar 2024)

4.4 Traffic

The environmental management controls in **Table 18** will be implemented to minimise the potential for adverse traffic from construction. Refer to the Construction Traffic Management Plan (CTMP) (SLR, 2025) for more detail (**Appendix I**).

Table 18: Environmental Management Controls for Traffic

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Prepare, finalise and implement a Construction Traffic Management Plan (CTMP) in consultation with Council. CTMP to outline vehicle routes, access and parking arrangements, strategies to reduce construction worker vehicles, an Operational Driver Code of Conduct, monitoring effectiveness, and procedures for community notification of disruptions.	Principal Contractor's Project Manager	Prior to construction and ongoing throughout construction	SSD 71052213 Conditions B1, B2; Appendix 2 TT1
Finalise and implement a Green Travel Plan to minimise private vehicle use and encourage sustainable transport options for construction workforce and site operations.	Principal Contractor's Project Manager	Prior to operation and ongoing	Appendix 2 TT2
Monitor and maintain roadways to and from the site. Clean pavements when directed by Council. Ensure trucks do not track dirt onto public roads and that roads used by construction traffic are kept clean. Install wheel wash facilities and stabilise	Principal Contractor's Site Manager	Ongoing during construction	Condition A9; Condition B25

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
exposed areas to minimise dirt transfer.			
Consult with relevant service/infrastructure owners prior to works. Prepare a dilapidation report and repair or pay full costs for any public infrastructure damaged by construction traffic. Relocate services as required with relevant approvals.	Principal Contractor's Project Manager	Prior to and during construction	Conditions A13, A14
Ensure construction traffic movements comply with approved hours (Monday–Friday 7am–6pm; Saturday 8am–1pm) unless exceptions under Condition B7 apply (e.g. safety, inaudibility, emergency, or approval by Planning Secretary).	Proponent & Principal Contractor's Site Manager	During all construction traffic movements	Conditions B6, B7

4.5 Soil and Water

The environmental management controls in Table 19 will be implemented to minimise potential soil and water impacts during construction. Erosion and sediment controls will be installed and maintained in accordance with *Managing Urban Stormwater – Soils and Construction, Volume 1: Blue Book* (Landcom 2004).

Further details are provided in the Erosion and Sediment Control Plans (Costin Roe, 2024) included in **Appendix H**, and in the Construction Flood Emergency Response Plan (CFERP) included in **Appendix J**. The CFERP provide flood risk management protocols in accordance with the Floodplain Risk Management Manual (2023) and Support for Emergency Management Planning (2023), addressing both construction and operational phases. These plans will be implemented and maintained for the duration of the development and updated following any flood event or as directed by the Planning Secretary.

Table 19: Environmental Management Controls for Soil and Water

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
The Applicant must: a) ensure that only VENM, ENM, or other fill material approved in writing by the EPA is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and make these records available to the Planning Secretary upon request	Principal Contractor's Project Manager	Throughout construction	Relevant Condition B17
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.	Proponent / Principal Contractor's Project Manager	Throughout construction	Relevant Condition B18
The Applicant must maintain the erosion and sediment control measures installed on -site in	Proponent / Principal Contractor's	Throughout construction	Relevant Condition B19

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
accordance with condition B18 for the duration of construction of the development.	Project Manager		
The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an Environment Protection Licence.	Proponent / Principal Contractor's Project Manager	Throughout construction	Relevant Condition B20
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 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.	Proponent / Principal Contractor's Project Manager	Prior to the commencement of construction	Relevant Condition B21
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 B21) and ensure the system is operational	Proponent / Principal Contractor's Project Manager	Prior to the commencement of operation	Relevant Condition B22
The Applicant must maintain the stormwater management system installed on the site under condition B22 for the duration of the development.	Proponent / Principal Contractor's Project Manager	Throughout construction	Relevant Condition B23
Prior to the commencement of construction of the development, the Applicant must prepare a Construction Flood Emergency Response Plan (CFERP) and submit it to 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) address the provisions of the Floodplain risk management manual (2023) and Support for emergency management planning (2023); and c) include details of: (i) the flood emergency responses for the construction phase of the development; (ii) predicted flood levels;	Proponent / Principal Contractor's Project Manager	Prior to the commencement of construction	Relevant Condition B24, Appendix J

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
(iii) flood warning time, flood notification, signs and depth indicators; (iv) assembly points and evacuation routes; (v) shelter in place protocols, including suitable locations of flood free refuge areas; (vi) evacuation protocols; and (vii) awareness training for employees and contractors			
Applicant must: a) not commence construction until the CFERP required by condition B24 is submitted to the Planning Secretary; and implement the most recent version of the CFERP submitted to the Planning Secretary for the duration of the development.	Proponent / Principal Contractor's Project Manager	Prior to the commencement of construction	Relevant Condition B25, Appendix J
Prior to the commencement of operation of the development, the Applicant must prepare an Operational Flood Emergency Response Plan (OFERP) for the site and submit it to the Planning Secretary. The Plan must: a) be prepared by a suitably qualified and experienced person(s); b) address the provisions of the Floodplain risk management manual (2023) and Support for emergency management planning (2023); c) nominate suitable flood free locations accessible from all tenancies for shelter in place scenarios for the site; d) include details of: i. the flood emergency responses for the operational phase of the development; ii. predicted flood levels, including probable maximum flood; iii. shelter in place protocols for all relevant flooding events; iv. awareness training for employees and contractors; v. protocols for advising site employees and visitors to stay away from the site during flood events; vi. flood warning time, flood notification, signs and depth indicators; vii. evacuation protocols including assembly points and evacuation routes (where applicable); and viii. communication strategies to ensure all potential tenants are aware of flood levels (including probable maximum flood); e) detail protocols for periodic review and update to the plan at least once every five years as well as (but not limited to):	Proponent / Principal Contractor's Project Manager	Prior to operation	Relevant Condition B26, Appendix J

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
f) when flood warning systems in the area are updated; g) when new flood evacuation routes are made available; and following a flood event that triggers the OFERP			
Implement the most recent version of the OFERP submitted to the Planning Secretary for the duration of the development.	Proponent / Principal Contractor's Project Manager	Prior to operation	Relevant Condition B27, Appendix J
The Subject site shall be designed to contain any spills or contaminated water from a fire incident within the boundaries of the site.	Proponent / Principal Contractor's Project Manager	Prior to construction	Appendix 2 Condition HR3
Selleys will finalise and implement the Flood Safety and Evacuation Strategy	Proponent / Principal Contractor's Project Manager	Prior to and during operation	Appendix 2 Condition F1
Implement a Soil and Water Management Plan and Erosion and Sediment Control Plan (or equivalent) for construction.	Principal Contractor's Project Manager	Prior to commencement and ongoing during construction	Appendix H; Mitigation Condition A12; HR5
Install and maintain erosion and sediment controls in accordance with Managing Urban Stormwater – Soils and Construction (Blue Book, 2004).	Principal Contractor's Project Manager & Principal Contractor's Site Manager	Prior to bulk earthworks and ongoing during construction	Mitigation Condition HR5
Inspect upper fill and topsoil during stripping for hazardous building materials (including asbestos) in accordance with the Unexpected Finds Protocol.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	During topsoil and fill stripping	Mitigation Condition HR7
Segregate soil layers during excavation to maximise reuse and minimise off-site disposal.	Principal Contractor's Site Manager	During excavation works	Mitigation Condition HR8
Grout existing and any future bores intersecting coal seams or workings to remove gas migration pathways.	Principal Contractor's Site Manager	During excavation or ground works	Mitigation Condition HR9

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Undertake remediation in accordance with the Remedial Action Plan and any Site Auditor requirements.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	During remediation works	Mitigation Condition HR10
Install and maintain silt fencing downslope of disturbed areas, as shown on Civil Engineering Plans.	Principal Contractor's Site Manager	Prior to commencement of bulk earthworks and maintained throughout construction	Civil Engineering Plans (Appendix H)
Construct sediment basins and diversion drains prior to commencement of major earthworks to capture runoff.	Principal Contractor's Site Manager	Before bulk earthworks and maintained until site stabilisation	Civil Engineering Plans (Appendix H)
Stabilised site access points to be installed to minimise soil tracking onto public roads.	Principal Contractor's Site Manager	Installed prior to construction traffic movements; maintained throughout construction	Civil Engineering Plans (Appendix H); Blue Book (Landcom, 2004)
Provide inlet protection to stormwater pits and temporary drainage swales during construction.	Principal Contractor's Site Manager	During bulk earthworks and until drainage system fully commissioned	Civil Engineering Plans (Appendix H)
Inspect and maintain erosion and sediment controls, replacing damaged or ineffective measures promptly. Remove temporary measures only once surfaces are stabilised.	Principal Contractor's Site Manager	Weekly during construction and after rain events >10mm	Civil Engineering Plans (Appendix H); Appendix H; Blue Book (Landcom, 2004)

4.6 Waste

The environmental management controls in **Table 20** will be implemented to minimise adverse waste impacts during construction. Waste management will be carried out in accordance with the Waste Management Plan (EGA 2025) , the requirements of the NSW Waste Avoidance and Resource Recovery Act 2001 (WARR Act), the Protection of the Environment Operations Act 1997 (POEO Act), and the Council Waste Management Guide for New Developments.

Waste segregation, recycling, storage, and disposal practices will be adopted to minimise waste to landfill, maximize reuse and recycling, and ensure compliance with local and state waste management regulations.

Table 20: Environmental Management Controls for Waste

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Principal Contractor's Site Manager	Throughout construction	SSD 71052213 Condition B48
All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	Principal Contractor's Site Manager	Throughout construction	SSD 71052213 Condition B49
Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	Throughout construction	SSD 71052213 Condition B50
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.	Principal Contractor's Site Manager	Throughout construction	SSD 71052213 Condition B51
Maintain permanent records of removal of liquid and solid waste and make them available to authorised persons on request.	Principal Contractor's Site Manager	Throughout construction	Appendix 2: A10
Manage construction materials and C&D waste to prioritise reuse and recycling; send only non-recyclable wastes to lawful facilities.	Principal Contractor's Site Manager	Throughout construction	Appendix 2: WM1
Separate wastes at the source and store separately on site to facilitate reuse and recycling.	Principal Contractor's Site Manager	Throughout construction	Appendix 2: WM2
Arrange suitable waste contractors, prevent overfilling, cover loads, maintain detailed disposal records and keep records available for inspection, and remove waste during approved hours.	Principal Contractor's Site Manager	Ongoing	Appendix 2: WM3
Include waste-related legal obligations and targets, emergency response, the waste hierarchy, storage and separation, procedures for contaminated and hazardous wastes, signage and responsibilities in site inductions.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	Induction and ongoing	Appendix 2: WM4



Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Waste must be managed in accordance with the Waste Management Plan (SLR, 2023), including segregation of recyclable waste streams (e.g., concrete, timber, metals, plasterboard, cardboard, packaging), storage of hazardous wastes (e.g., oils, paints, chemicals) in bunded and labelled containers, and lawful disposal of all waste at appropriately licensed facilities.	Principal Contractor's Project Manager & All Contractors	Throughout construction	Appendix F – Waste Management Plan (SLR, 2023)
Monthly waste tracking and reporting must be undertaken to verify disposal at licensed facilities, confirm volumes diverted from landfill, and identify opportunities for increased recycling and reuse.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	Monthly during construction	Appendix F – Waste Management Plan (SLR, 2023)
Hazardous and regulated wastes (e.g., asbestos, contaminated soils, chemicals) must be managed in compliance with POEO Act, EPA guidelines, and Council requirements, including use of licensed transporters and facilities.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	As required during construction	POEO Act; Appendix F – Waste Management Plan
Inductions for all workers and subcontractors must include waste minimisation, segregation, storage, and disposal requirements. Toolbox talks will reinforce waste management responsibilities.	Principal Contractor's Site Manager	Induction and ongoing	Appendix F – Waste Management Plan

4.7 Landscape and Visual Amenity

The Landscape and Visual Amenity controls in **Table 21** will be implemented to minimise the potential for adverse impacts to landscape and visual amenity. Landscaping works must be carried out in accordance with the approved Landscape Plans, relevant conditions of consent and mitigation measures. Controls include requirements for staged landscaping, perimeter screening, floodlighting restrictions, and the proper siting of signage to ensure minimal impact on surrounding sensitive receivers and the local visual environment.

Table 21: Environmental Management Controls for

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan (LMP) to manage the development's landscaping works to the satisfaction of the Planning Secretary. The LMP must: a) be consistent with the tree replacement planting as demonstrated within the Landscape Plans prepared by Geoscapes, revision I, dated 28 March 2025 (see Appendix C2 of the RTS); b) be consistent with the tree species, pot size and diversity/number of replacements within the Indicative Planting Schedule included within the Landscape Plans prepared by Geoscapes, revision I, dated 28 March 2025 (see Appendix C2 of the RTS); c) be consistent with: i. conditions B32 to B33, inclusive; ii. the Applicant's Management and Mitigation Measures at Appendix 2 of this consent; and	Principal Contractor's Project Manager & Principal Contractor's Site Manager	Prior to commencement of operation	SSD 71052213 – B35

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
d) describe the ongoing monitoring and maintenance measures which will be implemented to manage the landscaping works.			
The Applicant must: a) not commence operation until the LMP (see condition B35) is approved by the Planning Secretary; b) implement the most recent version of the LMP approved by the Planning Secretary; and c) maintain all on-site landscaping in accordance with the approved LMP for the life of the development	Principal Contractor's Project Manager & Principal Contractor's Site Manager	Prior to commencement of operation	SSD 71052213 – B36
Lighting associated with the development must: • comply with AS 4282:2019 'Control of the Obtrusive Effects of Outdoor Lighting'; and • be mounted, screened and directed so it does not create a nuisance to surrounding properties or the public road network.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	Before installation and ongoing	SSD 71052213 – B59
All signage and fencing must be erected within the development site in accordance with the development plans included in the RTS. Note: This condition does not apply to temporary construction and safety-related signage and fencing.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	During construction / prior to operation	SSD 71052213 – B60

4.8 Flora and Fauna, Tree Protection & Biodiversity

Table 22 lists Flora, fauna, and tree protection measures will be implemented to safeguard retained vegetation, biodiversity values, and ecological features during construction. All works must be undertaken in accordance with the Arboricultural Impact Assessment (Capability Green Consulting, Appendix 6 of the EIS), relevant Australian Standards, consent conditions, and the mitigation commitments made in the EIS. Management controls include appointment of a qualified project arborist, establishment of Tree Protection Zones, regular inspections of retained trees, fauna management protocols, dust suppression, and stormwater controls.

If native fauna are encountered, works will cease until attended by a licensed wildlife handler. Broader measures such as erosion and sediment control, stormwater management, waste protocols, and communication with surrounding residents and businesses will also support biodiversity protection. EIS mitigation commitments specifically include minimising disturbance to retained vegetation, ensuring no-go zones are clearly delineated and respected, applying water sprays to reduce dust impacts on vegetation, implementing fauna relocation protocols where habitat trees are removed, and monitoring of tree health throughout construction.

These measures align with Appendix 2 mitigation conditions, the consent conditions, and relevant EIS commitments, ensuring compliance with AS 4970:2009 and the Landcom Blue Book



Table 22 Environmental Management Controls for Flora and Fauna - Biodiversity

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Implement all reasonable and feasible measures to prevent or minimise environmental harm from construction activities.	Proponent/ Principal Contractor's Project Manager / Principal Contractor's Site Manager	Ongoing during construction	SSD 71052213 Condition A1
Carry out the project in accordance with consent conditions, Appendix 2 mitigation measures, and EIS biodiversity commitments.	Proponent/ Principal Contractor's Project Manager Principal Contractor's Site Manager	Ongoing during construction	SSD 71052213 Condition A2(e); EIS Section 7.7
Appoint a project arborist (AQF Level 5) prior to construction to oversee tree protection measures, works within Tree Protection Zones, and conduct regular inspections.	Principal Contractor's Project Manager	Before and during construction	SSD 71052213 Condition B32; EIS Appendix 6
Protect all trees identified for retention in accordance with the Arboricultural Impact Assessment, AS 4970:2009, and ensure no-go zones are clearly delineated and respected.	Principal Contractor's Project Manager / Principal Contractor's Site Manager	Before and during construction	SSD 71052213 Condition B33; EIS mitigation commitment
In the event native fauna is found during tree removal, cease works in the immediate area until attended by a licensed wildlife handler or the fauna relocates naturally.	Principal Contractor's Site Manager	As required during construction	SSD 71052213 Condition B34; EIS fauna management protocol
Implement tree protection measures consistent with the approved arboricultural assessment and Australian Standards.	Principal Contractor's Project Manager	Ongoing during construction	Appendix 2 Condition TM1; EIS Appendix 6
Minimise dust and air emissions by using water sprays on exposed surfaces and stockpiles, especially near sensitive vegetation and fauna habitat.	Principal Contractor's Site Manager	During construction	SSD 71052213 Condition B24; EIS mitigation measure
Ensure progressive stabilisation of disturbed surfaces to reduce erosion and limit impacts to adjacent vegetation and waterways.	Principal Contractor's Site Manager	During and post-construction until stabilised	SSD 71052213 Condition B25; EIS Section 7.7
Adopt stormwater and erosion controls in accordance with the Landcom Blue Book and Council requirements to protect downstream biodiversity.	Principal Contractor's Site Manager	Before and during construction	Appendix 2 Condition HR5; EIS mitigation
Undertake inspections during stripping of upper fill and topsoil for potential hazardous building materials (including asbestos), ensuring unexpected finds protocols are followed.	Principal Contractor's Site Manager	During earthworks	Appendix 2 Condition HR7; EIS unexpected finds protocol



Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Notify surrounding businesses and residents at least one week prior to construction with details of works, timing and complaints process to minimise disturbance impacts.	Proponent	At least one week prior to construction	Appendix 2 Condition SE1
Monitor retained tree health during construction, implementing corrective measures (e.g., soil aeration, mulching, irrigation) if stress symptoms are observed.	Principal Contractor's Project Manager	At least monthly during construction	EIS mitigation commitment – tree health monitoring
Apply fauna relocation protocols where removal of hollow-bearing trees or habitat features is unavoidable, supervised by a qualified ecologist.	Principal Contractor's Site Manager	Prior to and during vegetation clearing	EIS mitigation commitment – fauna relocation
Implement all reasonable and feasible measures to prevent or minimise environmental harm from construction activities.	Proponent	Ongoing during construction	SSD 71052213 Condition A1

4.9 Hazard and Risk Management

Table 23 lists Hazard and risk management for the project will be undertaken in accordance with the conditions of consent, the Remedial Action Plan (RAP), the Site Auditor's requirements, and the Unexpected Finds Protocol (UFP) provided in **Appendix G**. The objective is to ensure that risks associated with contamination, hazardous materials, hazardous goods storage, and unexpected finds are effectively managed to protect human health, the environment, and compliance with statutory obligations.

Table 23: Environmental Management Controls for Hazardous Goods and Contamination

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Prior to the construction of the development, the Applicant must prepare a comprehensive Fire Safety Study for the site in accordance with the Department's Hazardous Industry Planning Advisory Paper (HIPAP) No.2	Proponent / Principal Contractor's Project Manager	Prior to construction	SSD-71052213 B37
Prior to the commencement of operation of the development, the Applicant must prepare the following documents: (a) a comprehensive Emergency Plan for the site in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'; and (b) an Emergency Services Information Package, developed in accordance with the FRNSW Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans.	Proponent / Principal Contractor's Project Manager	Prior to commencement of operation	SSD-71052213 B38
The Applicant must implement the Emergency Response Plan and Emergency Services Information Package required under condition B38 for the life of the development.	Proponent / Principal Contractor's Project Manager	Throughout construction	SSD-71052213 B39
The Applicant must ensure that adequate emergency vehicle access is incorporated into the development's site design in line with FRNSW Fire Safety Guideline - Access for Fire Brigade Vehicles and Firefighters.	Proponent / Principal Contractor's Project Manager	Throughout construction	SSD-71052213 B40

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
At least one month prior to the commencement of construction of the development, or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit for the approval of the Planning Secretary a Report verifying the development meets the design requirements for the storage of dangerous goods in accordance with: a) Australian Standard: AS 1940:2017 The storage and handling of flammable and combustible liquids (Standards Australia 2017); and b) Australian Standard AS 3780:2023 The storage and handling of corrosive substances (Standards Australia 2023)	Proponent / Principal Contractor's Project Manager	Prior to construction	SSD-71052213 B41
Engage an accredited Site Auditor prior to any earthworks or remediation works.	Proponent / Principal Contractor's Project Manager	Before earthworks/remediation	SSD 71052213 B42
Remediate the site in accordance with the Remedial Action Plan (RAP), the CEMP and any Site Auditor requirements.	Principal Contractor's Project Manager	During remediation	SSD 71052213 B43
Ensure remediation works are undertaken by suitably qualified and experienced contractor(s).	Principal Contractor's Project Manager & Principal Contractor's Site Manager	During remediation	SSD 71052213 B44
Submit a Validation Report to the Site Auditor and Planning Secretary within 3 months of completing remediation, confirming objectives of the RAP have been achieved.	Proponent	Post-remediation	SSD 71052213 B45
Prior to the commencement of operation, or as otherwise agreed with the Planning Secretary, the Applicant must obtain a Site Audit Statement from the Site Auditor to confirm: a) the remedial works approved under this consent have been completed in accordance with the remediation objectives listed in the RAP; and b) the site is suitable for its intended industrial and commercial uses, subject to the implementation of the Long Term Environmental Management plan (LTEMP) (see condition B47B47). A copy of the final Site Audit Report and Site Audit Statement must be provided to the Planning Secretary.	Proponent & Principal Contractor's Project Manager	Prior to commencement of operation	SSD 71052213 B46
Prior to the finalisation of the Site Audit Statement, the Applicant must prepare a Long Term Environmental Management Plan (LTEMP) for the ongoing management of contaminated soil for the site in accordance with the Remedial Action Plan (prepared by Senversa Pty Ltd, Rev 2, dated 28 October 2024) (see Appendix 36 of the EIS). The LTEMP is to be approved by the Site Auditor and a copy of the approved LTEMP must be provided to the Planning Secretary.	Proponent & Principal Contractor's Project Manager		SSD 71052213 B47

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Upon completion of the Site Audit Statement and Site Audit Report, the Applicant must: a) implement the approved LTEMP for the life of the development (see condition B47B47); 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 EP&A Act, for the development.	Proponent & Principal Contractor's Project Manager		SSD 71052213 B48
Prepare and implement a contaminated finds procedure; if suspected contamination is uncovered: cease work, secure area, erect barricades/signage, arrange inspection by environmental consultant, sample/classify, remediate/validate before resuming work.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	Before earthworks and as required	SSD 71052213 B49; UFP (Appendix G)
The Subject site shall be designed to contain any spills or contaminated water from a fire incident within the boundaries of the site.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	Prior to construction	Appendix 2 HR3
Undertake inspections during stripping of upper fill/topsoil for hazardous building materials (incl. asbestos) in accordance with the unexpected finds protocol.	Principal Contractor's Site Manager	During earthworks	Appendix 2 HR7; UFP (Appendix G)
Following demolition, obtain occupational hygienist clearance then undertake validation testing prior to excavation, waste classification and off-site disposal.	Principal Contractor's Project Manager	Post-demolition / before excavation	Appendix 2 HR6
Segregate soil layers during bulk excavation to maximise reuse and minimise off-site disposal.	Principal Contractor's Site Manager	During bulk excavation	Appendix 2 HR8
Grout existing and any future bores intersecting coal seams or workings to remove possible gas migration pathways.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	As required during works	Appendix 2 HR9
Undertake site remediation in accordance with the RAP and any Site Auditor requirements.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	During remediation	Appendix 2 HR10
Implement a Soil and Water Management Plan and Erosion and Sediment Control Plan; install and maintain erosion/sediment controls in accordance with the Blue Book.	Principal Contractor's Site Manager	Before and during construction; maintain for duration	Appendix 2 A12, HR5; SSD 71052213 B18–B19
Comply with POEO Act s120 – no pollution of waters.	Principal Contractor's Site Manager	At all times	SSD 71052213 B20
Minimise dust and prevent tracking of material: water exposed surfaces, cover loads, keep haul	Principal Contractor's Site Manager	During construction	SSD 71052213 B24–B25



Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
routes/public roads clean, and progressively stabilise disturbed areas.			
Classify all liquid and non-liquid wastes prior to off-site disposal in accordance with EPA Waste Classification Guidelines (2014).	Principal Contractor's Site Manager	Prior to off-site disposal	SSD 71052213 B54
Direct all waste removed from site to lawful facilities; do not receive waste generated outside the site.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	During construction	SSD 71052213 B54–B57
Keep all waste within designated storage areas on site and prevent escape beyond site boundaries.	Principal Contractor's Site Manager	At all times	SSD 71052213 B51
Manage construction materials and C&D waste to prioritise reuse and recycling; separate wastes at source; arrange suitable contractors, cover loads, and maintain disposal records.	Principal Contractor's Site Manager	During construction	Appendix 2 WM1–WM3
Maintain permanent records of removal of liquid and solid waste and provide on request.	Principal Contractor's Site Manager	Ongoing	Appendix 2 A10
Induct all personnel on unexpected finds identification and procedures (contamination) and maintain a training register.	Principal Contractor's Site Manager	At site induction and refresher as required	UFP (Appendix G)

4.10 Community Consultation and Complaints Handling

Community and stakeholder engagement will be undertaken in accordance with the Community and Stakeholder Management Plan (APPENDIX K) **(Appendix K**)**,** the consent conditions, and the commitments made in the Environmental Impact Statement. This section outlines how the project will communicate with surrounding businesses, road users, residents, service authorities and government stakeholders; how feedback and complaints will be managed; and how the Principal Contractor and Proponent will ensure transparency and timely notification throughout construction.

The engagement approach is built around the APPENDIX K principles of clear communication, regular updates, and "no surprises". Engagement activities include pre-construction notifications, ongoing project updates, signage, stakeholder coordination meetings, and accessible enquiry and complaints channels.

All complaints and enquiries will be directed to the Communications and Community Liaison Representative (CCLR). A complaints and corrective action register will be maintained and tabled in the Monthly PCG meeting.

Environmental management controls for community and stakeholder communication are summarised in **Table 24** below.

Table 24: Environmental Management Controls for Community Communications

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Undertake pre-construction notifications (letterbox drop)** to surrounding businesses and stakeholders advising construction	Principal Contractor's Project Manager	At least 1 week prior to construction	Appendix K Section 5.1; Condition SE1; Condition C3(f)

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
commencement, project contacts, construction hours and complaints process.			
Notify Council of the commencement of works.**	Principal Contractor's Project Manager	1 week prior	Appendix K 5.1.3
Maintain accessible enquiry and complaints channels**, including published phone and email contact details.	Proponent & Principal Contractor's Project Manager	Established prior to construction and maintained throughout	Condition C3(f); Appendix K 5.3
Manage community complaints in accordance with Section 3.6 of this CEMP, including receipt, acknowledgement, recording, action and close-out.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	Ongoing	CEMP Section 3.6; Condition SE2
Selleys will prioritise engaging with local businesses, where practicable, e.g. site induction for visiting workers to include profile of surrounding food and beverage retailer.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	Ongoing	SE3
Notify surrounding businesses and residents at least one week before construction commences and include project contact details, construction hours and period, and the complaints process.	Proponent; Principal Contractor's Project Manager	Prior to construction	Appendix K 5.2.1 Condition SE1
Provide regular updates to surrounding businesses and residents that describe construction activities, progress and any expected impacts.	Proponent; Principal Contractor's Project Manager	Prior to construction and ongoing	Appendix K 5.2.1 Condition A2(e)
Maintain accessible enquiry and complaints channels and keep a complaints register that records the contact details of the complainant, the nature of the complaint, the action taken and the date of resolution.	Proponent; Principal Contractor's Project Manager	Established prior to construction and maintained during construction	Condition C14, SE2; Condition C3(f)
Install site signage at the main entry that displays a twenty-four hour contact number for enquiries and complaints.	Principal Contractor's Project Manager	Prior to construction	Appendix K 5.3 EIS commitment
Publish and maintain project information on the website, including current approvals, approved plans, contact details and the complaints register, and keep this information up to date.	Proponent & Principal Contractor's Project Manager	At least forty-eight hours before construction and maintained for the life of the development	Condition C14

4.11 Aboriginal Cultural Heritage & Historic Heritage

Heritage management during construction will be undertaken in accordance with the consent conditions, the mitigation measures outlined in Appendix 2, the Aboriginal Cultural Heritage Assessment (Biosis 2024) and the commitments documented in the Environmental Impact Statement. This section addresses the protection and management of both Aboriginal

cultural heritage and European heritage values. All site personnel will be made aware of their obligations through site inductions and targeted toolbox talks. If any Aboriginal objects, potential relics, or human remains are discovered, the unexpected finds procedures outlined in the approved Unexpected Finds Protocol will be strictly followed. Work will cease in the immediate area, the site will be secured, and relevant authorities including Heritage NSW, a qualified archaeologist, and the Registered Aboriginal Parties will be contacted as required. All finds will be recorded, and works will not recommence until clearance is provided by the appropriate authority. The environmental management controls are detailed in **Table 25.**

Table 25: Management Controls for Heritage

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Implement the Unexpected Finds Protocol for Aboriginal objects, potential relics or human remains. Stop work immediately, secure the area and notify Heritage NSW, a qualified archaeologist and the Registered Aboriginal Parties as appropriate.	Principal Contractor's Project Manager; Principal Contractor's Site Manager	At all times during excavation and ground disturbance	Appendix G Condition H1; Condition H2; Condition H3; EIS commitment
Provide heritage awareness training for all personnel and contractors during induction, including obligations under the Heritage Act 1977 and the National Parks and Wildlife Act 1974.	Proponent; Principal Contractor's Project Manager	Prior to commencement of works and at induction of new staff	Condition H4
Maintain records of all finds and associated management actions, including notification, assessment, clearance and outcomes.	Principal Contractor's Project Manager	Ongoing as required	EIS commitment; Unexpected Finds Protocol
Engage a qualified archaeologist if any suspected Aboriginal object or heritage relic is discovered, and obtain advice on appropriate management actions before recommencing works.	Proponent; Principal Contractor's Project Manager	As required	Condition H1–H3; EIS commitment

5.0 Monitoring, Reporting and Auditing

Table 26 summarises the monitoring, reporting and auditing requirements for construction.

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

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

Table 26: Monitoring and Inspections Required

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Ongoing				
Traffic	Monitor adherence to approved vehicle access routes, driver code of conduct and restricted delivery times. Roads to and from the site must be inspected and cleaned as necessary.	Principal Contractor's Site Manager	Ongoing	Condition B1, Appendix 2 TT1
Noise & Vibration	Implement monitoring of construction noise and vibration against the Interim Construction Noise Guideline (ICNG, 2009) and DIN 4150-3 (2016). Adopt mitigation strategies including respite periods and community consultation.	Principal Contractor's Project Manager & Site Manager	Ongoing	Conditions B18–B14, Appendix 2 NV1
Erosion & Sediment	Install and maintain erosion and sediment control measures in accordance with the Blue Book and Erosion and Sediment Control Plan.	Principal Contractor's Site Manager	Ongoing	Conditions B18–B19, Appendix 2 HR5
Waste	Segregate, store, classify and record all waste streams. Ensure lawful off-site disposal, maintain records and cover loads.	Principal Contractor's Site Manager	Ongoing	Conditions B54–B57, Appendix 2 WM1–WM4
Heritage	Implement Unexpected Finds Protocol for Aboriginal and non-Aboriginal heritage. Cease work, cordon area, and notify Heritage NSW or relevant authority.	Principal Contractor's Project Manager & Principal Contractor's Site Manager	Ongoing	Conditions B50–B53, Appendix 2 H1–H4
Biodiversity / Arborist	Appoint qualified arborist (Level 5) to oversee tree protection zones and conduct regular inspections of retained trees.	Principal Contractor's Project Manager & contractors	Ongoing	Conditions B32–B33, Appendix 2 TM1
Weekly				
General	Environmental performance reporting at toolbox and management meetings including monitoring results, incidents and complaints.	Principal Contractor's Site Manager	Weekly	Condition C1, Appendix 2 SE2
Monthly				

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Traffic	Scheduled review of the Construction Traffic Management Plan (CTMP) including shift/daily TTM inspection checklists.	Principal Contractor's Project Manager	Monthly	Condition B1, Appendix 2 TT1
Other				
Soil & Contamination	Engage accredited Site Auditor prior to remediation works. Undertake inspections for asbestos and hazardous building materials during stripping and bulk excavation.	Principal Contractor's Project Manager / Principal Contractor's Site Manager	Before and during remediation / excavation works	Conditions B36–B39, Appendix 2 HR6–HR7
Incident / Non-Compliance	Notify Department within 24 hours of any incident (via NSW Planning Portal) and within 7 days of non-compliance. Provide subsequent report per Appendix 3.	Proponent & Principal Contractor's Project Manager	Immediately on event	Conditions C9–C12
Flooding / Rainfall	Inspect drainage and sediment controls following heavy rainfall (>100mm/24hrs) or significant storm events.	Principal Contractor's Site Manager	As soon as practicable after rainfall	Condition B19, Appendix 2 HR5
Dilapidation	Prepare dilapidation report of adjoining infrastructure and properties prior to works. Submit to Council and Planning Secretary.	Principal Contractor's Project Manager	Pre-construction	Condition A13
CCTV Infrastructure	Undertake CCTV inspection of existing Council infrastructure (pipelines, culverts, pits) prior to works. Report findings to Council.	Principal Contractor's Project Manager	Pre-construction	Condition B30

6.0 Contingency Management Plan

Table 27 lists the actions to be implemented if inspections, monitoring and/or auditing indicate that the mitigation measures listed in Section 4 and the specialist management plans are not effective in managing environmental impacts.

Table 27: Contingency Plan

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

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Continue monitoring program as normal.	Review and investigate construction activities and respective control measures. Where appropriate, implement additional remedial measures, such as: • *Deployment of additional water sprays, water trucks etc*	Undertake an investigation of the dust generating activities, and if necessary, temporarily halt the dust generating activities
Intense Meteorological Conditions	Trigger	Normal Meteorological Conditions	Forecast winds greater than 5 m/s and dry conditions.	Forecast winds greater than 10 m/s and dry conditions.
	Response	Continue monitoring program as normal.	• Limit the activities that generate dust within 200 m of downwind sensitive activities. • Additional visual inspection of exposed areas and activities. • Assess the need for additional controls such as increased water application rates.	Stop activities that generate dust up to 200m downwind of the construction activities, until wind eases.
Complaints received regarding nuisance dust	Trigger	There are no complaints received during the construction	An air-quality related complaint is received from a nearby resident	Further complaints (more than 2) are received from the same complainant after the additional mitigation measures have been implemented
	Response	Continue monitoring program as normal.	Record complaint; compare timing with site activities; increase suppression and housekeeping; respond per complaints procedure.	Review monitoring and meteorological data; conduct real-time monitoring at complaint location (where practicable); implement additional controls; notify regulator if required.
Traffic				

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Construction movements	Trigger	Both peak hour and daily Construction traffic volumes are in accordance with volume and time constraints as outlined within CTMP (**Appendix I**)	Construction traffic volumes exceeds programmed peak hour volumes but is within permissible daily volume constraints of CTMP (**Appendix I**)	Construction traffic volumes exceeds permissible volume and time constraints of CTMP (**Appendix I**)
	Response	No response required. Continue monitoring program.	Review and investigate construction activities, and where appropriate, implement additional remediation measures such as: • Review CTMP and update where necessary • Provide additional training	As with Condition Amber, plus; • If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies. • Stop all transportation into and out of the site.
Queuing	Trigger	No queuing identified.	Queuing identified within site, but not on to public road.	Queuing identified on the public road.
	Response	No response required. Continue monitoring program.	Review the delivery schedule prepared by the builder. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct.	As per Condition, plus: • Review and investigate construction activities. • If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies. • Temporary halting of activities and resuming when conditions have improved. • Stop all transportation into and out of the site. Review CTMP and update where necessary, provide additional training.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Traffic Noise	Trigger	Noise levels do not exceed imposed noise constraints, as outlined within the Noise Assessment Report (<65dBA), nor has there been a traffic noise related complaint.	Noise levels in minor excess (<10dBA) of imposed noise constraints, or receipt of a single noise complaint.	Noise levels greatly in excess (>10dBA) of imposed noise constraints or consistent noise complaints.
	Response	No response required. Continue monitoring program.	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts.	As with Condition Amber if noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised.
Traffic Guidance Scheme (TGS)	Trigger	No observable issues (TGS implemented according to plan).	Minor inconsistencies with TGS to onsite operations (such as covered signs, missing signs, fallen cones, etc.).	Near miss or incident occurring regardless of / as a result of the TGS being implemented.
	Response	No response required	Traffic Controller to amend TGS on site and to keep a log of all changes.	Stop work until an investigation has been undertake into the incident. There are to be changes made to the TGS to ensure that the safety of all workers, students and civilians are catered for.
Traffic Dust	Trigger	No observable dust.	Minor quantities of dust in the air and tracking on to the road.	Large quantities of dust in the air and tracking on to the road.
	Response	No response required. Continue monitoring TGSs.	Review and investigate construction activities and respective control measures, where appropriate. Implement additional remedial measures, such as: • Deployment of additional water sprays. • Relocation or modification of dust- generating sources. • Check condition of vibrating grids	As per Condition Amber, plus: • If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies. • Implement relevant responses and undertake immediate review to avoid such occurrences in future.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
			to ensure they are functioning correctly. • Temporary halting of activities and resuming when conditions have improved.	
Water and Soil				
Soil / dust / mud on public road network	Trigger	No soil / dust / mud tracked onto the public road network.	Evidence of soil / dust / mud at entry but none tracked onto public roads.	Evidence of soil / dust / mud tracked onto the public roads.
	Response	Continue ESCP/CEMP implementation.	Check condition of wheel wash facility to ensure it is functioning correctly.	Check condition of wheel wash facility to ensure it is functioning correctly. Stop work and clean soil / dust / mud off road network (e.g. engage street sweeper).
Erosion	Trigger	No evidence of erosion.	Minor gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.	Significant gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.
	Response	Continue ESCP / CEMP (Appendix H) implementation.	A suitably trained person to inspect the site. Review of erosions and sediment structures. Remediate as appropriate.	A suitably trained person to inspect the site. Review of erosion and sediment structures. Remediate as soon as practical.
Water management structures	Trigger	Water management structures have been designed, constructed and managed in accordance with the Blue Book and the ESCPs.	Inspections indicate that water management structures illustrate minor non-compliance with the Blue Book and the ESCPs.	Inspections indicate a failure of the water management structures.
	Response	Continue ESCP (Appendix H) / CEMP implementation.	A suitably trained person to inspect the site. Review of water management structures. Remediate as appropriate.	A suitably trained person to inspect the site. Remediate as soon as practical. Review of engineering design and revise ESCPs (Appendix H).

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Storm event	Trigger	No forecast storm events.	Storm event is forecasted.	Extreme storm event imminent/underway.
	Response	Continue ESCP (Appendix H) / CEMP implementation.	Monitor forecast. Continue ESCP (Appendix H) / CEMP implementation. Pre-emptive inspections of water management structures and systems. Confirm water sampling equipment is on standby.	Continue ESCP (Appendix H) / CEMP implementation. Continue inspections of water management structures and systems. Undertake water sampling as required. Initiate emergency procedures if required.
Waste				
Waste	Trigger	Inspections identified no waste outside of dedicated bins and stockpiles.	Inspections identified minimal waste outside of dedicated bins and stockpiles.	Inspections identified large quantities of waste outside of dedicated bins and stockpiles. Complaints received regarding waste.
	Response	Continue WMP / CEMP implementation.	The waste is cleaned up immediately.	The waste is cleaned up immediately. The Proponent, Project & Site Manager are also notified and the complaints handling process outlined in **Section 3.6** is implemented.
Heritage				
Heritage	Trigger	No unknown heritage items uncovered.	Potential heritage item uncovered.	Potential heritage item uncovered causing significant delays to project.
	Response	Continue CEMP implementation.	Stop work and implement the unexpected finds protocol.	Stop work and implement the unexpected finds protocol. Heritage item to be salvaged and removed from site by a qualified archaeologist.
Hazardous Goods and Contamination				
Unexpected Contamination	Trigger	No contamination uncovered during earthworks.	Areas of possible contamination uncovered.	Areas of contamination uncovered.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Continue CEMP implementation.	Stop work immediately and the contamination assessed according to the Unexpected Finds Protocol (UFP) (Appendix G).	Stop work immediately. A validation report is to be prepared following remediation.
Community				
Submission	Trigger	General feedback/comment (no complaint or query).	Enquiry made by formal or informal channels.	Complaint made by formal or informal channels.
	Response	Acknowledge receipt and record in Complaints Register. No further response required.	Acknowledge receipt and record in Complaints Register. Direct enquiry to relevant person for actioning and response within 5 days.	Record the complaint in the Complaints Register. Provide an immediate response if possible, or refer it to the relevant person. Inform the complainant of proposed actions within two hours during construction (including nights/weekends) or within 24 hours at other times
Media	Trigger	Positive story in print, online, radio or television.	Neutral or advisory story in print, online, radio or television.	Negative story in print, online, radio or television.
	Response	Record in Complaints Register and advise the proponent media/marketing team. No further response required.	Record in Complaints Register and advise the proponent media/marketing team. No further response required.	Record in Complaints Register and advise the proponent Project Team for further action and response. Contact relevant person for actioning and response within 48 hours
Unscheduled Event	Trigger	Event occurring outside of plan or schedule without impact or potential impact.	Event occurring outside of plan or schedule with minor impact or potential impact.	Event occurring outside of plan or schedule with major impact or potential impact.
	Response	No response required. Identify opportunities for improvement to manage potential future events.	Contact relevant person for actioning and response within 48 hours. Acknowledge in Complaints Register. Identify opportunities for improvement to manage potential future events.	Contact relevant person for actioning and response immediately. Acknowledge in Complaints Register. Identify opportunities for improvement to manage potential future events.
Political Interest	Trigger	General or non-specific enquiry by Local, State or Federal political representative.	Enquiry or complaint relating to minor issue by Local, State or Federal political representative.	Enquiry or complaint relating to major issue by Local, State or Federal political representative.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Proponent in conjunction with The Proponent Project Team to prepare and provide response or assign response task to relevant staff member for comment. Record in Complaints Register.	Proponent in conjunction with the proponent Project Team to prepare and provide response within 48 hours. Record in Complaints Register.	Proponent in conjunction with the proponent Project Team to prepare and provide response within 24 hours. Record in Complaints Register.

7.0 Review

This section describes how the Construction Environmental Management Plan (CEMP) and its sub-plans are periodically reviewed to ensure they remain compliant with SSD 71052213 and continue to drive effective environmental performance.

Review objectives

- confirm ongoing compliance with the consent and relevant legislation;
- evaluate the effectiveness of mitigation and management measures and identify improvements;
- incorporate outcomes from incidents, non-compliances, audits, inspections and stakeholder feedback; and
- ensure the CEMP and sub-plans remain current with project staging and any approved modifications.

Mandatory review triggers

The CEMP (and relevant sub-plans) will be reviewed in the following circumstances:

- prior to commencing construction of any works associated with a modification of the consent;
- within three (3) months of the submission of an incident report;
- within three (3) months of the approval of any modification of the conditions of consent; and
- within three (3) months of receiving a written direction from the Planning Secretary requiring a review.

Post-review notifications

Following each review, the Planning Secretary will be notified in writing of the outcomes of the review.

Revisions and approvals

Where a review identifies that updates are necessary to improve environmental performance or to reflect changes to the project, the relevant strategy, plan or program will be revised to the satisfaction of the Planning Secretary and submitted for approval within six (6) weeks of

the review, or within another timeframe agreed in writing. Once approved, the updated document supersedes the previous version and will be implemented immediately.

Staging, combining and continual improvement

With the Planning Secretary's approval, strategies, plans and programs may be prepared on a staged basis, combined, or updated to ensure continual improvement of environmental performance.

Document control

A document control log will be maintained recording version history, dates of review, approvals, consultation undertaken, and a summary of changes.

8.0 References

Air Quality Assessment (Northstar 2024)

Arboricultural Impact Assessment (CapabiliytyGreenCo 2024)

Department of Environment (2018) Compliance Reporting Post Approval Requirements

Department of Environment (2022) Undertaking Engagement Guidelines for State Significant Projects.

Department of Planning and Environment (2021) Planning Secretary's Environmental Assessment Requirements

Department of Environment and Climate Change (2007) Storing and Handling of Liquids: Environmental Protection – Participants Manual

Department of Infrastructure, Planning and Natural Resources (2004) Guideline for the Preparation of Environmental Management Plans

The Engagement Report (HillPDA 2024)

Environmental Impact Statement (Willowtree Planning 2024)

EPA (2014) Waste Classification Guidelines Part 1: Classifying Waste

Erosion and Sediment Control Plans (Costin Roe, 2024)

Aboriginal Cultural Heritage Assessment (Biosis 2024)

Noise and Vibration Impact Assessment (SLR 2023)

Transport for NSW's (TfNSW) *Construction Noise and Vibration Strategy* (CNVS)

The Interim Construction Noise Guideline (DECC, 2009)

Standards Australia (2007) AS 4273-2007: Pruning of Amenity Trees

Standards Australia (2009) AS 4970-2009: Protection of Trees on Development Sites

Biodiversity Development Assessment Report (ECA 2024)

Unexpected Finds Protocol (EGA 2025)

Appendix A SSD 71052213 Conditions

Construction Environmental Management Plan

SSD 71052213

Vaughans Constructions Pty Ltd

SLR Project No.: 640.032024.00001

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 Assessments

Sydney 30 September 2025 File: EF24/7194

SCHEDULE 1

Application Number:	SSD-71052213
Applicant:	Selleys - Dulux Group Australia Pty Limited
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 100 DP1011185 and Lot 53 DP1064349 15 and 20 Gow Street, Padstow
Development:	The expansion of an existing manufacturing facility, including the partial demolition and refurbishment of an existing warehouse, and the construction and operation of a new technical centre, ancillary staff facilities, landscaping and site infrastructure.

TABLE OF CONTENTS

DEFINITIONS ..... **III**

PART A ADMINISTRATIVE CONDITIONS **1**

Obligation to Minimise Harm to the Environment 1
Terms of Consent 1
Limits of Consent 1
Notification of Commencement 1
Evidence of Consultation 1
Staging, Combining and Updating Strategies, Plans or Programs 2
Utilities, Services and Public Infrastructure 2
Demolition 2
Structural Adequacy 3
External Walls and Cladding 3
Compliance 3
Contributions to Council 3
Operation of Plant and Equipment 4
Work as Executed Plans 4
Applicability of Guidelines 4

PART B SPECIFIC ENVIRONMENTAL CONDITIONS **5**

Traffic and Access 5
Noise 6
Soils, Water Quality and Hydrology 8
Air Quality 9
Biodiversity 10
Landscaping 10
Hazards and Risk 11
Remediation 11
Contamination 12
Aboriginal Heritage 12
Non-Aboriginal Heritage 12
Waste Management 12
Visual Amenity 13

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING **14**

Environmental Management 14
Construction Environmental Management Plan 14
Operational Complaints Handling Protocol 14
Revision of Strategies, Plans and Programs 15
Reporting and Auditing 15
Access to Information 16

APPENDIX 1 DEVELOPMENT LAYOUT PLANS **17**

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES **19**

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS **25**

DEFINITIONS

Applicant	Selleys as part of Dulux Group (Australis) Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
Carrier	Operator of a telecommunication network and / or associated infrastructure, as defined in section 7 of the *Telecommunications Act 1997* (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
CFERP	Construction Flood Emergency Response Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings, 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	Canterbury Bankstown Council
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 and RTS, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
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 Environmental Impact Statement – *Proposed refurbishment of the existing chemical manufacturing and associated warehouse or distribution centre, 15 & 20 Gow Street Padstow, Lot 100 DP1011185 and Lot 53 DP1064349* prepared by Willow Tree Pty Ltd, dated 15 November 2024, 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
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
Evening	The period from 6pm to 10pm
Fibre-ready facility	As defined in section 372W of the *Telecommunications Act 1997* (Cth)
GFA	Gross Floor Area
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 *Heritage Act 1977,* and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the *National Parks and Wildlife Act 1974'*, the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (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 b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding $10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
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
Night	10pm to 7am Monday to Saturday and 10pm to 8am Sunday
OFERP	Operational Flood Emergency Response Plan
Operation	The use of the manufacturing facility and warehouse and distribution centre and the ancillary office space as described in the EIS and RTS and 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	*Protection of the Environment Operations Act 1997*
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 "*Aboriginal cultural heritage consultation requirements for proponents 2010*" (DECCW)
Remedial Action Plan	Remedial Action Plan (prepared by Senversa Pty Ltd, Project Rev 2, dated 28 October 2024) (see Appendix 36 of the EIS).
Submissions Report (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 *Response to Submission Report, Proposed refurbishment of the existing chemical manufacturing and associated warehouse or distribution centre, 15 & 20 Gow Street Padstow, Lot 100 DP1011185 and Lot 53 DP1064349* prepared by Willow Tree Pty Ltd and dated 28 May 2025
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 of this consent
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 and RTS;

(d) in accordance with the Development Layout in Appendix 1 of this consent; and

(e) in accordance with the management and mitigation measures in Appendix 2 of this consent.

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) and A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and 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.

Pedestrian Crossing

A6. The pedestrian crossing within Gow Street is not approved as part of this development. Any reference to the pedestrian crossing on the approved architectural plans shall be disregarded and does not form part of this consent.

NOTIFICATION OF COMMENCEMENT

A7. 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.

A8. 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).

EVIDENCE OF CONSULTATION

A9. 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

A10. 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).

A11. 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.

A12. 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

A13. Prior to the commencement of construction of the development, the Applicant must:

(a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;

(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.

A14. 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

A15. 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

A16. 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;

(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.

A17. 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

A18. All demolition must be carried out in accordance with Australian Standard *AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

A19. 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

A20. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

A21. 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.

A22. The Applicant must provide a copy of the documentation given to the Certifier (see condition A21) to the Planning Secretary within seven days after the Certifier accepts it.

COMPLIANCE

A23. 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.

CONTRIBUTIONS TO COUNCIL

A24. 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 (adjusted on a quarterly basis (from the date of this consent), to account for movements in the Australian Bureau of Statistics Consumer Price Index – Building Construction (NSW)) 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.*
***Note**: Please contact Canterbury Bankstown Council on (02) 9707 9000 or council@cbcity.nsw.gov.au to obtain the contributions payment invoice.*

HOUSING AND PRODUCTIVITY CONTRIBUTION

A25. Prior to the issue of a Construction Certificate for any part of the development, a housing and productivity contribution (HPC) in accordance with Table 1 must be paid for the development, as adjusted in accordance with condition 0.
Table 1 *Housing and Productivity Contribution Amount*

HOUSING AND PRODUCTIVITY CONTRIBUTION	AMOUNT
Housing and productivity contribution (base component)	$467.751.57
Transport project component	$0
Total housing and productivity contribution	$467.751.57

A26. At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 1 October 2023 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the EP&A Act agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the EP&A Act to the development, or the HPC Order exempts the development from the contribution.

OPERATION OF PLANT AND EQUIPMENT

A27. 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

A28. 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

A29. 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.

A30. 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, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The CTMP 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) include details of:

(i) vehicle types, heavy vehicle routes including any heavy vehicle restriction routes, parking and access arrangements;

(ii) the strategies that would be implemented to minimise the number of construction workers who will drive to the site; and

(iii) any potential construction traffic impacts to general traffic, cyclists, and pedestrians within the vicinity of the site;

(e) include an Operational Driver Code of Conduct to:

(i) minimise the impacts of earthworks and construction vehicles on the local and regional road network;

(ii) minimise conflicts with other road users;

(iii) minimise road traffic noise; and

(iv) ensure truck drivers are aware of heavy vehicle traffic restriction routes and 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 CTMP required by condition B1 B1is approved by the Planning Secretary; and

(b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.

Parking and Access

B3. Prior to the commencement of operation, the Applicant must complete the construction of the Gow Street civil works, including the upgrades to the access driveways to the satisfaction of the roads authority. The Applicant must obtain approval for these works from the roads authority under section 138 of the *Roads Act 1993*.

B4. Prior to the commencement of operation, the Applicant must provide parking facilities on-site for heavy vehicles and site personnel to ensure that traffic associated with the development does not park on local roads or in 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) the development does not result in any vehicles queuing on the public road network, waiting to enter the site;

(d) heavy vehicles, equipment and bins associated with the development are not parked and/or stored on public roads or footpaths in the vicinity of the site;

(e) all vehicles are wholly contained on site before being required by the Applicant to stop;

(f) all loading and unloading of materials is carried out on-site; and

(g) all on-site turning areas are kept clear of any obstacles, including parked cars, at all times.

NOISE

Hours of Work

B6. The Applicant must comply with the hours detailed in Table 2 below.

Table 2 *Hours of Work*

Activity	Day	Time
Construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm
Operation	Monday – Sunday	24 hours

B7. Works outside of the hours identified in condition B6 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.

Construction Noise Limits

B8. The development must be constructed to achieve the construction noise management levels detailed in the *Interim Construction Noise Guidelines* (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 Construction Noise and Vibration Management Plan required under condition B13B13.

Vibration Criteria

B9. 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).

B10. The limits in condition B9 apply unless otherwise outlined in the development's Construction Noise and Vibration Management Plan (see condition B13).

B11. The Applicant must offer and prepare (if the offer is accepted) a pre-dilapidation and post-dilapidation survey at the properties, No. 31 Gow Street, and No. 42, No. 54, No. 56-58 and No. 60 Fairfield Road, Padstow:

(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.

B12. Should the survey at B11(b) 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 construction works associated with the development.

Construction Noise and Vibration Management Plan

B13. Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) for the development to the satisfaction of the Planning Secretary. A copy of the CNVMP must be included in the development's CEMP (see condition C2) and must:

(a) be prepared by a suitably qualified and experienced noise expert(s);

(b) describe procedures for achieving the noise management levels detailed in the *Interim Construction Noise Guidelines* (as may be updated or replaced from time to time) and the vibration criteria in condition B9;

(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 condition B13(d) and B13(e); and

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

B14. The Applicant must:

(a) not commence construction until the CNVMP required by condition B13 is approved by the Planning Secretary; and

(b) implement the most recent version of the CNVMP approved by the Planning Secretary for the duration of construction.

Operational Noise Limits

B15. The Applicant must ensure that noise generated by the operation of the development does not exceed the noise limits at the receiver locations outlined in Table 3 below of this consent.

Table 3 *Noise Limits (dB(A))*

Location	Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$
22 Iris Avenue, Riverwood 62 Moxon Road, Punchbowl 24 Iris Avenue, Riverwood	42	42	41
3 Craig Street, Punchbowl	41	41	41
44 Kentucky Road, Riverwood	39	39	38
24 Bryant Street, Padstow	37	37	36

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 Verification Report

B16. 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. The Noise Verification Report must:

(a) be prepared to the satisfaction of the Planning Secretary;

(b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with the latest version of:

(i) the Australian Standard *AS 1055:2018 Acoustics – Description and measurement of environmental noise* (Standards Australia, 2018);

(ii) the *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 NSW *Noise Policy for Industry* (EPA, 2017); and

(c) include:

(i) an analysis of the development's compliance with the noise limits specified in condition B15;

(ii) an outline of management actions to be taken to address any exceedances of the limits specified in condition B15; and

(iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B17. The Applicant must:

(a) ensure that only VENM, ENM, or other fill material approved in writing by the EPA is brought onto the site for use as fill;

(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

B18. 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.

B19. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B18 for the duration of construction of the development.

Discharge Limits

B20. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an Environment Protection Licence.

Stormwater Management System

B21. 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 generally in accordance with the conceptual design in the EIS and RTS;

(c) be in accordance with applicable Australian Standards; and

(d) 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.

B22. 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 B21) and ensure the system is operational.

B23. The Applicant must maintain the stormwater management system installed on the site under condition B22 for the duration of the development.

FLOOD MANAGEMENT

B24. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Flood Emergency Response Plan (CFERP) and submit it to 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) address the provisions of the Floodplain risk management manual (2023) and Support for emergency management planning (2023); and

(c) include details of:

(i) the flood emergency responses for the construction phase of the development;

(ii) predicted flood levels;

(iii) flood warning time, flood notification, signs and depth indicators;

(iv) assembly points and evacuation routes;

(v) shelter in place protocols, including suitable locations of flood free refuge areas;

(vi) evacuation protocols; and

(vii) awareness training for employees and contractors.

B25. The Applicant must:

(a) not commence construction until the CFERP required by condition B24 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 the development.

B26. Prior to the commencement of operation of the development, the Applicant must prepare an Operational Flood Emergency Response Plan (OFERP) for the site and submit it to the Planning Secretary. The Plan must:

(a) be prepared by a suitably qualified and experienced person(s);

(b) address the provisions of the Floodplain risk management manual (2023) and Support for emergency management planning (2023);

(c) nominate suitable flood free locations accessible from all tenancies for shelter in place scenarios for the site;

(d) include details of:

(i) the flood emergency responses for the operational phase of the development;

(ii) predicted flood levels, including probable maximum flood;

(iii) shelter in place protocols for all relevant flooding events;

(iv) awareness training for employees and contractors;

(v) protocols for advising site employees and visitors to stay away from the site during flood events;

(vi) flood warning time, flood notification, signs and depth indicators;

(vii) evacuation protocols including assembly points and evacuation routes (where applicable); and (viii) communication strategies to ensure all potential tenants are aware of flood levels (including probable maximum flood);

(e) detail protocols for periodic review and update to the plan at least once every five years as well as (but not limited to):

(i) when flood warning systems in the area are updated;

(ii) when new flood evacuation routes are made available; and

(iii) following a flood event that triggers the OFERP.

B27. The Applicant must:

(a) not commence operation until the OFERP required by condition B26 is submitted to the Planning Secretary and Council; and

(b) implement the most recent version of the OFERP submitted to the Planning Secretary for the duration of the development.

AIR QUALITY

Dust Minimisation

B28. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B29. 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.

Air Quality Discharges

B30. The Applicant must install and operate equipment in line with best practice to ensure 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 2022.

Air Quality Verification

B31. The Applicant must prepare an Air Quality Verification report that confirms the air quality emissions associated with the development. The Air Quality Verification report must be submitted to the Planning Secretary within 60 days of operation of the development. The Air Quality Verification report must:

(a) be prepared by a suitably qualified and experienced person(s);

(b) be representative of the final plant design and operating regime of the development;

(c) must include all sources of emissions;

(d) demonstrate that odour, particles and NO_2 predicted concentrations comply with the criteria in the Approved Methods for Modelling and Assessment of Air Pollutants in NSW (2022) (The Approved Methods); and

(e) identifies management measures in the event predicted concentrations exceed the criterion in the Approved Methods.

BIODIVERSITY

Tree Protection Measures

B32. Prior to the commencement of construction, a project arborist with a minimum 'Australian Qualifications Framework – Level 5' certification is to be appointed. The project arborist is to:

(a) oversee the tree protection measures and any works within the Tree Protection Zones established under this consent in accordance with the Arboricultural Impact Assessment, Report prepared by Capability Green Consulting, Version 2 (Appendix 6 of the EIS); and

(b) complete regular inspections of retained trees in accordance with the Arboricultural Impact Assessment, Report prepared by Capability Green Consulting, Version 2 (Appendix 6 of the EIS) for the duration of construction in order to ensure that protection measures are being adhered to.

B33. All trees identified for retention within the site must be protected for the duration of construction. The trees must be protected in accordance with:

(a) the recommendations of the Arboricultural Impact Assessment, Report prepared by Capability Green Consulting, Version 2 (Appendix 6 of the EIS); and

(b) the latest version of Australian Standard *AS 4970:2009 – Protection of Trees on Development* (Standards Australia, 2009).

All required tree protection measures must be in place prior to the commencement of construction works at the site.

B34. In the event that any native fauna is found during tree removal 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 attends the site to remove the animal or the animal relocates itself.

LANDSCAPING

B35. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan (LMP) to manage the development's landscaping works to the satisfaction of the Planning Secretary. The LMP must:

(a) be consistent with the tree replacement planting as demonstrated within the Landscape Plans prepared by Geoscapes, revision I, dated 28 March 2025 (see Appendix C2 of the RTS);

(b) be consistent with the tree species, pot size and diversity/number of replacements within the Indicative Planting Schedule included within the Landscape Plans prepared by Geoscapes, revision I, dated 28 March 2025 (see Appendix C2 of the RTS);

(c) be consistent with:

(i) conditions B32 to B33, inclusive;

(ii) the Applicant's Management and Mitigation Measures at Appendix 2 of this consent; and

(d) describe the ongoing monitoring and maintenance measures which will be implemented to manage the landscaping works.

B36. The Applicant must:

(a) not commence operation until the LMP (see condition B35) is approved by the Planning Secretary;

(b) implement the most recent version of the LMP approved by the Planning Secretary; and

(c) maintain all on-site landscaping in accordance with the approved LMP for the life of the development.

HAZARDS AND RISK

Emergency Response

B37. Prior to the construction of the development, the Applicant must prepare a comprehensive Fire Safety Study for the site in accordance with the Department's Hazardous Industry Planning Advisory Paper (HIPAP) No.2.

B38. Prior to the commencement of operation of the development, the Applicant must prepare the following documents:

(a) a comprehensive Emergency Plan for the site in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*; and

(b) an Emergency Services Information Package, developed in accordance with the *FRNSW Fire Safety Guideline – Emergency Services Information Package* and Tactical Fire Plans.

B39. The Applicant must implement the Emergency Response Plan and Emergency Services Information Package required under condition B38 for the life of the development.

B40. The Applicant must ensure that adequate emergency vehicle access is incorporated into the development's site design in line with *FRNSW Fire Safety Guideline - Access for Fire Brigade Vehicles and Firefighters*.

Dangerous Goods

B41. At least one month prior to the commencement of construction of the development, or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit for the approval of the Planning Secretary a Report verifying the development meets the design requirements for the storage of dangerous goods in accordance with:

(a) Australian Standard: *AS 1940:2017 The storage and handling of flammable and combustible liquids* (Standards Australia 2017); and

(b) Australian Standard *AS 3780:2023 The storage and handling of corrosive substances* (Standards Australia 2023)

REMEDIATION

Site Auditor

B42. Prior to the commencement of any earthworks or remediation works, the Applicant must engage a Site Auditor accredited under the *Contaminated Lands Management Act 1997* (CLM Act) NSW Site Auditor Scheme.

Remediation Works

B43. The site is to be remediated in accordance with the Remedial Action Plan (RAP), the CEMP and any relevant guidelines produced or approved under the CLM Act. If any amendments are required to the RAP, they must be reviewed and approved by the Site Auditor in the form of an Interim Audit Advice.

B44. The Applicant must ensure the remediation works for the development are undertaken by a suitably qualified and experienced contractor(s).

Validation Report

B45. Within three months of the completion of the remediation works required under condition B43 B44, or as otherwise agreed with the Planning Secretary, the Applicant must submit a Validation Report to the Site Auditor and Planning Secretary which demonstrates the remediation works have been completed in accordance with the RAP and the CEMP. The validation report must include:

(a) details of the remediation works undertaken;

(b) details of any unexpected contamination find(s) (see condition B49B49);

(c) validation of any imported fill used during the remediation works (see condition B43B17); and

(d) information confirming that the objectives of the RAP have been achieved.

Site Audit Statement

B46. Prior to the commencement of operation, or as otherwise agreed with the Planning Secretary, the Applicant must obtain a Site Audit Statement from the Site Auditor to confirm:

(a) the remedial works approved under this consent have been completed in accordance with the remediation objectives listed in the RAP; and

(b) the site is suitable for its intended industrial and commercial uses, subject to the implementation of the Long Term Environmental Management plan (LTEMP) (see condition B47B47).

A copy of the final Site Audit Report and Site Audit Statement must be provided to the Planning Secretary.

Long Term Environmental Management Plan

B47. Prior to the finalisation of the Site Audit Statement, the Applicant must prepare a Long Term Environmental Management Plan (LTEMP) for the ongoing management of contaminated soil for the site in accordance with the Remedial Action Plan (prepared by Senversa Pty Ltd, Rev 2, dated 28 October 2024) (see Appendix 36 of the EIS). The LTEMP is to be approved by the Site Auditor and a copy of the approved LTEMP must be provided to the Planning Secretary.

B48. Upon completion of the Site Audit Statement and Site Audit Report, the Applicant must:

(a) implement the approved LTEMP for the life of the development (see condition B47B47); 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 EP&A Act, for the development.

CONTAMINATION

Unexpected Contaminated Finds Procedure

B49. Prior to the commencement of earthworks, the Applicant must prepare a contaminated finds procedure to ensure that known or 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 surplus material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations.

ABORIGINAL HERITAGE

Unexpected Finds Protocol

B50. 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.

B51. 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*.

NON-ABORIGINAL HERITAGE

Unexpected Finds Protocol

B52. 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.

B53. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

WASTE MANAGEMENT

B54. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014).

B55. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.

B56. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

B57. 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

B58. 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*.*

VISUAL AMENITY

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 or the public road network.

Signage and Fencing

B60. All signage and fencing must be erected within the development site in accordance with the development plans included in the RTS.

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

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 (d) 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) Construction Traffic Management Plan (see condition B1B1);

(b) Construction Noise and Vibration Management Plan (see condition B13);

(c) Erosion and Sediment Control Plan (see condition B18B18);

(d) Construction Flood Emergency Response Plan (see condition B24);

(e) a copy of the development's Unexpected Contamination Finds Procedure (see condition B49B49); and

(f) details of the community consultation and complaints handling procedure to be implemented during construction.

C4. The Applicant must:

(a) not commence construction of the development until the CEMP required under condition C2 of this consent 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.

A copy of the complaints register must be provided 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 C5C5 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. Prior to the commencement of construction of any works associated with any modification to this consent, or 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 C7C7C7), or considered necessary to improve the environmental performance of the development, the Applicant must ensure the strategies, plans and/or programs required under this consent are revised, to the satisfaction of the Planning Secretary.

Where revisions are required, the revised document(s) must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C7C7, or in the case of a modification approving the construction of any works, prior to the commencement of construction of those works, 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 Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:

(a) date, time and location;

(b) a brief description of what occurred and why it has been classified as an incident;

(c) a description of what immediate steps were taken in relation to the incident; and

(d) identifying a contact person for further communication regarding the incident.

C10. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 3 of this consent.

Non-Compliance Notification

C11. Within seven days of becoming aware of any non-compliance, the Applicant must notify the Department of the non-compliance, in writing, via the NSW planning portal (Major Projects).

C12. A non-compliance notification submitted under condition C11 must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

Note: *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 to by the Planning Secretary), 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) a summary of the current stage and progress of the development;

(v) contact details to enquire about the development or to make a complaint;

(vi) a complaints register, updated quarterly (see conditions C3(f) and C5(c));

(vii) 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

Drawing Number	Drawing Title	Drawing Issue	Date
Architectural Drawings prepared by Watch This Space Design Pty Ltd			
TP05	SITE PLAN	B	09.05.2025
TP102	PROPOSED PRODUCTION & WAREHOUSE GROUND FLOOR	B	09.05.2025
TP103	OPERATIONS OFFICE & TECHNICAL CENTRE OTC GROUND FLOOR	B	09.05.2025
TP104	OPERATIONS OFFICE & TECHNICAL CENTRE OTC FIRST FLOOR & SECOND FLOOR	B	09.05.2025
TP105	NEW YARD	B	09.05.2025
TP106	ROOFS PLAN	B	09.05.2025
TP200	OVERALL MASTER ELEVATIONS	B	09.05.2025
TP203	PROPOSED PRODUCTION & WAREHOUSE ELEVATIONS	B	09.05.2025
TP204	OPERATIONS OFFICE & TECHNICAL CENTRE OTC ELEVATIONS	B	09.05.2025
TP302	PROPOSED PRODUCTION & WAREHOUSE SECTIONS	B	09.05.2025
TP501	EXTERNAL FINISHES	B	09.05.2025
Civil Drawings prepared by Northrop			
CO14984.00-SSDA 100	DRAWING LIST & GENERAL NOTES	C	28.10.24
CO14984.00-SSDA 200	EROSION AND SEDIMENT CONTROL KEY PLAN	C	28.10.24
CO14984.00-SSDA 251	EROSION AND SEDIMENT CONTROL DETAILS – SHEET 1	A	06.09.24
CO14984.00-SSDA 252	EROSION AND SEDIMENT CONTROL DETAILS – SHEET 2	A	06.09.24
CO14984.00-SSDA 300	BULK EARTHWORKS PLAN	B	28.10.24
CO14984.00-SSDA 301	CUT & FILL PLAN	A	XX.XX.24
CO14984.00-SSDA 350	BULK EARTHWORKS SECTIONS	A	19.09.24
CO14984.00-SSDA 400	STORMWATER DRAINAGE KEY PLAN	E	28.10.24
CO14984.00-SSDA 410	PRE/POST DEVELOPMENT CATCHMENT PLAN	B	28.10.24
CO14984.00-SSDA 451	STORMWATER DRAINAGE DETAILS – SHEET 1	A	06.09.24
CO14984.00-SSDA 452	STORMWATER DRAINAGE DETAILS – SHEET 2	A	06.09.24
CO14984.00-SSDA 500	FINISHED LEVELS KEY PLAN	B	28.10.24
Landscape Plans prepared by Geoscapes			
SSD-00	Landscape Cover Sheet	I	28.03.25
SSD-01	Landscape Master Plan	I	28.03.25
SSD-02	Landscape Detail Plan 1	I	28.03.25
SSD-03	Landscape Section AA & BB	I	28.03.25
SSD-04	Specification & Details	I	28.03.25
SSD-05	Planting Schedule & Imagery	I	28.03.25

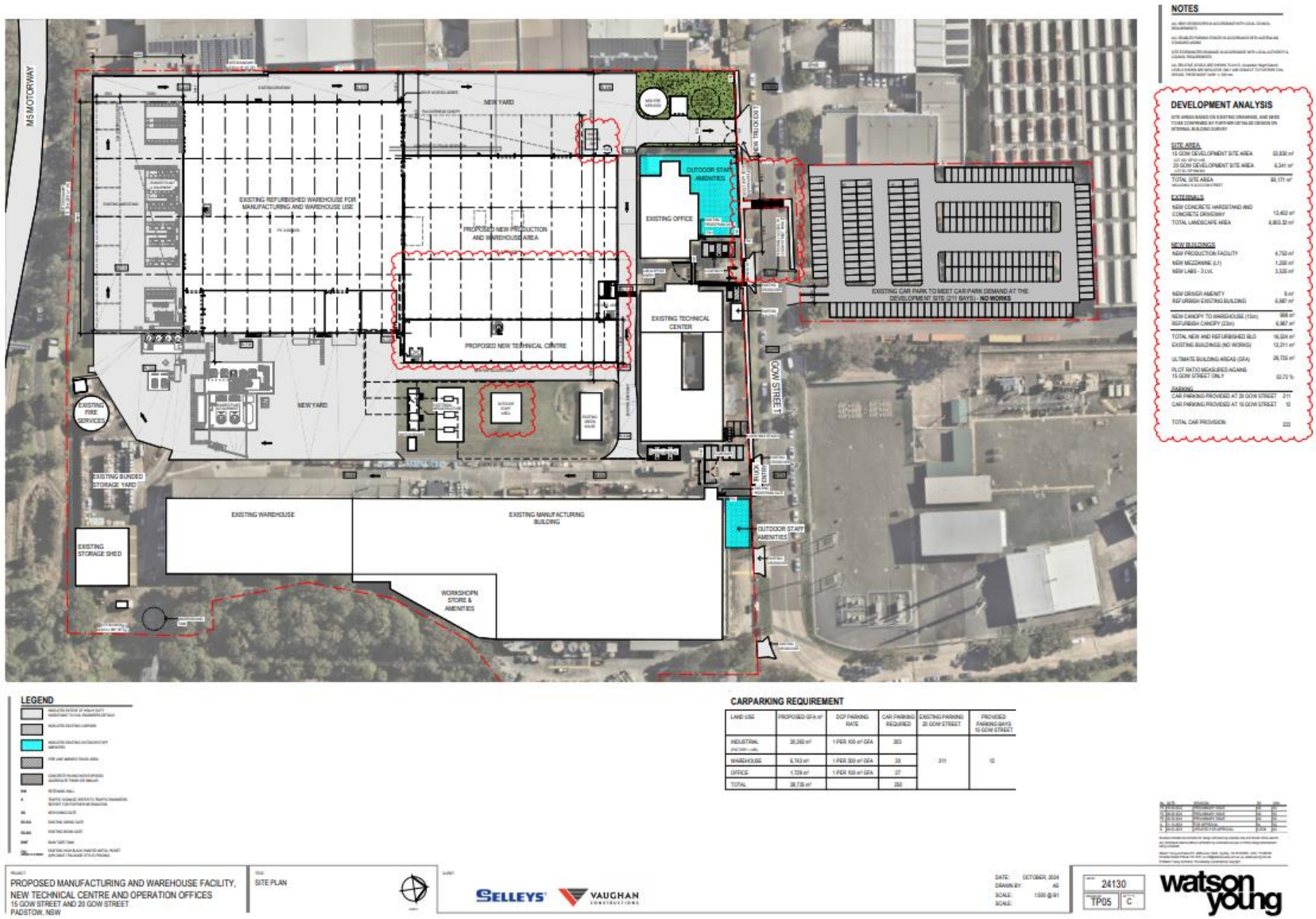


Figure 1: Site Plan/Warehouse Ground Floor

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-71052213		
ID	**Management / Mitigation Measure**	**Timing**
Administrative Commitments		
A1	**Commitment to Minimise Harm to the Environment** Selleys will commit to implement all reasonable and feasible measures, to prevent and/or minimise any harm to the environment, that may result from the construction or operation of the proposed development	Prior to construction, during construction, and during operation.
A2	**Terms of Approval** Selleys will carry out the project generally in accordance with the: (a) Environmental Impact Statement; (b) Drawings; (c) Management and Mitigation Measures; (d) Any Conditions of Approval. If there is any inconsistency between the above, the Conditions of Approval shall prevail to the extent of the inconsistency.	Prior to construction, during construction, and during operation.
A3	**Occupation Certificate** Selleys will ensure that Occupation Certificates are obtained prior to the occupation of the facilities.	Prior to operation.
A4	**Compliance** Selleys will ensure compliance with any reasonable requirement(s) of the Secretary of the NSW DPE arising from the assessment of: (a) Any reports, plans, programs, strategies or correspondence that are submitted in relation to this Approval; and (b) The implementation of any recommended actions or measures contained in reports, plans, programs, strategies or correspondence submitted by the Project Team as part of the application for Approval.	Prior to construction, during construction, and during operation.
A5	**Structural Adequacy** Selleys will ensure that all new buildings and structures on the Subject Site are constructed in accordance with the relevant requirements of the National Construction Code.	During construction.
A6	**Construction Environmental Management Plan** Prior to the commencement of construction, Selleys would prepare a Construction Environmental Management Plan (CEMP) that addresses the following: (a) Air Quality; (b) Noise and Vibration; (c) Waste Classification; (d) Erosion and Sediment Control; (e) Materials Management Plan;	Prior to construction.

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-71052213		
ID	**Management / Mitigation Measure**	**Timing**
	(f) Remediation (g) Acid Sulfate Soils and Salinity; and (h) Community Consultation and Complaints Handling.	
A7	**Site Induction** All staff employed on the site by the construction contractor will be required to undergo a site induction.	Prior to construction.
A8	**Operation of Plant and Equipment** Selleys will ensure that all plant and equipment used on-site, is maintained and operated in proper and efficient manner, and in accordance with relevant Australian Standards.	During operation.
A9	**Monitoring the State of Roadways** Selleys will monitor the state of roadways leading to and from the subject site, during construction, and will take all necessary steps to clean up any adversely impacted road pavements as directed by the Canterbury-Bankstown Council.	During construction.
A10	**Waste Receipts** Selleys will ensure that a permanent record of receipts, for the removal of both liquid and solid waste from the Subject Site, be kept and maintained up to date at all times. Such records will be made available to authorised person upon request.	During construction and operation.
A11	**Complaints Handling** Selleys will prepare an Operational Complaints Handling Protocol for the development, prior to the commencement of operations.	Prior to operation.
A12	**Soil and Water Management** A Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP), or equivalent, will be implemented for the construction of the proposed development.	Prior to and during construction.
Specific Environmental Commitments		
Tree Management		
TM1	Selleys will implement all necessary tree protection measures.	Prior to and during construction.
Traffic and Transport		
TT1	Selleys will finalise and implement the Construction Traffic Management Plan (CTMP).	Prior to and during construction.
TT2	Ason Group will finalise and implement the Green Travel Plan (GTP).	Prior to and during operation
Noise and Vibration		

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-71052213		
ID	**Management / Mitigation Measure**	**Timing**
NV1	Noise and vibration management and monitoring will form part of the CEMP, to be prepared for the project, as outlined in **A6**.	Prior to and during construction and operation
Hazards & Risks		
HR1	Multiple spill kits will be provided around the DG storage areas to ensure spills can be cleaned up immediately following identification.	During operation.
HR2	Aerosols shall be stored in a dedicated storage area which prevents rocketing cans from escalating the incident (i.e. storage in an aerosol cage, separate storage area, or in palletised aerosol cages).	During operation.
HR3	The Subject site shall be designed to contain any spills or contaminated water from a fire incident within the boundaries of the site.	Prior to construction.
HR4	Acid Sulfate Soil and Salinity management will form part of the CEMP, to be prepared for the project, as outlined in **A6**.	Prior to construction.
HR5	Adopt a construction stormwater management plan and associated erosion and sediment control measures in accordance with Landcom Blue Book and Council requirements.	Prior to construction.
HR6	An occupational hygienist shall provide a clearance certificate for the Subject Site following the demolition of existing buildings and removal of all slabs etc from the Subject Site. Once the hygienist has provided a clearance, a geo-environmental consultant shall undertake validation testing to confirm that remnant contaminants are not present at the Subject Site, prior to excavation, detailed waste classification (as required) and removal of soils for off-site disposal.	Following demolition
HR7	Appropriate inspections shall be undertaken during site works, such as inspection during stripping of the upper fill/topsoil for potential HBM including asbestos. The works shall be undertaken in accordance with an unexpected finds protocol (UFP).	During construction
HR8	Bulk excavation shall be undertaken with reference to strategic segregation and stockpiling of upper soils and other fill layers from underlying natural soils, and also segregation of carbonaceous natural soils from other natural soils, to maximise the beneficial re-use of excavated soils and minimise soils requiring disposal to landfill.	During construction
HR9	All existing wells/mine subsidence bores and any future bores that intersect the coal seams/workings shall be grouted to the surface as a precautionary measure in order to remove the possible gas migration pathway between the workings/seams to the surface or underside of the proposed basement slab.	During construction

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-71052213		
ID	**Management / Mitigation Measure**	**Timing**
HR10	Remediation of the Subject Site is to be undertaken in accordance with the Remedial Action Plan	During construction
Cultural Heritage		
H1	An Unexpected Finds Policy will be developed, in the unlikely event that relics are identified during ground disturbing works.	Prior to construction.
H2	Unexpected Aboriginal objects remain protected by the *National Parks and Wildlife Act 1974*. If any such objects, or potential objects, are uncovered in the course of the activity, all work in the vicinity will cease immediately. A qualified archaeologist would be contacted to assess the find and Heritage NSW and Metropolitan Local Aboriginal Land Council would be notified.	During construction.
H3	If human remains, or suspected human remains, are found in the course of the activity, all work in the vicinity will cease, the site would be secured, and the NSW Police and Heritage NSW would be notified	During construction.
H4	All relevant staff, contractors and subcontractors will be made aware of their statutory obligations for heritage under the NSW *Heritage Act 1977* and best practice as outlined in *The Burra Charter 2013*, during site inductions.	Prior to construction.
Socio-Economic		
SE1	Selleys will notify surrounding businesses and residents one (1) week before commencement of construction activities. Notices should include: ▪ Details of the proposal, including contact details of management team ▪ Hours and expected period of construction ▪ Details regarding process should businesses or residents have concerns, questions or complaints	Prior to construction.
SE2	Selleys will set up a feedback process to manage and respond to stakeholder concerns, questions, or complaints. Selleys will ensure that this process is clear and accessible to stakeholders such as surrounding businesses and residents.	Prior to and during construction.
SE3	Selleys will prioritise engaging with local businesses, where practicable, e.g. site induction for visiting workers to include profile of surrounding food and beverage retailer.	During construction.
Waste Management		
WM1	Effective management of construction materials and construction and demolition waste, including options for reuse and recycling where applicable and practicable, would be conducted. Only wastes that cannot be cost effectively reused or recycled will be sent to landfill or appropriate disposal facilities.	During construction.

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-71052213		
ID	**Management / Mitigation Measure**	**Timing**
WM2	Waste materials produced from the Subject Site preparation and construction activities will be separated at the source and stored separately on-site.	During construction.
WM3	The Site Manager or equivalent role will: ▪ Arrange for suitable waste collection contractors to remove any construction waste from site ▪ Ensure waste bins are not filled beyond recommended filling levels ▪ Ensure that all bins and loads of waste materials leaving site are covered ▪ Maintain waste disposal documentation detailing, at a minimum: o Descriptions and estimated amounts of all waste materials removed from site o Details of the waste and recycling collection contractors and facilities receiving the waste and o recyclables o Records of waste and recycling collection vehicle movements, for example, date and time of loads o removed, licence plate of collection vehicles, tip dockets from receiving facility, and o Waste classification documentation for materials disposed to off-site recycling or landfill facilities. ▪ Ensure lawful waste disposal records are readily accessible for inspection by regulatory authorities such as Blacktown City Council, SafeWork NSW or NSW EPA, and ▪ Remove waste during hours approved by Council.	During construction and during operation
WM4	Site inductions, as required under **A7** will ensure the following training is covered: ▪ Legal obligations and targets ▪ Emergency response procedures on-site ▪ Waste priorities and opportunities for reduction, reuse, and recycling ▪ Waste storage locations and separation of waste ▪ Procedures for suspected contaminated and hazardous wastes ▪ Waste related signage ▪ The implications of poor waste management practices, and ▪ Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities.	Prior to construction.
Air Quality		

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-71052213		
ID	**Management / Mitigation Measure**	**Timing**
AQ1	Selleys will finalise and implement an odour management plan / complaint procedure to record and action verified odour complaints in a systemic, auditable and pro-active manner	Prior to and during operation
Flooding		
F1	Selleys will finalise and implement the Flood Safety and Evacuation Strategy	Prior to and during operation

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, 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.
3. Within **7 days** (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C9), the Applicant is required to submit a subsequent incident report that:
   (a) identifies how the incident was detected;
   (b) identifies when the Applicant became aware of the incident;
   (c) identifies any actual or potential non-compliance with conditions of consent;
   (d) identifies further action(s) that will be taken in relation to the incident;
   (e) a summary of the incident;
   (f) outcomes of an incident investigation, including identification of the cause of the incident;
   (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
   (h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.

INCIDENT REPORT REQUIREMENTS

5. If requested by the Planning Secretary, 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.
6. 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 SSD 71052213

Construction Environmental Management Plan

SSD 71052213

Vaughans Constructions Pty Ltd

SLR Project No.: 640.032024.00001

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
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.	Section 4.8
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 of this consent ; and e) in accordance with the management and mitigation measures in Appendix 2 of this consent.	Sections 1.7, 3.3, 4.1, 4.8 & 4.10
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 3.3.1
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) and A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Section 3.3.1
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.	Section 3.3
PEDESTRIAN CROSSING		
A6	The pedestrian crossing within Gow Street is not approved as part of this development. Any reference to the pedestrian crossing on the approved	Sections 4.4

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	architectural plans shall be disregarded and does not form part of this consent.	
NOTIFICATION OF COMMENCEMENT		
A7	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.	Sections 1.2 & 4.3
A8	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).	Section 1.7
EVIDENCE OF CONSULTATION		
A9	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.	Section 1.7
UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE		
General Requirements		
A13	Prior to the commencement of construction of the development, the Applicant must: a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure; 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.	Sections 1.7, 3.3.3, 4.4, 4.5, 4.9 & 5.0
A14	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;	Sections 3.3.3 & 4.4

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	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	
Demolition		
A18	All demolition must be carried out in accordance with Australian Standard AS 2601 -2001 The Demolition of Structures (Standards Australia, 2001).	Section 3.3.3
Compliance		
A23	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.	Section 3.4
Operation of Plant and Equipment		
A27	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.	Sections 4.1 & 4.2
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.	Sections 3.3.3 & 4.1
PART B – SPECIFIC ENVIRONMENTAL CONDITIONS		
TRAFFIC AND ACCESS		
Construction Traffic Management Plan		
B1	Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The CTMP 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) include details of: i. vehicle types, heavy vehicle routes including any heavy vehicle restriction routes, parking and access arrangements; ii. the strategies that would be implemented to minimise the number of construction workers who will drive to the site; and iii. any potential construction traffic impacts to general traffic, cyclists, and pedestrians within the vicinity of the site ;	Sections 1.3, 1.7, 3.3.3, 4.4 & 5.0

<table>
<tr><th colspan="2">Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020</th><th>Where addressed in CEMP</th></tr>
<tr><td></td><td>e) include a Operational 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 are aware of heavy vehicle traffic restriction routes and use specified routes;
f) include a program to monitor the effectiveness of these measures; and
g) (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</td><td></td></tr>
<tr><td>B2</td><td>The Applicant must:
a) not commence construction until the CTMP required by condition B1 is approved by the Planning Secretary; and
b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.</td><td>Sections 3.3.3 & 4.4</td></tr>
<tr><td colspan="3">NOISE</td></tr>
<tr><td colspan="3">Hours of Work</td></tr>
<tr><td>B6</td><td>The Applicant must comply with the hours detailed in Table 2 below.
Table 2 Hours of Work
<table>
<tr><th>Activity</th><th>Day</th><th>Time</th></tr>
<tr><td>Construction</td><td>Monday – Friday
Saturday</td><td>7 am to 6 pm
8 am to 1 pm</td></tr>
<tr><td>Operation</td><td>Monday – Sunday</td><td>24 hours</td></tr>
</table></td><td>Sections 2.2, 3.3.3, 4.2 & 4.4</td></tr>
<tr><td>B7</td><td>Works outside of the hours identified in condition B6 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.</td><td>Sections 2.2, 3.3.3, 4.2 & 4.4</td></tr>
<tr><td colspan="3">Construction Noise Limits</td></tr>
<tr><td>B8</td><td>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guidelines (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 Construction Noise and Vibration Management Plan required under condition B13B13.</td><td>Sections 4.2 & 5.0</td></tr>
<tr><td colspan="3">Vibration Criteria</td></tr>
</table>

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
B9	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).	Sections 1.7 & 4.2
B10	The limits in condition B9 apply unless otherwise outlined in the development's Construction Noise and Vibration Management Plan (see condition B13).	Section 4.2
B11	The Applicant must offer and prepare (if the offer is accepted) a pre-dilapidation and post-dilapidation survey at the properties, No. 31 Gow Street, and No. 42, No. 54, No. 56-58 and No. 60 Fairfield Road, Padstow: 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.	Sections 3.3.3 & 4.2
B12	Should the survey at B11(b) 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 construction works associated with the development.	Sections 3.3.3 & 4.2
Construction Noise and Vibration Management Plan		
B13	Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) for the development to the satisfaction of the Planning Secretary. A copy of the CNVMP must be included in the development's CEMP (see condition C2) and must: a) be prepared by a suitably qualified and experienced noise expert(s); b) describe procedures for achieving the noise management levels detailed in the Interim Construction Noise Guideline s (as may be updated or replaced from time to time) and the vibration criteria in condition B9; 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);	Sections 1.3, 1.7, 3.3.3 & 4.2

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	f) describe the community consultation undertaken to develop the strategies in condition B13(d) and B13(e); and g) include a complaints management system that would be implemented for the duration of construction of the development.	
B14	The Applicant must: a) Not commence construction until the CNVMP required by condition B13 is approved by the Planning Secretary; and b) implement the most recent version of the CNVMP approved by the Planning Secretary for the duration of construction.	Sections 3.3.3, 4.2 & 5.0
SOILS, WATER QUALITY AND HYDROLOGY		
Imported Soil		
B17	The Applicant must: a) ensure that only VENM, ENM, or other fill material approved in writing by the 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.	Section 4.1
Erosion and Sediment Control		
B18	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.	Sections 1.3, 3.3.3, 4.1, 4.5, 4.9 & 5.0
B19	The Applicant must maintain the erosion and sediment control measures installed on -site in accordance with condition B18 for the duration of construction of the development.	Sections 3.3.3, 4.1, 4.9 & 5.0
Discharge Limits		
B20	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an Environment Protection Licence.	Sections 3.3.3, 4.1 & 4.9
Stormwater Management System		
B21	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 generally in accordance with the conceptual design in the EIS and RTS; c) be in accordance with applicable Australian Standards; and d) 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.	Sections 1.7 & 3.3.3

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	e)	
B22	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 B21) and ensure the system is operational.	Section 3.3.3
B23	The Applicant must maintain the stormwater management system installed on the site under condition B22 for the duration of the development.	Section 3.3.3
FLOOD MANAGEMENT		
B24	Prior to the commencement of construction of the development, the Applicant must prepare a Construction Flood Emergency Response Plan (CFERP) and submit it to 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) address the provisions of the Floodplain risk management manual (2023) and Support for emergency management planning (2023); and c) include details of: (i) the flood emergency responses for the construction phase of the development; (ii) predicted flood levels; (iii) flood warning time, flood notification, signs and depth indicators; (iv) assembly points and evacuation routes; (v) shelter in place protocols, including suitable locations of flood free refuge areas; (vi) evacuation protocols; and (vii) awareness training for employees and contractors.	Section 4.5
B25	The Applicant must: a) not commence construction until the CFERP required by condition B24 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 the development.	Section 4.5
B26	Prior to the commencement of operation of the development, the Applicant must prepare an Operational Flood Emergency Response Plan (OFERP) for the site and submit it to the Planning Secretary. The Plan must: a) be prepared by a suitably qualified and experienced person(s); b) address the provisions of the Floodplain risk management manual (2023) and Support for emergency management planning (2023); c) nominate suitable flood free locations accessible from all tenancies for shelter in place scenarios for the site; d) include details of: i. the flood emergency responses for the operational phase of the development; ii. predicted flood levels, including probable maximum flood; iii. shelter in place protocols for all relevant flooding events; iv. awareness training for employees and contractors;	Section 4.5

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	v. protocols for advising site employees and visitors to stay away from the site during flood events; vi. flood warning time, flood notification, signs and depth indicators; vii. evacuation protocols including assembly points and evacuation routes (where applicable); and viii. communication strategies to ensure all potential tenants are aware of flood levels (including probable maximum flood); e) detail protocols for periodic review and update to the plan at least once every five years as well as (but not limited to): i. when flood warning systems in the area are updated; ii. when new flood evacuation routes are made available; and iii. following a flood event that triggers the OFERP.	
B27	The Applicant must: a) not commence operation until the OFERP required by condition B26 is submitted to the Planning Secretary and Council; and b) implement the most recent version of the OFERP submitted to the Planning Secretary for the duration of the development.	Section 4.5
AIR QUALITY		
Dust Minimisation		
B28	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Section 4.1, 4.3, 4.8 & 4.9
B29	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.	Sections 4.1, 4.3, 4.4, 4.8 & 4.9
BIODIVERSITY		
Tree Protection Measures		
B32	Prior to the commencement of construction, a project arborist with a minimum ‘Australian Qualifications Framework – Level 5’ certification is to be appointed. The project arborist is to: a) oversee the tree protection measures and any works within the Tree Protection Zones established under this consent in accordance with the Arboricultural Impact Assessment, Report prepared by Capability Green Consulting, Version 2 (Appendix 6 of the EIS); and b) complete regular inspections of retained trees in accordance with the Arboricultural Impact Assessment, Report prepared by Capability Green	Sections 1.7, 4.8 & 5.0

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	Consulting , Version 2 (Appendix 6 of the EIS) for the duration of construction in order to ensure that protection measures are being adhered to.	
B33	All trees identified for retention within the site must be protected for the duration of construction. The trees must be protected in accordance with: a) the recommendations of the Arboricultural Impact Assessment, Report prepared by Capability Green Consulting , Version 2 (Appendix 6 of the EIS); and b) the latest version of Australian Standard AS 4970:2009 – Protection of Trees on Development (Standards Australia, 2009). All required tree protection measures must be in place prior to the commencement of construction works at the site.	Sections 4.8 & 5.0
B34	In the event that any native fauna is found during tree removal 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 attends the site to remove the animal or the animal relocates itself.	Section 4.8
LANDSCAPING		
B35	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan (LMP) to manage the development's landscaping works to the satisfaction of the Planning Secretary. The LMP must: a) be consistent with the tree replacement planting as demonstrated within the Landscape Plans prepared by Geoscapes, revision I, dated 28 March 2025 (see Appendix C2 of the RTS); b) be consistent with the tree species, pot size and diversity/number of replacements within the Indicative Planting Schedule included within the Landscape Plans prepared by Geoscapes, revision I, dated 28 March 2025 (see Appendix C2 of the RTS); c) be consistent with: i. conditions B32 to B33, inclusive; ii. the Applicant's Management and Mitigation Measures at Appendix 2 of this consent; and d) describe the ongoing monitoring and maintenance measures which will be implemented to manage the landscaping works.	Section 4.7
B36	The Applicant must: a. not commence operation until the LMP (see condition B35) is approved by the Planning Secretary; b. implement the most recent version of the LMP approved by the Planning Secretary; and c. maintain all on-site landscaping in accordance with the approved LMP for the life of the development.	Section 4.7
HAZARDS AND RISK		
Emergency Response		

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
B37	Prior to the construction of the development, the Applicant must prepare a comprehensive Fire Safety Study for the site in accordance with the Department's Hazardous Industry Planning Advisory Paper (HIPAP) No.2.	Section 4.9
B38	Prior to the commencement of operation of the development, the Applicant must prepare the following documents: (a) a comprehensive Emergency Plan for the site in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'; and (b) an Emergency Services Information Package, developed in accordance with the FRNSW Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans.	Section 4.9
B39	The Applicant must implement the Emergency Response Plan and Emergency Services Information Package required under condition B38 for the life of the development.	Section 4.9
B40	The Applicant must ensure that adequate emergency vehicle access is incorporated into the development's site design in line with FRNSW Fire Safety Guideline - Access for Fire Brigade Vehicles and Firefighters.	Section 4.9
Dangerous Goods		
B41	At least one month prior to the commencement of construction of the development, or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit for the approval of the Planning Secretary a Report verifying the development meets the design requirements for the storage of dangerous goods in accordance with: a) Australian Standard: AS 1940:2017 The storage and handling of flammable and combustible liquids (Standards Australia 2017); and b) Australian Standard AS 3780:2023 The storage and handling of corrosive substances (Standards Australia 2023)	
REMEDIATION		
Site Auditor		
B42	Prior to the commencement of any earthworks or remediation works, the Applicant must engage a Site Auditor accredited under the Contaminated Lands Management Act 1997 (CLM Act) NSW Site Auditor Scheme.	Sections 1.7, 3.3.3, 4.9 & 5.0
Remediation Works		
B43	The site is to be remediated in accordance with the Remedial Action Plan (RAP), the CEMP and any relevant guidelines produced or approved under the CLM Act. If any amendments are required to the RAP, they must be reviewed and approved by the Site Auditor in the form of an Interim Audit Advice.	Sections 3.3.3 & 4.9
B44	The Applicant must ensure the remediation works for the development are undertaken by a suitably qualified and experienced contractor(s).	Sections 3.3.3 & 4.9
Validation Report		
B45	Within three months of the completion of the remediation works required under condition B38, or as otherwise agreed with the Planning Secretary, the Applicant must submit a Validation Report to the Site Auditor and Planning Secretary which demonstrates the remediation works have been	Sections 3.3.3, 4.9 & 5.0

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	completed in accordance with the RAP and the CEMP. The validation report must include: a) details of the remediation works undertaken; b) details of any unexpected contamination find(s) (see condition B43); c) validation of any imported fill used during the remediation works (see condition B17); and d) information confirming that the objectives of the RAP have been achieved.	
B46	Prior to the commencement of operation, or as otherwise agreed with the Planning Secretary, the Applicant must obtain a Site Audit Statement from the Site Auditor to confirm: a) the remedial works approved under this consent have been completed in accordance with the remediation objectives listed in the RAP; and b) the site is suitable for its intended industrial and commercial uses, subject to the implementation of the Long Term Environmental Management plan (LTEMP) (see condition B47B47). A copy of the final Site Audit Report and Site Audit Statement must be provided to the Planning Secretary.	Section 3.3.3, 4.9 & 5.0
Long Term Environmental Management Plan		
B47	Prior to the finalisation of the Site Audit Statement, the Applicant must prepare a Long Term Environmental Management Plan (LTEMP) for the ongoing management of contaminated soil for the site in accordance with the Remedial Action Plan (prepared by Senversa Pty Ltd, Rev 2, dated 28 October 2024) (see Appendix 36 of the EIS). The LTEMP is to be approved by the Site Auditor and a copy of the approved LTEMP must be provided to the Planning Secretary.	
B48	Upon completion of the Site Audit Statement and Site Audit Report, the Applicant must: a) implement the approved LTEMP for the life of the development (see condition B47B47); 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 EP&A Act, for the development.	
CONTAMINATION		
Unexpected Contaminated Finds Procedure		
B49	Prior to the commencement of earthworks, the Applicant must prepare a contaminated finds procedure to ensure that known or 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 surplus material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations.	Sections 1.3, 3.3.3 & 4.9
ABORIGINAL HERITAGE		
Unexpected Finds Protocol		

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
B50	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.	Sections 1.7, 3.3.3 & 5.0
B51	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.	Section 3.3.3
NON-ABORIGINAL HERITAGE		
Unexpected Finds Protocol		
B52	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.	Sections 1.7 & 3.3.3
B53	Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.	Sections 1.7, 3.3.3 & 5.0
WASTE MANAGEMENT		
B54	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Sections 3.3.3, 4.6, 4.9 & 5.0
B55	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	Sections 3.3.3, 4.6 & 4.9
B56	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	Sections 3.3.3, 4.6 & 4.9
B57	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.	Sections 3.3.3, 4.6, 4.9 & 5.0
Pests, Vermin and Priority Weed Management		
B58	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.	Section 4.1

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	Note: *For the purposes of this condition, priority weed has the same definition of the term in the Biosecurity Act 2015.*	
VISUAL AMENITY		
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 or the public road network.	Sections 4.1 & 4.7
Signage and Fencing		
B60	All signage and fencing must be erected within the development site in accordance with the development plans included in the RTS. ***Note****: This condition does not apply to temporary construction and safety related signage and fencing.*	Sections 4.1 & 4.7
PART C – ENIRONMENTAL 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 (d) 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:	Sections 1.3, 4.1 & 5.0

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	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.	Sections 1.3, 1.6, 1.7, 4.1 & 4.2
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 B1B1); b) Construction Noise and Vibration Management Plan (see condition B13); c) Erosion and Sediment Control Plan (see condition B18B18); and d) Construction Flood Emergency Response Plan (see condition B24); e) a copy of the development's Unexpected Contamination Finds Procedure (see condition B49B49); and f) details of the community consultation and complaints handling procedure to be implemented during construction.	Sections 1.1, 1.3, 1.7, 4.1 & 4.10
C4	The Applicant must: a) not commence construction of the development until the CEMP required under condition C2 of this consent 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.	Sections 1.3 & 1.6
REPORTING AND AUDITING		
Incident Notification, Reporting and Response		
C9	The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including: a) date, time and location; b) a brief description of what occurred and why it has been classified as an incident; c) a description of what immediate steps were taken in relation to the incident; and d) identifying a contact person for further communication regarding the incident.	Section 1.7, 3.5.4 & 5.0

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
C10	The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 3 of this consent.	Section 3.5.4
Non-Compliance Notification		
C11	Within seven days of becoming aware of any non-compliance, the Applicant must notify the Department of the non-compliance, in writing, via the NSW planning portal (Major Projects).	Sections 1.7 & 3.5.4
C12	A non-compliance notification submitted under condition C11 must identify the development (including the development application number and name), set out the condition of this consent that the development is noncompliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance. ***Note:*** *A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.*	Sections 3.5.4 & 5.0
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.*	Section 5.0
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 to by the Planning Secretary), 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) a summary of the current stage and progress of the development; v) contact details to enquire about the development or to make a complaint;	Section 5.0

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	vi) a complaints register, updated quarterly (see conditions C3(e) and C5(c)); vii) any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary.	
APPENDIX 2 – APPLICANT'S MANAGEMENT AND MITIGATION MEASURES		
ADMINISTRATIVE COMMITMENTS		
A1	**Commitment to Minimise Harm to the Environment** Selleys will commit to implement all reasonable and feasible measures, to prevent and/or minimise any harm to the environment, that may result from the construction or operation of the proposed development **Timing** Prior to construction, during construction, and during operation.	Sections 4.3 & 4.8
A2	**Terms of Approval** Selleys will carry out the project generally in accordance with the: a) Environmental Impact Statement; b) Drawings; c) Management and Mitigation Measures; d) Any Conditions of Approval. If there is any inconsistency between the above, the Conditions of Approval shall prevail to the extent of the inconsistency. **Timing** Prior to construction, during construction, and during operation.	Sections 1.7, 3.3.1, 4.1, 4.8 & 4.10
A4	**Compliance** Selleys will ensure compliance with any reasonable requirement(s) of the Secretary of the NSW DPE arising from the assessment of: a) Any reports, plans, programs, strategies or correspondence that are submitted in relation to this Approval; and b) The implementation of any recommended actions or measures contained in reports, plans, programs, strategies or correspondence submitted by the Project Team as part of the application for Approval. **Timing** Prior to construction, during construction, and during operation.	Section 3.3.1
A5	**Structural Adequacy** Selleys will ensure that all new buildings and structures on the Subject Site are constructed in accordance with the relevant requirements of the National Construction Code. **Timing** During construction.	Section 4.1
A6	**Construction Environmental Management Plan**	Sections 1.2, 4.1 & 4.3

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	Prior to the commencement of construction, Selleys would prepare a Construction Environmental Management Plan (CEMP) that addresses the following: a) Air Quality; b) Noise and Vibration; c) Waste Classification; d) Erosion and Sediment Control; e) Materials Management Plan; f) Remediation g) Acid Sulfate Soils and Salinity; and h) Community Consultation and Complaints Handling. **Timing** Prior to construction.	
A7	**Site Induction** All staff employed on the site by the construction contractor will be required to undergo a site induction. **Timing** Prior to construction.	Section 1.7
A9	**Monitoring the State of Roadways** Selleys will monitor the state of roadways leading to and from the subject site, during construction, and will take all necessary steps to clean up any adversely impacted road pavements as directed by the Canterbury-Bankstown Council. **Timing** During construction.	Sections 4.3 & 4.4
A10	**Waste Receipts** Selleys will ensure that a permanent record of receipts, for the removal of both liquid and solid waste from the Subject Site, be kept and maintained up to date at all times. Such records will be made available to authorised person upon request. **Timing** During construction and operation.	Sections 4.6 & 4.9
A12	**Soil and Water Management** A Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP), or equivalent, will be implemented for the construction of the proposed development. **Timing** Prior to and during construction.	Sections 1.7, 3.3.3, 4.4, 4.5, 4.9 & 5.0
SPECIFIC ENVIRONMENTAL COMMITMENTS		
Tree Management		
TM1	Selleys will implement all necessary tree protection measures. **Timing**	Sections 4.8 & 5.0

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	Prior to and during construction.	
Traffic and Transport		
TT1	Selleys will finalise and implement the Construction Traffic Management Plan (CTMP). **Timing** Prior to and during construction.	Sections 4.4 & 5.0
TT2	Ason Group will finalise and implement the Green Travel Plan (GTP). **Timing** Prior to and during operation.	Section 4.4
Noise and Vibration		
NV1	Noise and vibration management and monitoring will form part of the CEMP, to be prepared for the project, as outlined in **A6**. **Timing** Prior to and during construction and operation.	Sections 4.2 & 5.0
Hazards & Risks		
HR3	The Subject site shall be designed to contain any spills or contaminated water from a fire incident within the boundaries of the site. Timing Prior to construction	Section 1.2, 4.5 & 4.9
HR4	Acid Sulfate Soil and Salinity management will form part of the CEMP, to be prepared for the project, as outlined in A6. **Timing** Prior to construction.	Section 1.2
HR5	Adopt a construction stormwater management plan and associated erosion and sediment control measures in accordance with Landcom Blue Book and Council requirements. **Timing** Prior to construction.	Sections 4.1, 4.5, 4.8, 4.9 & 5.0
HR6	An occupational hygienist shall provide a clearance certificate for the Subject Site following the demolition of existing buildings and removal of all slabs etc from the Subject Site. Once the hygienist has provided a clearance, a geo-environmental consultant shall undertake validation testing to confirm that remnant contaminants are not present at the Subject Site, prior to excavation, detailed waste classification (as required) and removal of soils for offsite disposal. **Timing** Following demolition	Sections 4.9 & 5.0
HR7	Appropriate inspections shall be undertaken during site works, such as inspection during stripping of the upper fill/topsoil for potential HBM including asbestos. The works shall be undertaken in accordance with an unexpected finds protocol (UFP). **Timing**	Sections 4.5, 4.8, 4.9 & 5.0

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	During construction.	
HR8	Bulk excavation shall be undertaken with reference to strategic segregation and stockpiling of upper soils and other fill layers from underlying natural soils, and also segregation of carbonaceous natural soils from other natural soils, to maximise the beneficial re-use of excavated soils and minimise soils requiring disposal to landfill. **Timing** During construction.	Sections 4.5 & 4.9
HR9	All existing wells/mine subsidence bores and any future bores that intersect the coal seams/workings shall be grouted to the surface as a precautionary measure in order to remove the possible gas migration pathway between the workings/seams to the surface or underside of the proposed basement slab. **Timing** During construction.	Sections 4.5 & 4.9
HR10	Remediation of the Subject Site is to be undertaken in accordance with the Remedial Action Plan. **Timing** During construction.	Sections 4.5 & 4.9
Cultural Heritage		
H1	An Unexpected Finds Policy will be developed, in the unlikely event that relics are identified during ground disturbing works. **Timing** Prior to construction.	Sections 4.11 & 5.0
H2	Unexpected Aboriginal objects remain protected by the National Parks and Wildlife Act 1974. If any such objects, or potential objects, are uncovered in the course of the activity, all work in the vicinity will cease immediately. A qualified archaeologist would be contacted to assess the find and Heritage NSW and Metropolitan Local Aboriginal Land Council would be notified. **Timing** During construction.	Section 4.11
H3	If human remains, or suspected human remains, are found in the course of the activity, all work in the vicinity will cease, the site would be secured, and the NSW Police and Heritage NSW would be notified. **Timing** During construction.	Section 4.11
H4	All relevant staff, contractors and subcontractors will be made aware of their statutory obligations for heritage under the NSW *Heritage Act 1977* and best practice as outlined in *The Burra Charter 2013*, during site inductions. **Timing** Prior to construction.	Sections 4.11 & 5.0
Socio-Economic		

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
SE1	Selleys will notify surrounding businesses and residents one (1) week before commencement of construction activities. Notices should include: • Details of the proposal, including contact details of management team • Hours and expected period of construction • Details regarding process should businesses or residents have concerns, questions or complaints **Timing** Prior to construction.	Sections 4.2, 4.3, 4.8 & 4.10
SE2	Selleys will set up a feedback process to manage and respond to stakeholder concerns, questions, or complaints. Selleys will ensure that this process is clear and accessible to stakeholders such as surrounding businesses and residents. **Timing** Prior to and during construction.	Sections 4.1, 4.2, 4.10 & 5.0
SE3	Selleys will prioritise engaging with local businesses, where practicable, e.g. site induction for visiting workers to include profile of surrounding food and beverage retailer. **Timing** During construction.	Sections 4.2 & 4.10??
Waste Management		
WM1	Effective management of construction materials and construction and demolition waste, including options for reuse and recycling where applicable and practicable, would be conducted. Only wastes that cannot be cost effectively reused or recycled will be sent to landfill or appropriate disposal facilities. **Timing** During construction.	Sections 4.6, 4.9 & 5.0
WM2	Waste materials produced from the Subject Site preparation and construction activities will be separated at the source and stored separately on-site. **Timing** During construction.	Section 4.6
WM3	The Site Manager or equivalent role will: • Arrange for suitable waste collection contractors to remove any construction waste from site • Ensure waste bins are not filled beyond recommended filling levels • Ensure that all bins and loads of waste materials leaving site are covered • Maintain waste disposal documentation detailing, at a minimum: ○ Descriptions and estimated amounts of all waste materials removed from site ○ Details of the waste and recycling collection contractors and facilities receiving the waste and recyclables	Sections 4.6 & 4.9

Relevant Consent Conditions – 15 & 20 Gow Street Padstow – SSD 5131020		Where addressed in CEMP
	○ Records of waste and recycling collection vehicle movements, for example, date and time of loads ○ removed, licence plate of collection vehicles, tip dockets from receiving facility, and ○ Waste classification documentation for materials disposed to off-site recycling or landfill facilities. • Ensure lawful waste disposal records are readily accessible for inspection by regulatory authorities such as Blacktown City Council, SafeWork NSW or NSW EPA, and • Remove waste during hours approved by Council. **Timing** During construction and during operation.	
WM4	Site inductions, as required under A7 will ensure the following training is covered: • Legal obligations and targets • Emergency response procedures on-site • Waste priorities and opportunities for reduction, reuse, and recycling • Waste storage locations and separation of waste • Procedures for suspected contaminated and hazardous wastes • Waste related signage • The implications of poor waste management practices, and • Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities. **Timing** Prior to construction.	Sections 4.6 & 5.0
	Air Quality	
AQ1	Selleys will finalise and implement an odour management plan / complaint procedure to record and action verified odour complaints in a systemic, auditable and pro-active manner Timing Prior to and during operation	
	Flooding	
F1	Selleys will finalise and implement the Flood Safety and Evacuation Strategy Timing Prior to and during operation	

Appendix C Corrective Action Request

Construction Environmental Management Plan

SSD 71052213

Vaughans Constructions Pty Ltd

SLR Project No.: 640.032024.00001

Attachment 2 - Corrective Action Request Form

Corrective Action Request

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

Site Manager/On-site Environmental Manager

Environmental Liaison / Site Safety Representative

This document is an un-controlled copy when downloaded, printed or copied. Revisions will not automatically be updated.

Appendix D Complaints Register

Construction Environmental Management Plan

SSD 71052213

Vaughans Constructions Pty Ltd

SLR Project No.: 640.032024.00001

COMPLAINTS REGISTER

Project Name: Project No:

DATE	NATURE OF THE COMPLAINT	COMPLAINT REGESTERED 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

This document is an un-controlled copy when printed or downloaded from the company intranet system. Revisions will not automatically be updated

Appendix E Incident & Investigation Report Form

Construction Environmental Management Plan

SSD 71052213

Vaughans Constructions Pty Ltd

SLR Project No.: 640.032024.00001

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):							

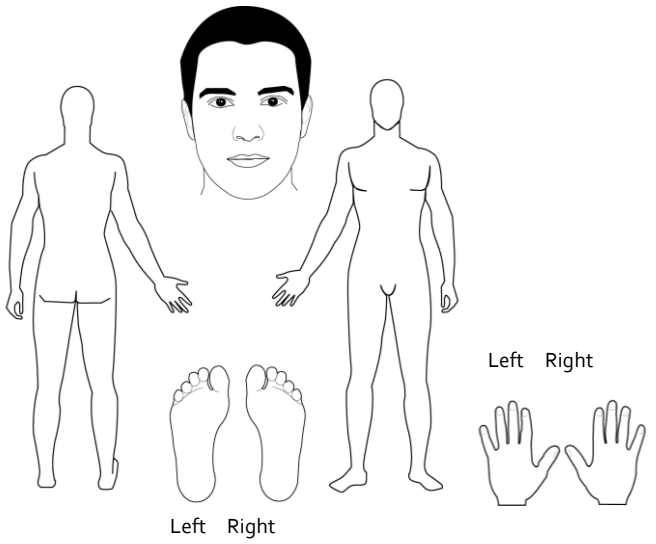
Worker / Witness Details				
Name of Worker / Witness:	Contact Number:	Employer:	Statement Attached	
			☐ Yes	☐ No
			☐ Yes	☐ No
			☐ Yes	☐ No
			☐ Yes	☐ No
			☐ Yes	☐ No
Statement details:				

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:	***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		

This document is an un-controlled copy when printed or downloaded from the company intranet system. Revisions will not automatically be updated.

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 Construction Noise & Vibration Management Plan

Construction Environmental Management Plan

SSD 71052213

Vaughans Constructions Pty Ltd

SLR Project No.: 640.032024.00001

MATTHEW PALAVIDIS
VICTOR FATTORETTO
MATTHEW SHIELDS

Project Bowerbird, 15 Gow Street, Padstow

Construction Noise & Vibration Management Plan

SYDNEY
9 Sarah St
MASCOT NSW 2020
(02) 8339 8000

ABN 98 145 324 714
www.acousticlogic.com.au

The information in this document is the property of Acoustic Logic Pty Ltd 98 145 324 714 and shall be returned on demand. It is issued on the condition that, except with our written permission, it must not be reproduced, copied or communicated to any other party nor be used for any purpose other than that stated in particular enquiry, order or contract with which it is issued.

Project ID	20250874.1
Document Title	Construction Noise & Vibration Management Plan
Attention To	Vaughan Constructions Pty Ltd

Revision	Date	Document Reference	Prepared By	Checked By	Approved By
0	3/09/2025	20250874.1/0309A/R0/AW	AW		
1	16/10/2025	20250874.1/1610A/R1/AW	AW		AW

TABLE OF CONTENTS

1 INTRODUCTION 4
2 PROPOSED WORKS 4
2.1 PURPOSE OF WORKS 4
2.2 DEMOLITION & CONSTRUCTION ACTIVITIES 5
2.3 SENSITIVE RECEIVERS 6
3 DEVELOPMENT CONSENT SSD-71052213 (DRAFT) 12
3.1 CONSTRUCTION NOISE & VIBRATION MANAGEMENT PLAN REQUIREMENTS 15
4 REFERENCED DOCUMENTS 16
4.1 BACKGROUND INFORMATION USED 16
4.2 GUIDELINES 16
5 CONSTRUCTION NOISE AND VIBRATION ASSESSMENT 17
5.1 GENERAL 17
5.2 CONSTRUCTION NOISE MANAGEMENT LEVELS 17
5.2.1 Residential Receivers 17
5.3 CONSTRUCTION VIBRATION MANAGEMENT LEVELS 18
5.3.1 Amenity Management 18
5.3.2 Structure Damage Risk Criteria 19
5.4 NOISE AND VIBRATION SOURCES 21
5.5 CONSTRUCTION NOISE ASSESSMENT 22
5.5.1 Predictions 22
5.5.2 Analysis and Discussion – Noise 24
5.6 CONSTRUCTION VIBRATION 26
5.6.1 Vibration Sources 26
5.6.2 Assessment of Vibration 26
6 NOISE AND VIBRATION MANAGEMENT AND CONTROL 27
6.1 NOISE AND VIBRATION CONTROL METHODS 27
6.1.1 General Noise Control Methods 27
6.1.2 Vibration Management 28
6.1.3 Notification 28
6.2 NOISE MONITORING TECHNIQUES 28
6.3 CONTROL OF CONSTRUCTION NOISE AND VIBRATION – PROCEDURAL STEPS 29
6.4 SUMMARY OF MITIGATION 30
6.4.1 Management Controls 30
6.4.2 Construction Monitoring 30
7 COMPLAINTS AND COMMUNITY ENGAGEMENT 31
7.1 DEALING WITH OFFENSIVE NOISE LEVELS 31
7.2 ESTABLISHMENT OF DIRECT COMMUNICATION WITH AFFECTED PARTIES 31
7.3 ENGAGEMENT UNDERTAKEN TO DATE 32
7.4 DEALING WITH COMPLAINTS 32
7.5 REPORTING REQUIREMENTS 33
8 CONTINGENCY PLANS 33
9 CONCLUSION 34
APPENDIX A AUTHOR CV 35
APPENDIX B - CONSTRUCTION NOISE AND VIBRATION EMISSION LEVELS 37
B.1 NOISE 37

1 INTRODUCTION

The following Construction Noise and Vibration Management Plan ("**CNVMP**" or the "**Plan** has been prepared to review potential noise and vibration generated by construction activities associated with the proposed industrial development at 15 Gow Street, Padstow.

The Plan:

- 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.

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

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

2 PROPOSED WORKS

2.1 PURPOSE OF WORKS

The existing Selley's manufacturing facility located at 15 Gow Street is proposed to be upgraded to modernise manufacturing capabilities, provide sustainability improvements and improve safety. In order to facilitate the works the following is proposed:

- Demolition of the existing warehouse and maintenance buildings,
- Strip-out and refurbishment of existing warehouse space, to be converted into a state-of-the-art manufacturing facility.
- Construction of a new warehouse and ancillary building, alongside external tank storage and tanker unloading areas.

2.2 DEMOLITION & CONSTRUCTION ACTIVITIES

Construction works are to include the following phases:

- Demolition of existing structures, as indicated in Figure 2. Structures to be demolished include:
  - Docks to existing warehouse facilities
  - Existing warehouse
  - Canteen
  - Pump shed
  - Ancillary buildings.
- Excavation and levelling of site, as indicated in the cut and fill plan in Figure 4.
  - Subsoil conditions indicate clay/sand to a depth of approximately 2m, and shale below.
  - Excavation activities are generally limited to levelling works and minor alterations to existing ground heights – hammering or similar high noise generating works are not expected during this phase.
- Structure works will include installation of foundation piles to the technical centre building.
  - Auger type piling is proposed (refer Figure 3)
  - Concrete pumps will be retained within the boundary of the site, primarily around the perimeter f the existing warehouse and proposed warehouse to be constructed under these works.
- Mobile cranes are proposed where required, primarily during the structure and fitout stages of work.

The anticipated construction schedule is detailed below.

- Demolition – 5 months
- Excavation – 1 month
- Piling – 15 days
- Construction – 12 months from the conclusion of demolition activities.

Plans detailing the general site layout and key construction activities are provided in the following pages of this report.

2.3 SENSITIVE RECEIVERS

A summary of noise sensitive receivers is provided in the approved acoustic report submitted with the SSD application (*Project Bowerbird – Noise and Vibration Impact Assessment*, GHD, project number 12606520, dated 24/10/2024).

The closest residential receivers are located approximately 400m from the site (east), with land uses immediately surrounding the site consisting of other industrial uses. Commercial receivers are located further to the north. Potentially noise affected receivers in close proximity to the works are summarised below.

Table 1 – Noise Sensitive Receivers

Receiver Type	Address / Location	Distance from Site
Industrial	40 Fairford Road, Padstow	100m
	48 Fairford Road, Padstow	15m
	54 Fairford Road, Padstow	
	56 Fairford Road, Padstow	
	60 Fairford Road, Padstow	
	26 Gow Street, Padstow	80m
	30 Gow Street, Padstow	90m
	31 Gow Street, Padstow	15m
	33 Gow Street, Padstow	30m
	35 Gow Street, Padstow	45m
	37 Gow Street, Padstow	60m
	39 Gow Street, Padstow	75m
	41 Gow Street, Padstow	90m
Commercial	1618 Canterbury Road, Punchbowl	380m
Residential	Residents east of Moxon Road, Punchbowl	400m
	Residents South of Wiggs Road, Riverwood	650m

A summary of noise sensitive receivers is presented in Figure 5

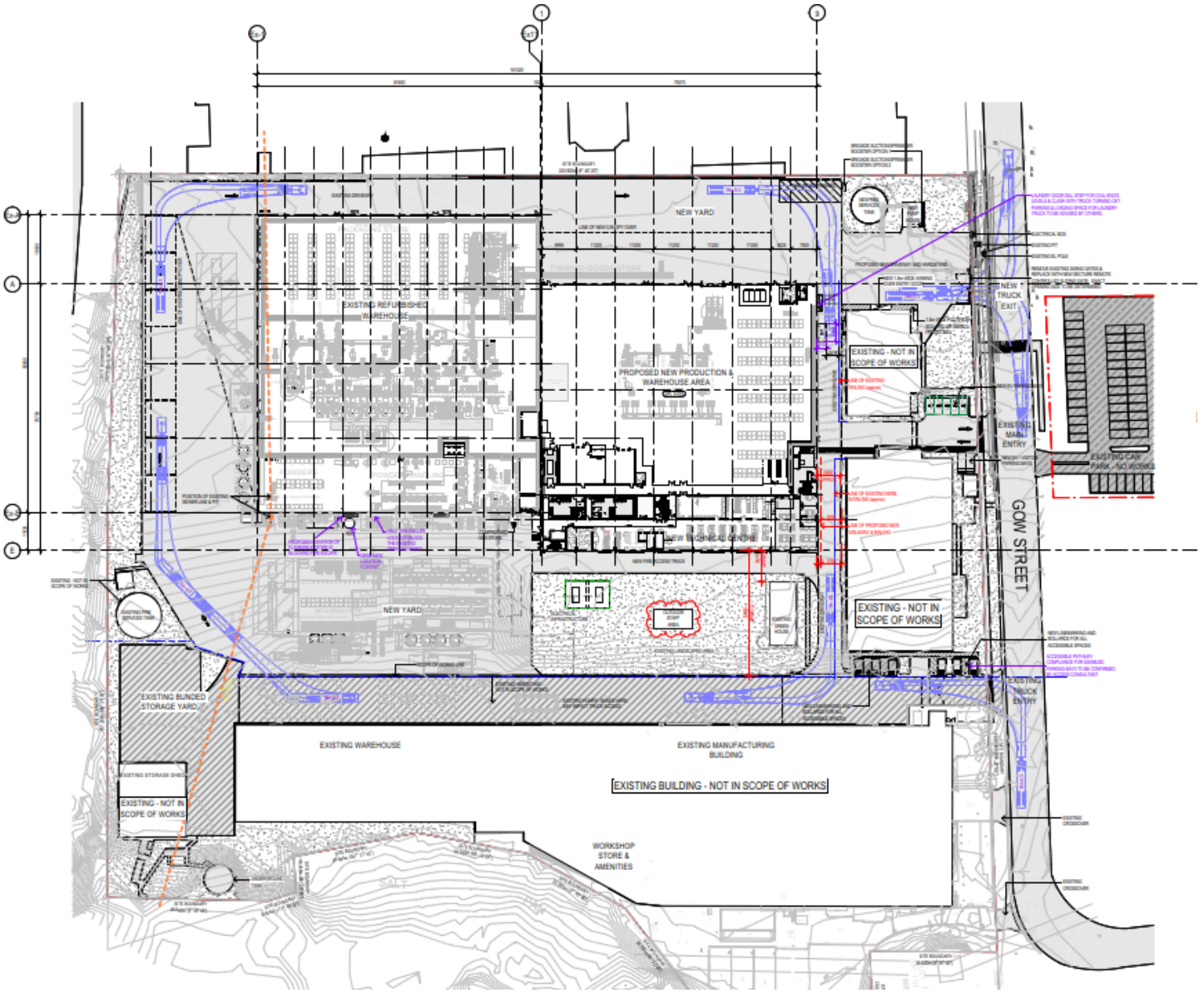


Figure 1 – Overall Site Plan

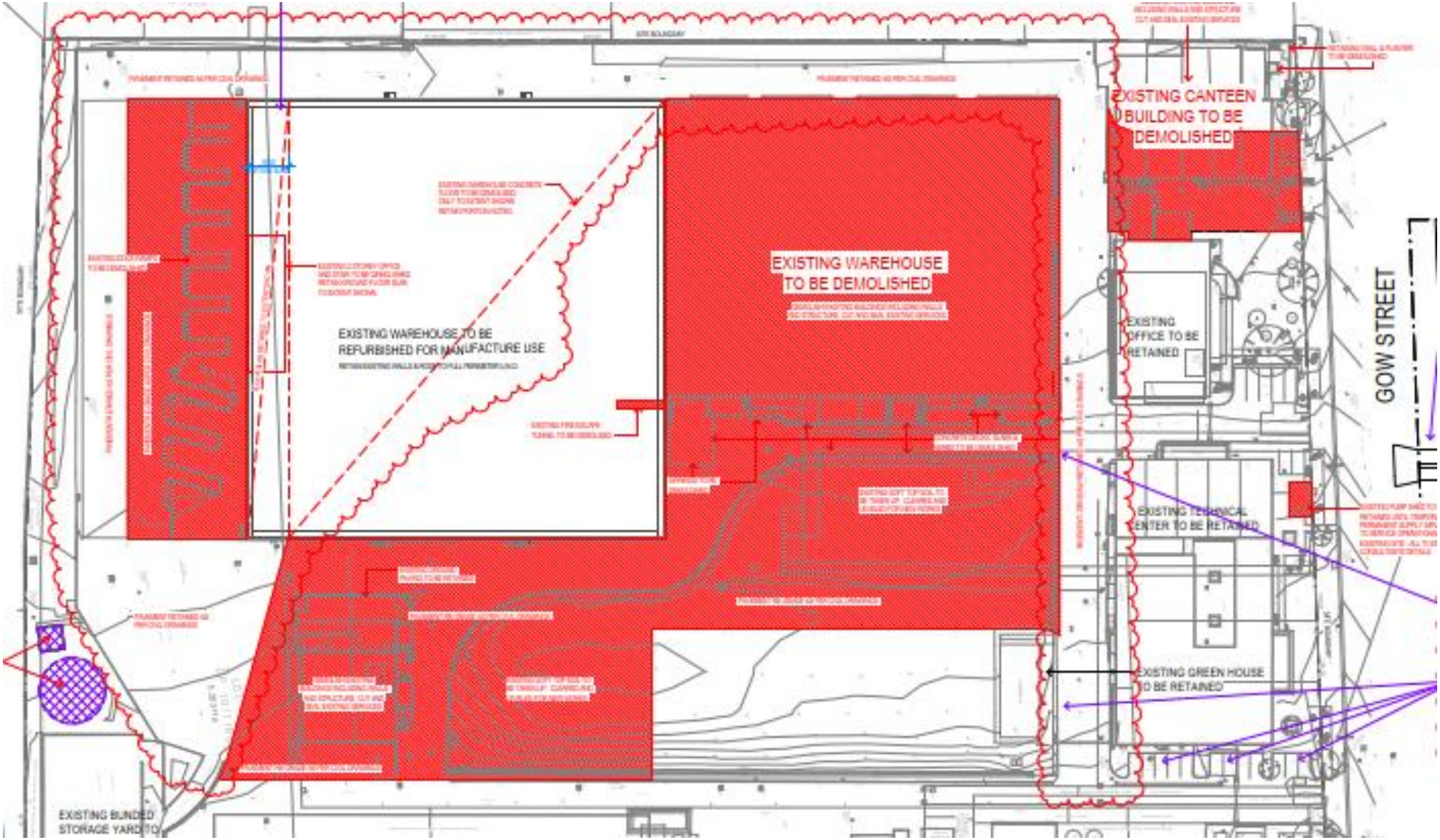


Figure 2 – Demolition Plan Indicating Structures to be Removed

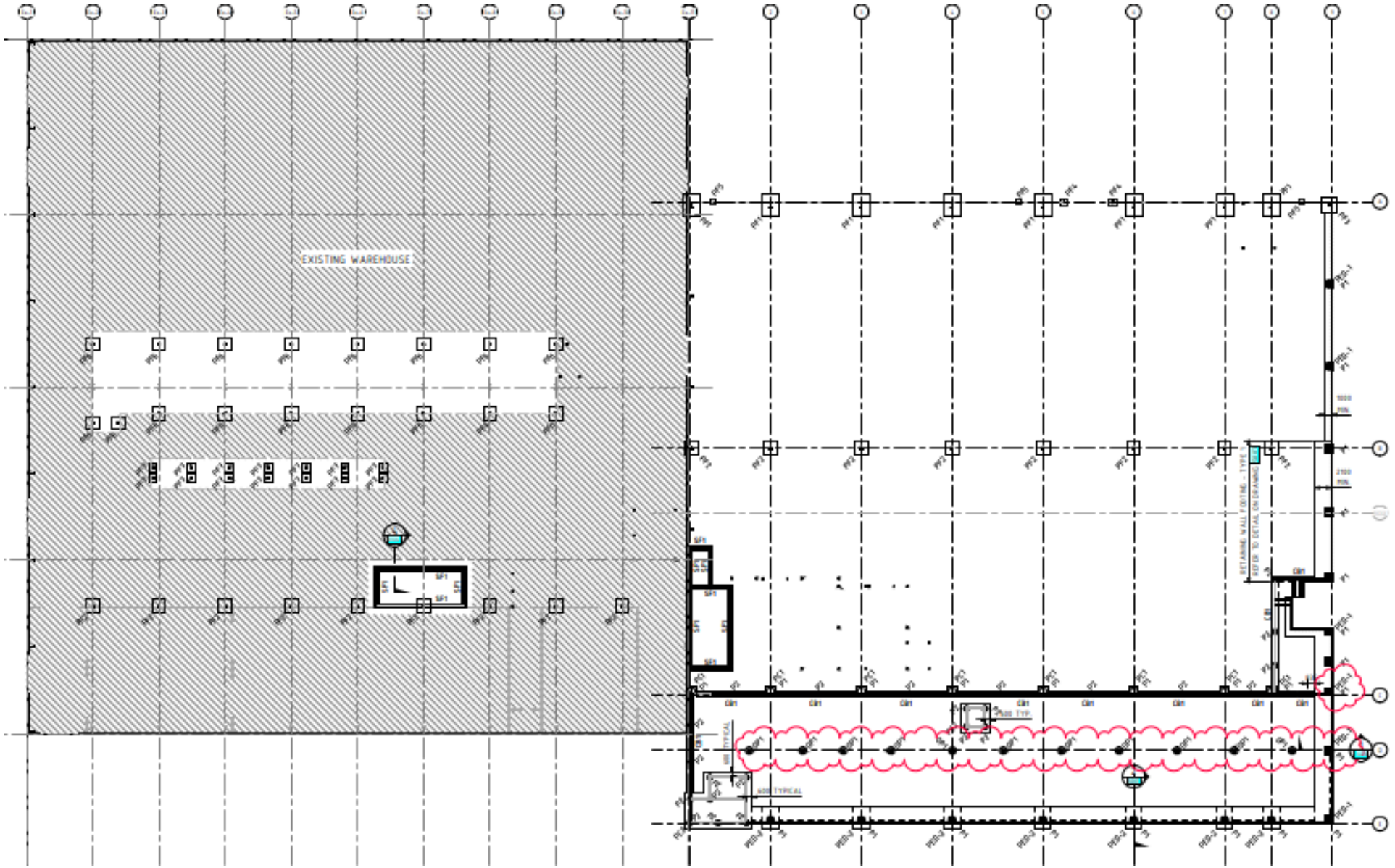


Figure 3 – Warehouse Footing Plan, Indicating Extent of Piling Works Required



Figure 4 – Cut and Fill Plan Indicating Extent of Excavation

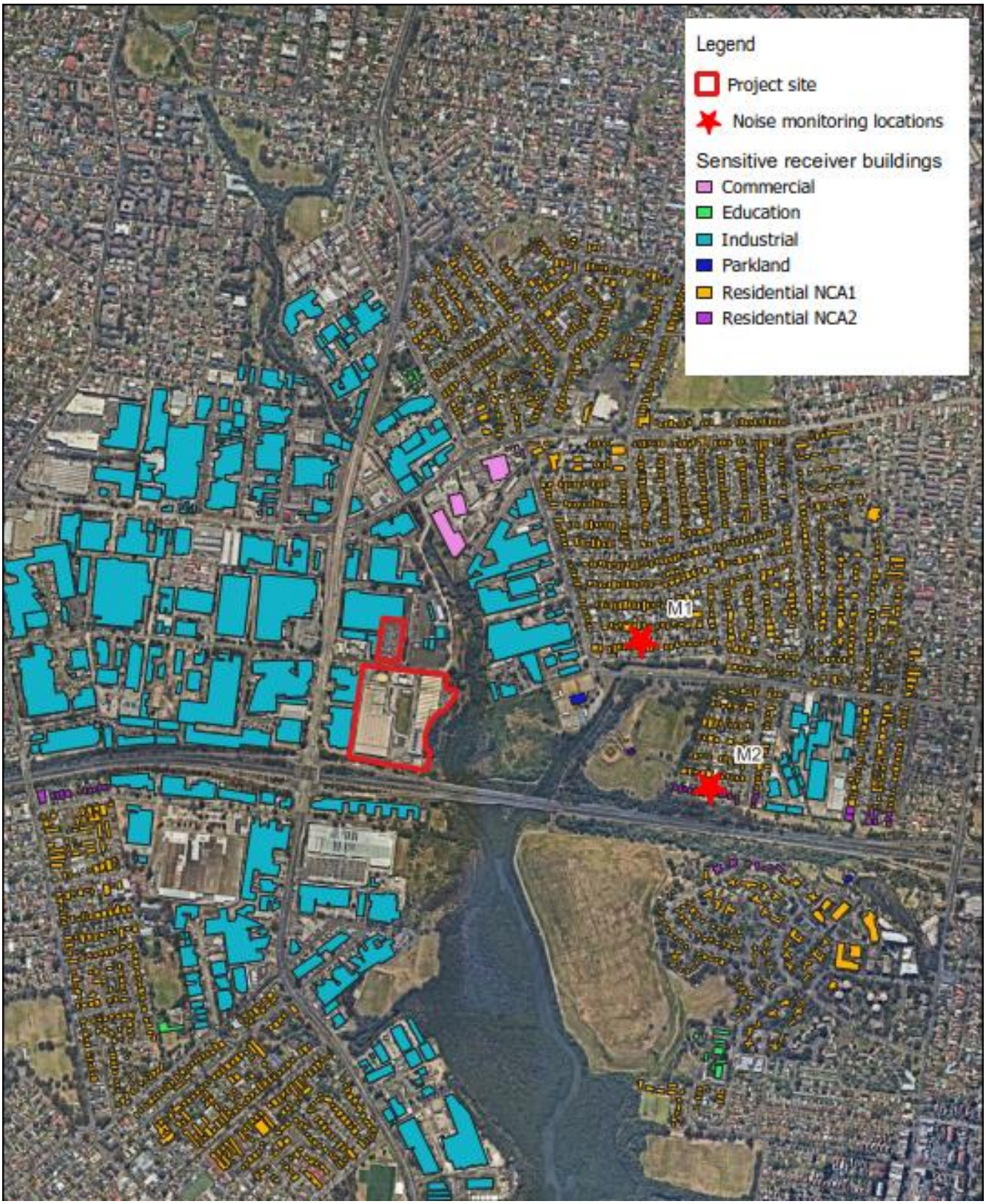


Figure 5 – Noise Sensitive Receivers (GHD SSDA Acoustic Report)

3 DEVELOPMENT CONSENT SSD-71052213 (DRAFT)

Hours of Work

B6. *The applicant must comply with the hours detailed in Table 2 below.*

Table 2 *Hours of Work*

Activity	***Day***	***Time***
Construction	*Monday – Friday*	*7am to 6pm*
	Saturday	*8am to 1pm*

B7. *Work outside of the hours identified in condition B8 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.

Construction Noise Limits

B8. *The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guidelines (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 Construction Noise and Vibration Management Plan required under condition B13.*

Vibration Criteria

B9. *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).

B10. *The limits in condition B9 apply unless otherwise outlined in the development's Construction Noise and Vibration Management Plan (see condition B13).*

Construction Noise and Vibration Management Plan

B13. *Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) for the development to the satisfaction of the Planning Secretary. A copy of the CNVMP must be included in the development's CEMP (see condition C2) and must:*

(a) be prepared by a suitably qualified and experienced noise expert(s);

(b) describe procedures for achieving the noise management levels detailed in the Interim Construction Noise Guidelines (as may be updated or replaced from time to time) and the vibration criteria in condition B9;

(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 condition B13(d) and B13(e); and

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

B14. *The Applicant must:*

(a) not commence construction until the CNVMP required by condition B13 is approved by the Planning Secretary; and

(b) implement the most recent version of the CNVMP approved by the Planning Secretary for the duration of construction.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

C3. *As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:*

…

(b) Construction Noise and Vibration Management Plan (see condition B13)

Appendix 2 – APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

A6. *Construction Environment Management Plan*

Prior to the commencement of construction, Selleys would prepare a Construction Environment Management Plan (CEMP) that addresses the following:

…

(b) Noise and Vibration;

NV1. Noise and vibration management and monitoring will form part of the CEMP, to be prepared for the project, as outlined in A6.

3.1 CONSTRUCTION NOISE & VIBRATION MANAGEMENT PLAN REQUIREMENTS

A summary of the requirements for the Construction Noise & Vibration Management Plan detailed in condition B13 and the locations within this report where they are addressed are summarised below.

Table 2 – Condition B13 Requirements

Condition Number	Requirement	Report Reference	Additional Comments
B13	Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) for the development to the satisfaction of the Planning Secretary	All	This reports presents the Construction Noise & Vibration Management Plan for the project.
B13(a)	Be prepared by a suitably qualified and experienced noise expert(s)	Appendix A	Refer attached CV
B13(b)	Describe procedures for achieving the noise management levels detailed in the Interim Construction Noise Guidelines (as may be updated or replaced from time to time) and the vibration criteria in condition B11	45.25.3	Noise management levels and vibration criteria has been developed with reference to the ICNG, and noise levels expected from construction quantified to surrounding receivers.
B13(c)	Describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers	5.5, 5.6, 6.4	Management controls have been developed based on predicted noise levels to mitigate noise impacts to surrounding receivers.
B13(d)	Include strategies that have been developed with the community for managing high noise generating works (such as the provision of respite periods);	7	Community engagement of surrounding noise receivers in close proximity to the project site has been undertaken. Significant feedback from community and surrounding businesses has not been received, however management and mitigation strategies have been implemented to mitigate any noise and vibration impacts generated by construction activities.
B13(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)	7	
B13(f)	Describe the community consultation undertaken to develop the strategies in condition B13(d) and B13(e)	7	
B13(g)	Include a complaints management system that would be implemented for the duration of construction of the development	6.3, 7, 8	Complaints management procedures have been outlined in the event of noise or vibration complaint.

4 REFERENCED DOCUMENTS

4.1 BACKGROUND INFORMATION USED

The assessment is based on the following information and documentation:

- SSD-71052213 (Draft)
- SSDA Acoustic report prepared by GHD - *Project Bowerbird – Noise and Vibration Impact Assessment* (project number 12606520, dated 24/10/2024
- Construction documentation (drawings, schedules, etc.) provided by Vaughans Construction.

4.2 GUIDELINES

The primary guideline that will be used to formulate the Plan 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:

- *DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures (German Institute for Standardisation, 2016)*
- NSW Department of Environment and Conservation Assessing Vibration: A Technical Guideline" (Feb, 2006)

5 CONSTRUCTION NOISE AND 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 outcomes of the assessment have been used to develop a management plan to minimise adverse noise and vibration impacts.

The assessment uses site specific noise and vibration management levels developed using the EPA ICNG. 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

5.2.1 Residential Receivers

Residential noise management levels are based on the "rating background noise level" ("**RBL**") applicable to the receivers. RBL's are typically determined by measuring the ambient noise environment using the methodology in the EPA NPfI. The measurements, analysis and RBL's determined for this project are summarised in Appendix A.

The ICNG construction noise management levels are summarised in the following table, along with how they should be used to manage impacts.

Table 3 – Construction Noise Management Levels

Management Level $L_{Aeq,(15min)}$*	**How to Apply**
Noise affected Management Level ("**NML**") RBL + 10dB	The noise affected level represents the point above which there may be some community reaction to noise. Where the predicted or measured $L_{Aeq\ (15\ min)}$ is greater than the noise affected level, the proponent should apply all feasible and reasonable work practices to meet the noise affected level. The proponent should also inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details.
Highly noise affected 75 dB(A)	The highly noise affected level represents the point above which there may be strong community reaction to noise. Where noise is above this level, the relevant authority (consent, determining or regulatory) may require respite periods by restricting the hours that the very noisy activities can occur.

*** Noise levels apply at the property boundary that is most exposed to construction noise, and at a height of 1.5 m above ground level. If the property boundary is more than 30 m from the residence, the location for measuring or predicting noise levels is at the most noise-affected point within 30 m of the residence. Noise levels may be higher at upper floors of the noise affected residence.**

The project specific NML's for closest residents and surrounding buildings are summarised in the following table based on noise measurements detailed in the GHD acoustic report.

Table 4 – Noise Management Levels for Surrounding Receivers

Location/Receiver	RBL dB(A) L_{90}	NML dB(A) L_{eq}	HANML dB(A) L_{eq}
Residents within NCA1	46	56	75
Residents within NCA2	49	59	75
Commercial Receivers	-	70	-
Industrial Receivers	-	75	-

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 5 -(Table 2.2 Assessing Vibration: A Technical Guideline) – Preferred and Maximum Weighted RMS Values for Continuous and Impulsive Vibration Acceleration (m/s2) 1-80Hz

Location	Assessment Period [1]	Preferred values		Maximum Values	
		z-axis	x- and y-axes	z-axis	x- and y-axes
Continuous Vibration					
Critical areas[2]	Day or night-time	0.0050	0.0036	0.010	0.0072
Residences	Daytime	0.010	0.0071	0.02	0.014
	Night-time	0.007	0.005	0.014	0.010
Offices, schools, educational institutions and places of worship	Day or night-time	0.020	0.014	0.040	0.028
Workshops	Day or night-time	0.04	0.029	0.080	0.058
Impulsive Vibration					
Critical areas[2]	Day or night-time	0.0050	0.0036	0.010	0.0072
Residences	Daytime	0.30	0.21	0.60	0.42
	Night-time	0.10	0.071	0.20	0.14
Offices, schools, educational institutions and places of worship	Day or night-time	0.64	0.46	1.28	0.92
Workshops	Day or night-time	0.64	0.46	1.28	0.92

1 Daytime is 7:00am to 10:00pm and night-time is 10:00pm to 7:00am.

2 Examples include hospital operating theatres and precision laboratories where sensitive operations are occurring. There may be cases where sensitive equipment or delicate task require more stringent criteria than the human comfort criteria specified above. Stipulation of such criteria is outside the scope of this policy, and other guidance documents (e.g. relevant standards) should be referred to. Source: BS6472-1992.

Table 6 -(Table 2.4 Assessing Vibration: A technical guideline) – Acceptable Vibration Dose Values for Intermittent Vibration (m/s1.75)

Location	Daytime[1]		Night-time[1]	
	Preferred value	Maximum Value	Preferred value	Maximum Value
Critical areas[2]	0.10	0.20	0.10	0.20
Residences	0.20	0.40	0.13	0.26
Offices, schools, educational institutions and places of worship	0.40	0.80	0.40	0.80
Workshops	0.80	1.60	0.80	1.60

1 Daytime is 7:00am to 10:00pm and night-time is 10:00pm to 7:00am.
2 Examples include hospital operating theatres and precision laboratories where sensitive operations are occurring. These criteria are only indicative, and there may be a need to assess intermittent values against the continuous or impulsive criteria for critical areas. Source: BS6472-1992.

5.3.2 Structure Damage Risk Criteria

5.3.2.1 Generally

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 7 -(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 NOISE AND VIBRATION SOURCES

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

Table 8 – Construction Plant Sound Power Levels (SWL)

Equipment/Process	Sound Power Level (SWL) dB(A)
Demolition – 5 Months	
Hammering	121
Bulldozer	116
Excavator with Bucket Attachment	114
Skid Steer/Bobcat	110
Truck	103
Hand Tools (Electric)	102
Excavation/Piling – 1-2 Months	
Excavator with Bucket Attachment	114
Auger Pile	111
Truck	103
Hand Tools (electric)	102
Construction – 12 Months	
Mobile Crane	110
Cement Mixing Truck	109
Manitou/Forklift	106
Cherry Picker	105
Truck	103
Hand Tools (Electric)	102

The noise levels presented in the above table are derived from the following sources (details in Appendix B):

- On-site measurements.
- Table D2 of Australian Standard 2436-1981 & Table A1 of Australian Standard 2436-2010.
- Data held by this office from other similar studies.

5.5 CONSTRUCTION NOISE ASSESSMENT

5.5.1 Predictions

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 Section 5.4.
- Corrections for source to receiver distance attenuation
- Barrier or directivity attenuation where present.
- Source heights – 1.5m above the ground/building level of the noise source location, unless noted otherwise.
- Receiver heights - 1.5m above the ground/building level of the receiver location, unless noted otherwise.

The predicted noise levels for each construction phase are summarised in the following tables below.

Table 9 – Predicted Construction Noise Impacts (Demolition)

Location/Receiver	Maximum Predicted Noise Level dB(A) L_{eq}	NML dB(A) L_{eq}	HANML dB(A) L_{eq}	Requires Assessment of Additional Management
Residential Receivers NCA1	53	56	75	No, within NAML for all proposed construction activities
Residential Receivers NCA2	50	59		
Commercial Receivers	60	70	-	
Industrial Receivers	90	75	-	Yes, for industrial receivers immediately adjoining site to the west.

Table 10 – Predicted Construction Noise Impacts (Excavation/Piling)

Location/Receiver	Maximum Predicted Noise Level dB(A) L_{eq}	NML dB(A) L_{eq}	HANML dB(A) L_{eq}	Requires Assessment of Additional Management
Residential Receivers NCA1	48	56	75	No, within NAML for all proposed construction activities
Residential Receivers NCA2	45	59		
Commercial Receivers	53	70	-	
Industrial Receivers	83	75	-	Yes, for industrial receivers immediately adjoining site to the west.

Table 11 – Predicted Construction Noise Impacts (Construction)

Location/Receiver	Maximum Predicted Noise Level dB(A) L_{eq}	NML dB(A) L_{eq}	HANML dB(A) L_{eq}	Requires Assessment of Additional Management
Residential Receivers NCA1	45	56	75	No, within NAML for all proposed construction activities
Residential Receivers NCA2	42	59		
Commercial Receivers	49	70	-	
Industrial Receivers	78	75	-	Yes, marginal exceedance for industrial receivers immediately adjoining site to the west.

5.5.2 Analysis and Discussion – Noise

During demolition, excavation and piling phases, the analysis indicates that:

- All residential and commercial premises will be below the noise affected management level at all stages during construction.
- Surrounding industrial receivers have the potential to exceed noise management levels. Specifically, industrial receivers immediately to the west may be exposed to noise levels which exceed 75dB(A) $L_{eq(15min)}$, depending on the type of activity and location on site. A markup of these receivers is presented below, noting that industrial sites outside of this area are anticipated to be below 75 dB(A) during all phases of construction.
    - Noise is expected to progressively reduce as construction progresses, with the largest impacts being during the demolition phase.
    - Piling works close to the western boundary present the highest levels of noise exceedance during this phase, noting that only a limited number of piles are required at these locations.
    - For structural works, the impact will largely be dependant on the location of concrete pumping trucks – where these are close to the western boundary exceedances are expected.
    - For general construction works, only marginal (3dB(A)) exceedances are expected where mobile cranes and concrete trucks are required close to the boundary. Other general construction works are anticipated to be below the 75dB(A) NAML.



Figure 6 – Noise Affected Industrial Receivers

To assess whether mitigation of these exceedances is feasible or reasonable, the ICNG indicates the following should be considered:

- The levels of impact including noise levels and the number of people affected.
- The benefits of noise mitigation and the number of people protected.
- Cost effectiveness of mitigation.
- Community views.

For the nearest residential receivers, the assessment indicates that feasible and reasonable noise mitigation would need to be investigated to by the contractor to minimise noise impacts, based on the procedures and methods in Section 6 and the ICNG.

Effective mitigation strategies to be considered for each phase should include the below:

- The location of demolition activities are fixed by the location of existing buildings. Consideration may be given to use of alternative construction processes or sizing of hammering equipment.
- Similarly for excavation and piling, works close to the boundary are unavoidable. In this case, the existing ground conditions (generally sandy clay) do not require high noise generating construction techniques. Similarly, the quietest piling technique (auger piling) is adopted.
- During structure and construction activities, the location and operation of mobile plant (concrete pumps, mobile crane) should be considered and generally located away from the western boundary where feasible, noting that in some instances access arrangements will require plant items to be located adjacent to the boundary.

5.6 CONSTRUCTION VIBRATION

5.6.1 Vibration Sources

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

- Piling rig (depending on shale strength)
- Hammering

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

5.6.2 Assessment of Vibration

It is impractical to predict the vibrations induced by the excavation/construction operations on site at potentially affected receivers. This is because vibration level is principally proportional to the energy impact which is unknown nature of terrain in the area (type if soil), drop weight, height etc.

In general, site vibration levels from machinery and processes should be verified on a case-by-case basis given site soil conditions may be different may vary from one location the next.

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.

There is not expected to be any vibration impacts to residential or commercial premises given the distance separation from the site. Industrial receivers immediately bounding the site may be exposed to higher levels of vibration during demolition close to the boundary.

In these cases, sample vibration testing should be carried out at the beginning of demolition and piling works. This shall be assessed on a case-by-case basis to determine mitigation measures, safe working distances, and monitoring methodology. Where excessive vibration is identified, alternative methods shall be considered.

6 NOISE AND VIBRATION MANAGEMENT AND CONTROL

6.1 NOISE AND VIBRATION CONTROL METHODS

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.

6.1.1 General Noise Control 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.

6.1.1.1 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.

6.1.1.2 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 effected. 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.

6.1.1.3 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.

6.1.1.4 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.

6.1.2 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.

6.1.3 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.

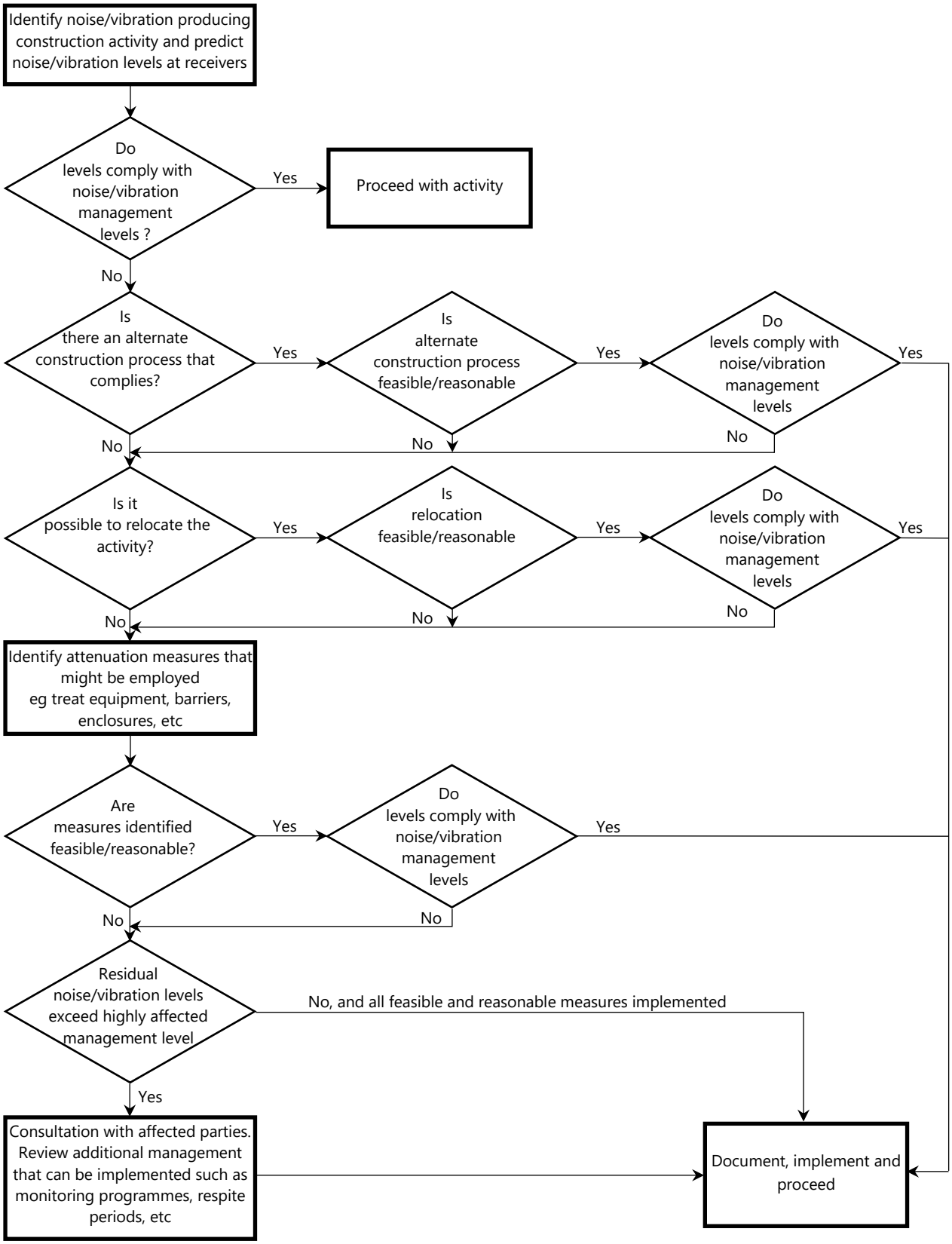
6.2 NOISE MONITORING TECHNIQUES

Where any noise monitoring is undertaken (either by attended short term measurements or long-term unattended noise monitoring), it should be conducted at a practical location representative of the impact to nearby noise sensitive receivers. Where this is not possible, noise measurements of construction processes should be taken such that noise levels can be accurately predicted to receivers. Any reporting of noise measurement results may include the following information:

- The date and time that the measurements were undertaken.
- The location of measurements, noise receivers and construction processes. A site map should be included for clarity.
- A description of the construction processes being undertaken during the measurement period.
- The measured noise construction noise levels, and the noise level at the façade of nearby receivers (if noise levels are predicted).
- A comparison to the NSW EPA Interim Construction Noise Guideline noise management levels.

6.3 CONTROL OF CONSTRUCTION NOISE AND VIBRATION – PROCEDURAL STEPS

The flow chart that follows illustrates the processes 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.



Noise and Vibration Management Flow Chart

6.4 SUMMARY OF MITIGATION

The project specific mitigation and management to be adopted is summarised in the following sections. Relevant contractors and suitably qualified acoustic consultants for the project shall ensure that the following mitigation and management is adopted during the construction process.

6.4.1 Management Controls

- Quiet work methods/technologies – use of auger piling is adopted.
- Materials handling/vehicles:
    - Trucks and forklifts in general use on site are to use a non-tonal reversing beacon where possible (subject to OH&S requirements) to minimise potential disturbance of surrounding receivers;
    - Avoid careless dropping of construction materials into empty trucks.
    - Trucks, trailers and delivery vehicles are to turn off engines when idling or when queuing outside of the site to reduce noise impacts (unless required for concrete pumping or similar).
- Concrete pump trucks and mobile cranes should generally be located within the bounds of the site, should be away from the western boundary as much as possible.
- Community consultation is recommended be undertaken throughout the construction process. In this regard regular letterbox drops detailing site progress and scheduled works is proposed. In particular, these should detail the extent and times of piling works, and hydraulic hammering, jackhammering, concrete sawing, and the use of pneumatic tools where planned to be undertaken. Details of community consultation and future engagement are provided in Section 7.
- Complaints handling:
    - An after-hours contact number shall be displayed outside of the building site, so that in the event that surrounding development believes that a noise breach is occurring, they may contact the site.
    - In the event of complaint, the procedures outlined in Sections 6.3, 7 & 8 are adopted.
- Site Induction:
    - A copy of the Plan is to be available to contractors. The location of the Plan should be advised during any site induction.
    - Site induction should also detail the site contact to be notified in the event of noise complaint.

6.4.2 Construction Monitoring

It is recommended that sample attended vibration measurements be conducted along the western boundary at the beginning of demolition and piling activities, being indicative of the vibration inducing works most likely to affect the adjacent receivers to ensure and safeguard amenity and structural integrity of nearby receivers. Based on these results, it may be determined whether long term vibration monitoring for these receivers is required during each construction phase.

In the case of noise complaints, monitoring (either sample attended or continuous unattended) should be considered during the demolition, excavation and piling stages along the boundary and at surrounding residents to ensure vibration levels at these receivers are satisfactory.

The noise and vibration impact from equipment and plant, alongside any potential monitoring techniques/locations should be developed in conjunction with the advice of structural, civil and geotechnical experts.

7 COMPLAINTS AND COMMUNITY ENGAGEMENT

7.1 DEALING WITH OFFENSIVE NOISE LEVELS

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

The effectiveness of any changes shall be verified before continuing. Documentation and training of site staff shall occur to ensure the practices that produced the exceedances are not repeated.

All complaints or offensive noise received should be fully investigated and reported to management. The complainant should also be notified of the results and actions arising from the investigation.

The investigation of offensive noise shall involve where applicable:

- Noise measurements 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.
- 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 being generated then the guidelines should be modified 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.

7.2 ESTABLISHMENT OF DIRECT COMMUNICATION WITH AFFECTED PARTIES

In order for any construction noise management programme to work effectively, continuous communication may be 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 adjustment of control methods and criteria for the benefit of all parties.

The objective 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 a Constructions Complaints Register which will be used to address any construction noise related problems should they arise.

7.3 ENGAGEMENT UNDERTAKEN TO DATE

A newsletter and online survey has been distributed to surrounding Tier One local communities and businesses, i.e. those in closest proximity to the proposed site. The purpose of the newsletter was to introduce the project to surrounding businesses and provide contact information to enable stakeholder engagement. An engagement portal was also establishes to provide an opportunity for feedback or concerns raised for the project.

Of this one stakeholder provided feedback on the project, with noise impacts being raised as a potential concern. This report has been prepared with reference to relevant guidelines for noise, with the aim to reduce and mitigate potential noise impacts during the construction phase of the project.

7.4 DEALING WITH COMPLAINTS

Should ongoing complaints of excessive noise or vibration criteria occur immediate measures shall be undertaken to investigate the complaint, the cause of the exceedances and identify the required changes to work practices. In the case of exceedances of the vibration limits all work potentially producing vibration shall cease until the exceedance is investigated.

The effectiveness of any changes shall be verified before continuing. Documentation and training of site staff shall occur to ensure the practices that produced the exceedances are not repeated. If a noise complaint is received the complaint should be recorded on a Noise Complaint Form. The 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.
- Summary of feedback to the complainant.

A permanent register of complaints should be held. All complaints received should be fully investigated and reported to management. The complainant should also be notified of the results and actions arising from the investigation.

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 being generated then the guidelines should be modified 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.

7.5 REPORTING REQUIREMENTS

The following shall be kept on site:

- A register of complaints received/communication with the local community shall be maintained and kept on site with information as detailed in this report.
- Where noise/vibration complaints require noise/vibration monitoring, results from monitoring shall be retained on site at all times.
- Any noise exceedances occurring including, the actions taken and results of follow up monitoring.
- A report detailing complaints received and actions taken shall be presented to the construction liaison committee.

8 CONTINGENCY PLANS

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

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

Complaints associated with noise/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 telephone number.

9 CONCLUSION

This report assesses potential noise and vibration impacts from the construction of the industrial development located at 15 Gow Street, Padstow with reference to the requirements of Condition B13. The assessment uses the methodology contained in the EPA ICNG to:

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

The assessment indicates that:

- All residential and commercial receivers are expected to be below the Noise Affected Management Level at all times.
- Industrial receivers immediately west of the site may experience noise levels above the management levels, particularly during demolition and structural works. Mitigation measures have been identified for these receivers.

It is concluded that with the implementation of the mitigation and ongoing assessment recommended in Sections 6.3, 7 & 8, construction noise and vibration emissions from the proposed development will be minimised in accordance with the ICNG.

Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Pty Ltd
Alex Washer

APPENDIX A AUTHOR CV

Qualifications & Experience

Bachelor of Engineering (Mechanical) – 2018

2022 – current	Senior Engineer
2020 – 2022	Senior Project Engineer, Acoustic Logic
2017 - 2020	Project Engineer, Acoustic Logic
2007 – 2017	Foreman/Project Manager

Outline of Experience

Beginning at ALC in 2017, Alex has developed experience in a variety of areas of noise and vibration measurement and assessment. Having worked in the building and construction industry for over 10 years, Alex has extensive experience with construction practices and projects.

Since working at Acoustic Logic, Alex has been involved in building certification/compliance, detailed assessment of acoustic impacts from building/operational use, application of statutory codes and requirements & acoustic design of buildings and mechanical systems. A summary of relevant experience includes:

- Building acoustics and noise control
- Room acoustics
- Building services noise control, including acoustic design of mechanical systems.
- Environmental noise modelling and assessment, including ventilation design.
- Industrial noise control
- Construction noise and vibration, including to vibration sensitive equipment (medical treatment/imaging).
- NSW Liquor and Gaming acoustic assessment.
- Expert witness evidence as part of Land and Environment Court proceedings.

Project Experience

A sample of projects Alex has been or is currently involved with include the following:

Concord Hospital – Public Hospital Expansion

Macksville Hospital – New Public Hospital

The Ribbon Hotel – IMAX, Commercial & Hotel Development

77 Market Street, Sydney – Mixed Use Development

Rouse Hill Town Centre – Residential/Retail Town Centre Expansion

11 Gibbons Street, Redfern – Social Housing

Newmarket, Randwick – Residential Development

York & George – Residential Development

University of Wollongong – Western Building – Specialty Performance Spaces

Waitara Public School – School Expansion

Marsden Park Public School – New School Development (Planning, Design & Construction)

APPENDIX B - CONSTRUCTION NOISE AND VIBRATION EMISSION LEVELS

This section provides the noise and vibration emission levels adopted for the plant in the assessment, presenting the equipment list and their respective sound power levels in octave bands used in our noise modelling to predict site noise emissions.

The total dB(A) sound power levels for the equipment items have been obtained from the Transport for NSW Construction Noise and Vibration Strategy (April 2018). We note that equipment having sound power levels greater than those specified should not be permitted to work on site as they are excessively noisy.

Our noise analyses are typically frequency based so model inputs such as sound power levels, surface absorptions, barrier effects are in octave bands. It is noted that the sound power levels are presented in terms of the L_{Aeq} descriptor which indicates the equivalent energy noise level over a period, and it assumes the machinery operates continuously within that time or 100% duty, which may 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 reduced to 33% and correspondingly in the noise modelling the effective sound power will be reduced by the same amount.

The equipment sound power spectra are based on the UK Defra database. Missing item's spectra were filled with similar machinery spectra and by measured spectra taken by this office. Items identified in the document as having special audible characteristics have been penalised by an additional 5dB across all octave bands, and these items have been highlighted in the following table. This equates to 5dB added to the Transport for NSW's maximum permissible machinery sound power level.

For impact piling the sound power levels have been given in both L_{Aeq} and L_{Amax} descriptors as the City of Sydney uses the $L_{Amax,\ avg}$ to assess impact piling noise.

Additional values were gathered from Table D2 of Australian Standard 2436-1981 & Table A1 of Australian Standard 2436-2010.

B.1 NOISE

The adopted emission levels take into account:

- A time correction for expected proportion of a 15-minute interval that the equipment is expected to emit noise, for non-continuously operating plant.
- Penalties for impulsive and tonal noise characteristics.

Table B-1 – Construction, Demolition and Civil works Machinery Effective Sound Power Levels based on Continuous operation (100% duty)

Equipment	Approx. Size/ Weight/Model	Highest Permissible Sound Power Level (dBA) (inc Penalties)	Duty	Unweighted Octave Band Sound Power Levels, dB (includes Applicable Penalties)							
				63	125	250	500	1000	2000	4000	8000
Asphalt - Truck & Sprayer		106	100%	112	110	104	102	99	97	100	92
Backhoe		111	100%	113	107	103	111	104	103	98	94
Chainsaw – petrol*	4-5hp	114	100%	92	106	103	111	113	114	112	109
Compactor		106	100%	99	101	97	100	100	100	96	93
Compressor		109	100%	127	116	107	102	100	98	101	90
Crane - Fixed		113	100%	120	115	116	112	106	99	93	87
Crane - Franna	20 tonnes	98	100%	108	104	99	91	92	91	84	78
Crane - Mobile		113	100%	115	114	108	109	108	108	99	90
Crane - Truck mounted	20 to 60 tonnes	108	100%	112	109	107	105	103	100	95	87
Crusher – Rock*		118	100%	135	128	121	123	117	113	108	101
Dozer	CAT D9	116	100%	112	116	114	114	111	108	102	94
Dozer	CAT D10	121	100%	130	131	122	114	115	111	109	105
Elevated work platform - scissor lift		98	100%	100	97	94	94	94	91	85	83
Elevated work platform		97	100%	108	106	92	93	90	89	88	79
Excavator - tracked	3 tonnes	90	100%	101	91	88	88	85	83	78	72
Excavator - tracked	6 tonnes	95	100%	102	104	95	89	89	87	82	77
As above + hydraulic hammer*		115	100%	110	113	110	114	117	113	111	106
Excavator - tracked	10 tonnes	100	100%	104	100	99	97	95	92	86	81
As above + hydraulic hammer*		118	100%	124	124	121	116	118	116	114	109
Excavator - tracked	20 tonnes	105	100%	107	114	106	101	98	97	93	90
Excavator - tracked	30 tonnes	110	100%	113	113	107	107	105	102	97	91
As above + hydraulic hammer*		122	100%	125	123	119	123	121	121	118	114
Excavator - tracked	40 tonnes	115	100%	111	114	113	110	110	109	104	97

Grader		113	100%	114	113	109	105	110	104	100	91
Generator - diesel/petrol	6kW	103	100%	115	110	102	98	97	95	92	80
Generator - attenuated	30kW	92	100%	95	95	93	86	85	86	82	79
Grinder*		105	100%	86	80	81	89	99	106	102	102
Jackhammer		113	100%	108	97	93	96	96	101	109	110
Lighting Tower		80	100%	73	73	73	73	73	73	73	73
Lighting - Daymakers		98	100%	110	105	97	93	92	90	87	75
Light Vehicle - 4WD		103	100%	96	96	96	96	96	96	96	96
Line Marking Truck		108	100%	114	112	106	104	101	99	102	94
Loader - Front-end (wheeled)	23 tonnes	112	100%	118	118	107	109	105	103	102	94
Loader - Skidsteer	1/2 tonne	107	100%	112	115	104	106	101	98	92	92
Loaders - Skidsteer	1 tonne	110	100%	113	104	108	108	104	103	97	91
Loader - Tracked	0 to 50 kW	115	100%	108	108	108	108	108	108	108	108
Loaders- Tracked	200 to 300 kW	121	100%	114	114	114	114	114	114	114	114
Pavement Laying Machine		114	100%	117	114	111	110	109	106	104	95
Pavement Profiler		117	100%	116	122	114	112	112	109	105	102
Pile Driver – Vibratory*		121	100%	121	120	117	120	122	120	115	105
Piling Rig - Bored		112	100%	112	120	109	108	106	104	96	89
Piling Rig LMAX – Impact*		151		137	138	143	152	152	148	143	138
Piling Rig LEQ- Impact*		134	100%	124	125	128	135	135	132	127	121
Pump - Concrete		109	100%	115	107	101	102	104	104	97	89
Rattle gun (handheld)		104	100%	82	81	81	87	96	98	98	98
Roller - smooth drum		107	100%	114	112	102	100	102	100	96	90
Roller - large pad foot		109	100%	120	111	103	107	105	98	95	89
Roller – Vibratory*	10 tonnes	109	100%	125	116	108	112	110	103	100	94
Saw – Concrete*		118	100%	120	122	114	114	113	114	118	116
Scraper/Grader		113	100%	120	122	113	107	107	105	100	95
Truck - Concrete		109	100%	112	103	95	98	99	107	89	84
Truck - Dump	15 tonnes	110	100%	114	111	111	107	104	103	97	90
Truck - Medium rigid	20 tonnes	103	100%	109	107	101	99	96	94	97	89

Truck - road truck/ truck and dog	30 tonnes	108	100%	123	109	101	100	104	99	98	91
Truck - Vacuum (NDD or non-destructive digger)		109	100%	111	112	97	102	101	104	103	96
Tub Grinder/Mulcher	40-50hp	116	100%	105	106	110	110	112	111	105	96
Vibrator – Concrete*		113	100%	122	120	120	113	109	112	110	105
Water Cart		107	100%	106	107	101	105	99	100	96	91
Welding equipment		110	100%	104	105	106	105	106	103	98	93
Wrench - Impact		111	100%	81	84	89	91	95	101	107	107

TABLE A1

TYPICAL SOUND LEVELS OF CONSTRUCTION PLANT AND EQUIPMENT*

Plant description	A-weighted sound power levels L_{wA} dB ref: 10^{-12} W		A-weighted sound pressure levels L_{pA} (mid-point) dB at 10 m
	Typical or Range	Typical (mid-point)	
Asphalt paver	103-112	108	80
Asphalt rotomill	111	111	83
Backhoe	100-108	104	76
Backhoe with auger	100-111	106	78
Bulldozer	102-114	108	80
Cherry picker	105	105	77
Compactor	110-115	113	85
Compressor (silenced)	93-110	101	73
Concrete agitator truck	107-111	109	76
Concrete pencil vibrator	101-105	103	75
Concrete pump truck	103-113	108	80
Concrete saw	112-122	117	89
Concrete vibratory screed	115	115	87
Crane (mobile)	95-113	104	76
Crane (tower)	105	105	77
Excavator	97-117	107	79
Filtration unit (40 000 cfm)	109	109	81
Forklift	106	106	78
Front end loader	110-115	113	85
Generator (diesel)	84-113	99	71
Grader	105-115	110	82
Gritblaster (grit & nozzle air noise)	129	129	101
Hand tools (electric)	95-110	102	74
Hand tools (pneumatic)	114-117	116	88

Plant description	A-weighted sound power levels L_{wA} dB ref: 10^{-12} W		A-weighted sound pressure levels L_{pA} (mid-point) dB at 10 m
	Typical or Range	Typical (mid-point)	
Jack hammers	121	121	93
Loader (wheeled)	99-111	105	77
Machine mounted hydraulic drill	110-115	113	85
Machine mounted percussive drill	116	116	88
Machine mounted pneumatic drill	110-121	116	88
Piling (bored)	111	111	83
Piling (impact sheet) (L_{max})	126-147	137	109
Piling (vibratory)	116-133	125	97
Rock breaker	118	118	90
Roller (vibratory)	103-112	108	80
Scraper	116	116	88
Spreader	95	95	67
Truck (>20 tonne)	107	107	79
Truck (dump)	117	117	89
Truck (water cart)	106-108	107	79
Vehicle (light commercial e.g. 4WD)	100-111	106	78
Welder	100-110	105	77

* Information in Table A1 has been derived from a combination of the following sources and further information can be obtained from them:

(a) AS 2436—1981 *Guide to noise control on construction, maintenance and demolition sites.*

(b) BS 5228-1, *Code of practice for noise and vibration control on construction and open sites. Noise.*

(c) DEFRA—Department for Environment Food and Rural Affairs (United Kingdom), Update of noise database for prediction of noise on construction and open sites-Phase 3: Noise measurement data for construction plant used on quarries, July 2006.

NOTE: The sound power data within the column marked 'Typical (mid-point)' can be used to calculate typical noise levels at the nominated assessment locations.

Appendix G Unexpected Finds Protocol

Construction Environmental Management Plan

SSD 71052213

Vaughans Constructions Pty Ltd

SLR Project No.: 640.032024.00001

T: 1300 884 164
E: info@egau.com.au.com.au
W: www.egau.com.au
P: 36E Fitzroy Street, Marrickville NSW

13th August 2025
Ref: 3182-LTR-01-140125.v2f

David Upton
Pre Construction Manager
Vaughan Constructions
By email: David.Upton@vaughans.com.au

RE: Unexpected Finds Protocol – 15 & 20 Gow Street, Padstow NSW

1 Introduction

1. Overview

Environmental Group Australia Pty Ltd (EGA) was commissioned by Vaughan Constructions Pty Ltd (the client) to prepare an Unexpected Finds Protocol (UFP) for the proposed redevelopment works located at 15 & 20 Gow Street, Padstow NSW (hereafter referred to as 'the property). The proposed works will occur within a portion of 15 & 20 Gow Street, Padstow NSW comprising approximately 3 ha (hereafter referred to as 'the site').

In consultation with the client, EGA has the following appreciation of the site:

- The property is comprised of Lot 100 in DP1011185 and Lot 53 in DP1064349 and encompasses a total area of 6 ha;
- The site is comprised of a portion of Lot 100 in DP1011185 and encompasses an area of approximately of 3 ha;
- The site is proposed for redevelopment comprising demolition of existing structures and construction of a new warehouse proposed for industrial land use;
- The proposed development is noted as State Significant Development (SSD) with application number SSD-71052213;
- A Preliminary Site Investigation was carried out for the site by Senversa Pty Ltd (2015) recommending a Detailed Site Investigation be undertaken;
- A Detailed Site Investigation was carried out for the site by Senversa Pty Ltd (2024a) and included review of the previous contamination assessments, the existing EMP and results of the groundwater and vapour monitoring program under the existing EMP. The DSI identified data gaps related to risks associated with the occurrence of asbestos in fill and potential localised aesthetic and hydrocarbon impacts, appropriate use of site-won soils presenting ecological risks, the extraction and use of groundwater, and the monitoring of groundwater and vapour conditions. As such, a Remedial Action Plan was recommended to ensure risks were managed appropriately during redevelopment works;
- A Remedial Action Plan was prepared for the site by Senversa Pty Ltd (2024b) outlining the management strategies for the previously identified contamination associated with the redevelopment works;
- An Aboriginal Cultural Heritage Assessment report was completed by Biosis Pty Ltd (2024), and concluded that no Aboriginal sites, objects or areas of archaeological potential were identified as part of the archaeological survey and subsequent archaeological assessment; and
- The site requires an Unexpected Finds Protocol (UFP) as part of the General Requirements outlined in the SEARs, in the event unexpected contamination / Aboriginal / historical heritage finds are uncovered during the earthworks / civil works stages of the redevelopment.

2. Legislation

The Unexpected Finds Protocol (UFP) has been prepared in accordance with the following contamination and heritage legislation, which are relevant to this document and are to be construed as forming an integral part of this document:

- *Protection of the Environment Operations (POEO) Act* 1997.

- *Contaminated Land Management (CLM) Act 1997.*
- *Work Health and Safety Regulation 2017.*
- *Work Health and Safety Act 2011.*
- Heritage Act 1977 (NSW).
- National Parks and Wildlife Act 1974 (NSW).
- Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Cth).
- Coroner's Act 2009 (NSW).

2 Objectives

The objective of the Unexpected Finds Protocol is to:

- Manage potential unexpected contamination finds to mitigate associated human health and environmental risks, and address obligations under the Protection of the Environment Operations (POEO) Act 1997 (NSW) and Contaminated Land Management (CLM) Act 1997 (NSW);
- Manage potential unexpected heritage finds to address obligations under the Heritage Act 1977 (NSW), National Parks and Wildlife Act 1974 (NSW), Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Cth) and the Coroner's Act 2009 (NSW); and
- Satisfy the General Requirements outlined in the SEARs related to managing unexpected finds as outlined within the development consent (SSD-71052213).

2.1 Development Consent Conditions

The general requirements outlined in SSD-71052213 pertaining to the preparation of an unexpected find protocol are as follows:

- Aboriginal Cultural Heritage – unless otherwise agreed in writing by Heritage NSW, an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011). The ACHAR must:
  - Identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development site
  - Provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010)
  - Include results of a surface survey and any test excavations and an unexpected finds protocol.

3 Unexpected Finds

3.1 Unexpected Contamination Finds

Unexpected finds of potential contamination on site may be identified by visual (appearance / staining) and/or olfactory (odour) evidence. Features described in **Table 3.1** are typically encountered as unexpected finds.

Table 3.1. Identification of Unexpected Finds (Contamination)

Unexpected Find	Details
Buried or Surface Asbestos Containing Materials	Includes non-friable (bonded) and/or friable asbestos. Visibly identifying asbestos is possible, but requires sampling / analysis by a NATA accredited laboratory to confirm the presence / absence of asbestos fibres.
Hazardous Building Materials	A hazardous building material survey must be undertaken prior to any proposed demolition activities for all structures at the site to identify and confirm the presence / absence of hazardous building materials within the site.
Building Waste Materials	Includes a variety of waste materials, like wood, plastic, metal, building rubble and general household waste / rubbish. Waste materials could indicate uncontrolled filling / dumping.
Hydrocarbon Impacts	Identified as a hydrocarbon odour and/or visible staining, oily sheen and/or larger discolouration of soil strata.
Septic Tanks	Often identified by an organic odour (landfill/sewer/putrefied) of varying strength.
Underground Storage Tanks (UST)	Maybe identified by a buried cylindrical steel tank, bowsers, fill points, footings or steel pipelines, and is often accompanied by hydrocarbon odours or staining.
Acid Sulfate Soils (ASS)	While more than likely not relevant to this site, ASS is identified by sulfidic odour of varying strength and/or grey to dark brown and yellow / orange mottling.
Other Unexpected Finds	May include various chemical odours or staining, and discolouration of soils. It is possible to encounter indications of contamination that may not be specifically described in this UFP. If in doubt, a precautionary principal should be implemented and the Unexpected Finds Procedure outlined in **Section 4** followed.

3.2 Unexpected Heritage Finds

Unexpected finds of potential heritage on site may be categorised as either Aboriginal objects, Historic (non-Aboriginal) heritage items or human skeletal remains. Features described in **Table 3.2** below are typically encountered as unexpected finds.

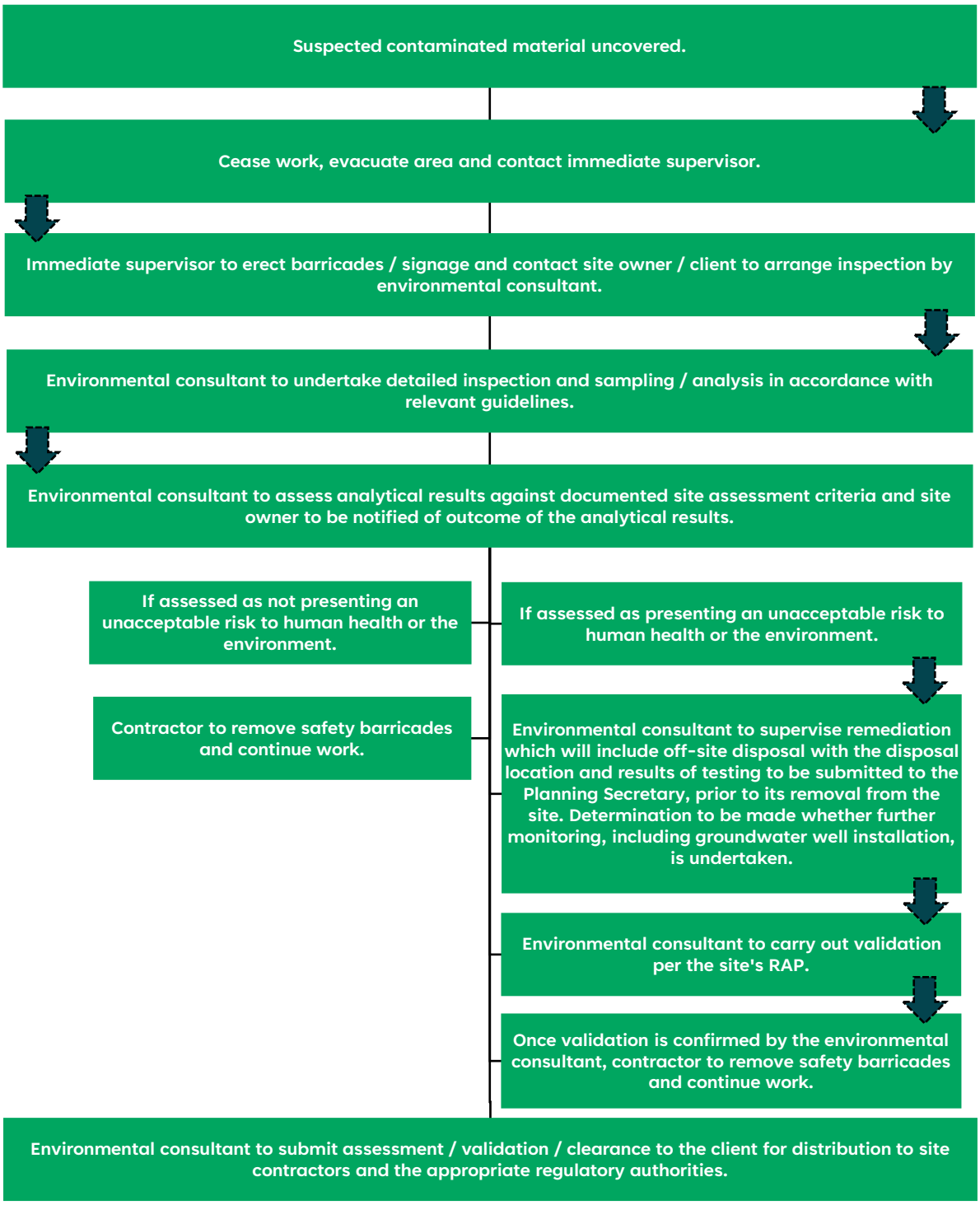
Table 3.2 Identification of Unexpected Finds (Heritage)

Unexpected Find	Details
Aboriginal Objects	Objects include stone tool artefacts, shell middens, axe grinding grooves, pigment or engraved rock art, burials and scarred trees.
Historic (non-Aboriginal) Heritage Items	Archaeological relics (including deposit, artefact, object or material evidence that relates to the settlement of the area that comprises NSW, not being Aboriginal settlement; and is of State or local heritage significance) and other historical items (include culverts, historic road formations, historic pavements, buried roads, retaining walls, tramlines, cisterns, fences, sheds, buildings and conduits
Human Skeletal Remains	Identified as bone fragments, which may not resemble human remains, to skeletal items in isolation (such as a skull) which can clearly be defined as human.

4 Unexpected Finds Procedure

4.1 Unexpected Finds Procedure (Contamination)

In the event that any suspected contamination is found during earthworks / construction phase scope, the following Unexpected Finds Procedure is to be followed:

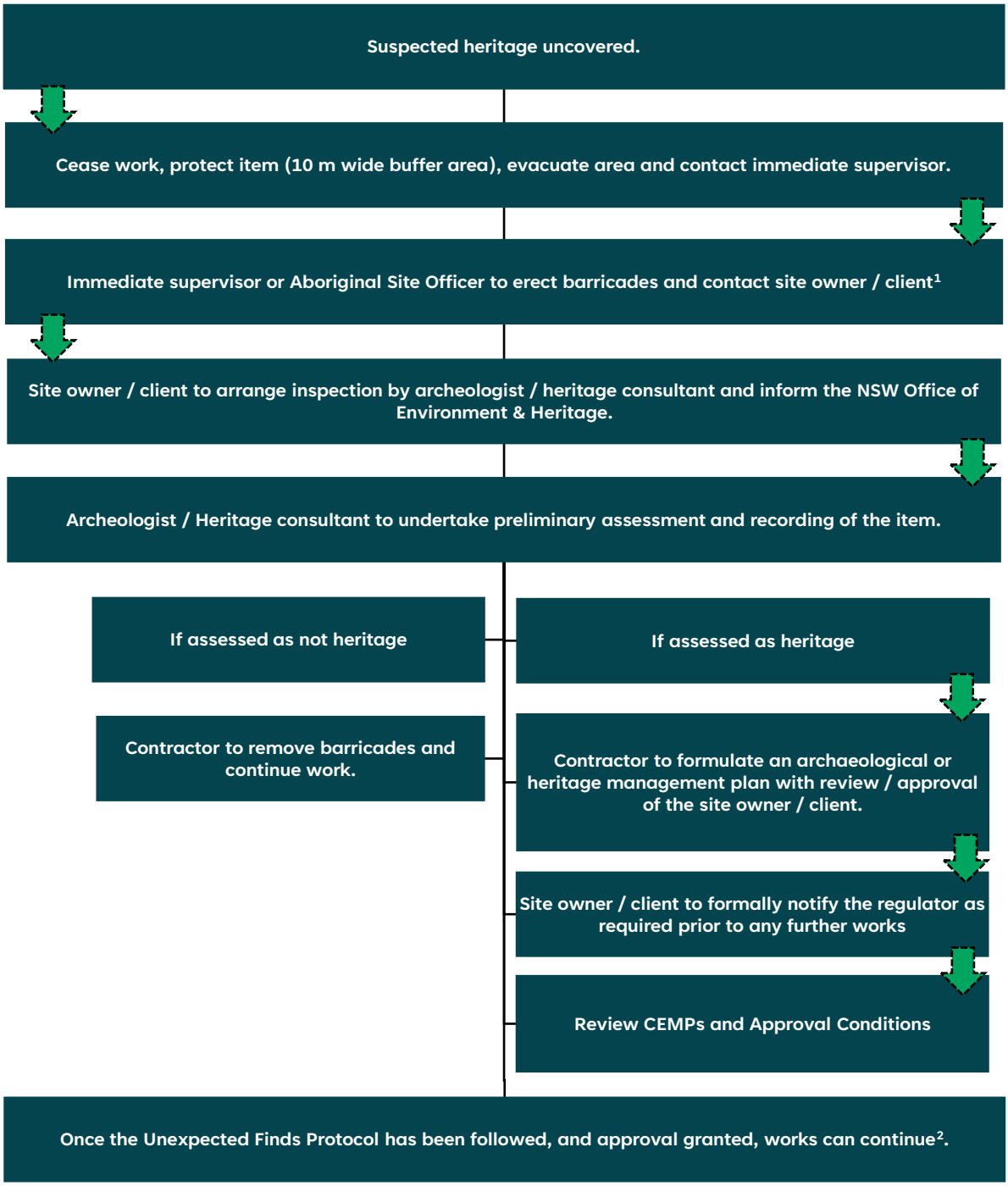


EGA note that contamination must be managed in accordance with the following relevant guidelines:

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

5 Unexpected Finds Procedure (Heritage)

In the event that any suspected heritage items are found during earthworks / construction phase scope, the following Unexpected Finds Procedure is to be followed:



Notes to UFP:

1. Per Section 8 of the ACHAR, if suspected human skeletal remains are uncovered, it is a requirement to contact the NSW Police (who may then contact the Coroner's Office). If remains are believed to be of Aboriginal Origin, the appropriate Aboriginal stakeholders and Heritage NSW must be notified.
2. Recommencement of works must be in accordance with the provisions of Part 6 of the National Parks and Wildlife Act (1974).

6 Training

All construction personnel are to be inducted on the identification of unexpected finds outlined in **Table 3.1** and **Table 3.2**, and the unexpected finds flowcharts outlined within **Section 4**. The induction into the UFP must be carried out by a suitably qualified person nominated by the client and should be part of a broader induction into the Construction Environmental Management Plan (CEMP) for the site.

All inducted personnel are to sign onto a training register following induction, with this UFP readily available as part of the CEMP during all earthworks / civil works and general construction phase scope.

7 Performance Criteria

The unexpected finds protocol is to be followed in the event an unexpected find related to contamination and/or heritage is uncovered during construction works. In the event a non-compliance related to failure to notify and engage an appropriate consultant upon uncovering an unexpected find, works must be stopped and the non-conformance recorded in the site's diary. All non-conformances will be reviewed monthly and actions put in place to avoid future non-conformances. Correct and/or follow up actions from investigations will be assigned to a suitable person with an appropriate timeframe for completion.

Reviews, and associated updates, of this UFP, will be required periodically.

In the event any complaints are made, a client representative will be informed and the client team will engage in communication to rectify the complaint. Please refer to the Project's Community Consultation and Complaints Management Strategy with regards to the handling / management of complaints.

8 Closure

We trust the information presented provides sufficient detail with regard to the procedures for identifying, characterising and managing / remediating unexpected contamination finds. As discussed, it is possible that indications of contamination not specifically covered in this UFP or any site inductions may be encountered. The precautionary principal should be applied, and the unexpected finds procedure activated in all such circumstances.

If you have any queries regarding this UFP, please to not hesitate to contact me.

Sincerely yours,



Steven Wallace
Managing Consultant
CEnvP, M.Sc. Envir. Sci., B.Sc. Meteorology
E: steve@sydneyenvironmental.com.au
M: 0434 215 998

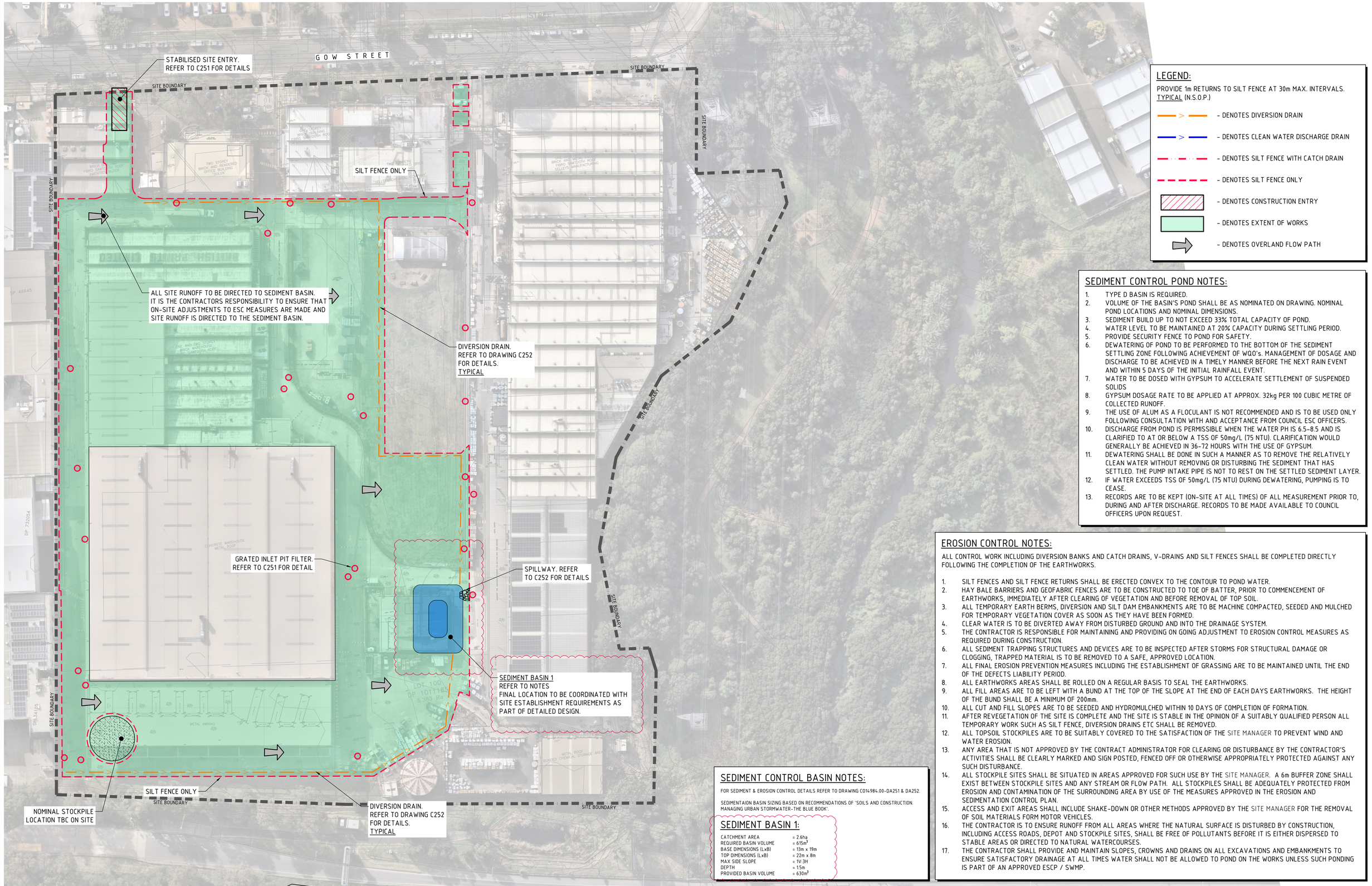
Appendix H Erosion and Sediment Control & Detail Plans

Construction Environmental Management Plan

SSD 71052213

Vaughans Constructions Pty Ltd

SLR Project No.: 640.032024.00001



LEGEND:

PROVIDE 1m RETURNS TO SILT FENCE AT 30m MAX. INTERVALS.
TYPICAL (N.S.O.P.)

- DENOTES DIVERSION DRAIN
- DENOTES CLEAN WATER DISCHARGE DRAIN
- DENOTES SILT FENCE WITH CATCH DRAIN
- DENOTES SILT FENCE ONLY
- DENOTES CONSTRUCTION ENTRY
- DENOTES EXTENT OF WORKS
- DENOTES OVERLAND FLOW PATH

SEDIMENT CONTROL POND NOTES:

1. TYPE D BASIN IS REQUIRED.
2. VOLUME OF THE BASIN'S POND SHALL BE AS NOMINATED ON DRAWING. NOMINAL POND LOCATIONS AND NOMINAL DIMENSIONS.
3. SEDIMENT BUILD UP TO NOT EXCEED 33% TOTAL CAPACITY OF POND.
4. WATER LEVEL TO BE MAINTAINED AT 20% CAPACITY DURING SETTLING PERIOD.
5. PROVIDE SECURITY FENCE TO POND FOR SAFETY.
6. DEWATERING OF POND TO BE PERFORMED TO THE BOTTOM OF THE SEDIMENT SETTLING ZONE FOLLOWING ACHIEVEMENT OF WQO's. MANAGEMENT OF DOSAGE AND DISCHARGE TO BE ACHIEVED IN A TIMELY MANNER BEFORE THE NEXT RAIN EVENT AND WITHIN 5 DAYS OF THE INITIAL RAINFALL EVENT.
7. WATER TO BE DOSED WITH GYPSUM TO ACCELERATE SETTLEMENT OF SUSPENDED SOLIDS
8. GYPSUM DOSAGE RATE TO BE APPLIED AT APPROX. 32kg PER 100 CUBIC METRE OF COLLECTED RUNOFF.
9. THE USE OF ALUM AS A FLOCULANT IS NOT RECOMMENDED AND IS TO BE USED ONLY FOLLOWING CONSULTATION WITH AND ACCEPTANCE FROM COUNCIL ESC OFFICERS.
10. DISCHARGE FROM POND IS PERMISSIBLE WHEN THE WATER PH IS 6.5-8.5 AND IS CLARIFIED TO AT OR BELOW A TSS OF 50mg/L (75 NTU). CLARIFICATION WOULD GENERALLY BE ACHIEVED IN 36-72 HOURS WITH THE USE OF GYPSUM.
11. DEWATERING SHALL BE DONE IN SUCH A MANNER AS TO REMOVE THE RELATIVELY CLEAN WATER WITHOUT REMOVING OR DISTURBING THE SEDIMENT THAT HAS SETTLED. THE PUMP INTAKE PIPE IS NOT TO REST ON THE SETTLED SEDIMENT LAYER.
12. IF WATER EXCEEDS TSS OF 50mg/L (75 NTU) DURING DEWATERING, PUMPING IS TO CEASE.
13. RECORDS ARE TO BE KEPT (ON-SITE AT ALL TIMES) OF ALL MEASUREMENT PRIOR TO, DURING AND AFTER DISCHARGE. RECORDS TO BE MADE AVAILABLE TO COUNCIL OFFICERS UPON REQUEST.

EROSION CONTROL NOTES:

ALL CONTROL WORK INCLUDING DIVERSION BANKS AND CATCH DRAINS, V-DRAINS AND SILT FENCES SHALL BE COMPLETED DIRECTLY FOLLOWING THE COMPLETION OF THE EARTHWORKS.

1. SILT FENCES AND SILT FENCE RETURNS SHALL BE ERECTED CONVEX TO THE CONTOUR TO POND WATER.
2. HAY BALE BARRIERS AND GEOFABRIC FENCES ARE TO BE CONSTRUCTED TO TOE OF BATTER, PRIOR TO COMMENCEMENT OF EARTHWORKS, IMMEDIATELY AFTER CLEARING OF VEGETATION AND BEFORE REMOVAL OF TOP SOIL.
3. ALL TEMPORARY EARTH BERMS, DIVERSION AND SILT DAM EMBANKMENTS ARE TO BE MACHINE COMPACTED, SEEDED AND MULCHED FOR TEMPORARY VEGETATION COVER AS SOON AS THEY HAVE BEEN FORMED.
4. CLEAR WATER IS TO BE DIVERTED AWAY FROM DISTURBED GROUND AND INTO THE DRAINAGE SYSTEM.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROVIDING ON GOING ADJUSTMENT TO EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.
6. ALL SEDIMENT TRAPPING STRUCTURES AND DEVICES ARE TO BE INSPECTED AFTER STORMS FOR STRUCTURAL DAMAGE OR CLOGGING, TRAPPED MATERIAL IS TO BE REMOVED TO A SAFE, APPROVED LOCATION.
7. ALL FINAL EROSION PREVENTION MEASURES INCLUDING THE ESTABLISHMENT OF GRASSING ARE TO BE MAINTAINED UNTIL THE END OF THE DEFECTS LIABILITY PERIOD.
8. ALL EARTHWORKS AREAS SHALL BE ROLLED ON A REGULAR BASIS TO SEAL THE EARTHWORKS.
9. ALL FILL AREAS ARE TO BE LEFT WITH A BUND AT THE TOP OF THE SLOPE AT THE END OF EACH DAYS EARTHWORKS. THE HEIGHT OF THE BUND SHALL BE A MINIMUM OF 200mm.
10. ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND HYDROMULCHED WITHIN 10 DAYS OF COMPLETION OF FORMATION.
11. AFTER REVEGETATION OF THE SITE IS COMPLETE AND THE SITE IS STABLE IN THE OPINION OF A SUITABLY QUALIFIED PERSON ALL TEMPORARY WORK SUCH AS SILT FENCE, DIVERSION DRAINS ETC SHALL BE REMOVED.
12. ALL TOPSOIL STOCKPILES ARE TO BE SUITABLY COVERED TO THE SATISFACTION OF THE SITE MANAGER TO PREVENT WIND AND WATER EROSION.
13. ANY AREA THAT IS NOT APPROVED BY THE CONTRACT ADMINISTRATOR FOR CLEARING OR DISTURBANCE BY THE CONTRACTOR'S ACTIVITIES SHALL BE CLEARLY MARKED AND SIGN POSTED, FENCED OFF OR OTHERWISE APPROPRIATELY PROTECTED AGAINST ANY SUCH DISTURBANCE.
14. ALL STOCKPILE SITES SHALL BE SITUATED IN AREAS APPROVED FOR SUCH USE BY THE SITE MANAGER. A 6m BUFFER ZONE SHALL EXIST BETWEEN STOCKPILE SITES AND ANY STREAM OR FLOW PATH. ALL STOCKPILES SHALL BE ADEQUATELY PROTECTED FROM EROSION AND CONTAMINATION OF THE SURROUNDING AREA BY USE OF THE MEASURES APPROVED IN THE EROSION AND SEDIMENTATION CONTROL PLAN.
15. ACCESS AND EXIT AREAS SHALL INCLUDE SHAKE-DOWN OR OTHER METHODS APPROVED BY THE SITE MANAGER FOR THE REMOVAL OF SOIL MATERIALS FORM MOTOR VEHICLES.
16. THE CONTRACTOR IS TO ENSURE RUNOFF FROM ALL AREAS WHERE THE NATURAL SURFACE IS DISTURBED BY CONSTRUCTION, INCLUDING ACCESS ROADS, DEPOT AND STOCKPILE SITES, SHALL BE FREE OF POLLUTANTS BEFORE IT IS EITHER DISPERSED TO STABLE AREAS OR DIRECTED TO NATURAL WATERCOURSES.
17. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SLOPES, CROWNS AND DRAINS ON ALL EXCAVATIONS AND EMBANKMENTS TO ENSURE SATISFACTORY DRAINAGE AT ALL TIMES WATER SHALL NOT BE ALLOWED TO POND ON THE WORKS UNLESS SUCH PONDING IS PART OF AN APPROVED ESCP / SWMP.

SEDIMENT CONTROL BASIN NOTES:

FOR SEDIMENT & EROSION CONTROL DETAILS REFER TO DRAWING C014984.00-DA251 & DA252.

SEDIMENTAION BASIN SIZING BASED ON RECOMMENDATIONS OF 'SOILS AND CONSTRUCTION. MANAGING URBAN STORMWATER-THE BLUE BOOK'.

SEDIMENT BASIN 1:

CATCHMENT AREA	= 2.6ha
REQUIRED BASIN VOLUME	= 615m³
BASE DIMENSIONS (LxB)	= 13m x 19m
TOP DIMENSIONS (LxB)	= 22m x 8m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 1.5m
PROVIDED BASIN VOLUME	= 630m³

EROSION AND SEDIMENT CONTROL KEY PLAN

SCALE 1:500

5m 0 10 20 30 40 50m

SCALE 1:500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	C
ISSUED FOR INFORMATION	04.10.24	B
ISSUED FOR INFORMATION	06.09.24	A

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-SSDA200

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
EROSION AND SEDIMENT CONTROL KEY PLAN

DRAWING No C014984.00-SSDA200

ISSUE C

NOTES:

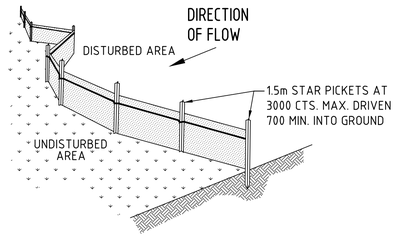
ALL EROSION & SEDIMENT CONTROL MEASURES TO BE INSPECTED & MAINTAINED DAILY BY SITE MANAGER.

MINIMISE DISTURBED AREAS.

ROADS & FOOTPATHS TO BE SWEPT DAILY.

1.2m TURF TO BE PLACED BEHIND KERBS.

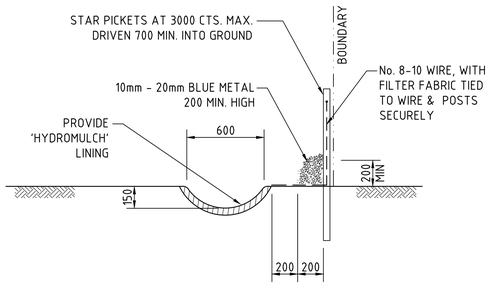
DUST MINIMISATION CONTROL BY WATERING TO BE IMPLEMENTED BY SITE MANAGER AS REQUIRED OR AS DIRECTED BY THE EPA.



TYPICAL SILT FENCE DETAIL

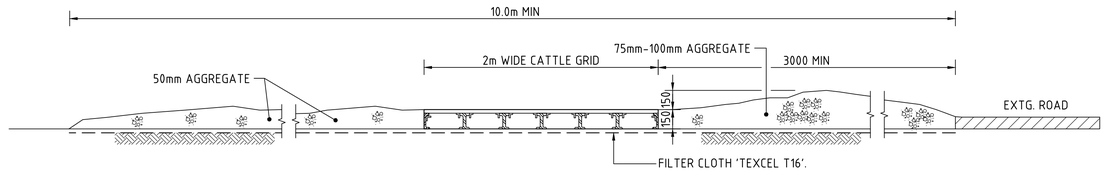
N.T.S

NOTE: PROVIDE 1m RETURNS AT 30m INTERVALS. TYPICAL

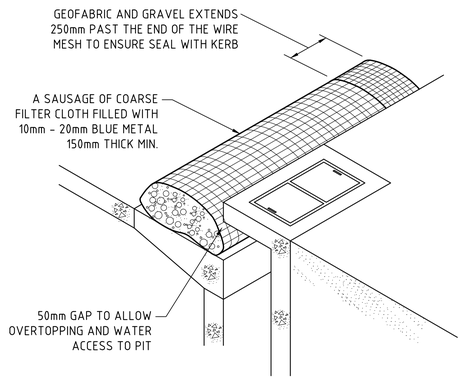


TYPICAL OPEN DRAIN & SILT FENCE

SCALE 1:20

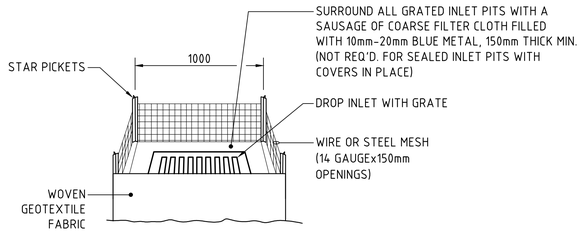


SECTION 1:20 1/C200 : STABILISED CONSTRUCTION ENTRANCE 'TRUCK SHAKER'



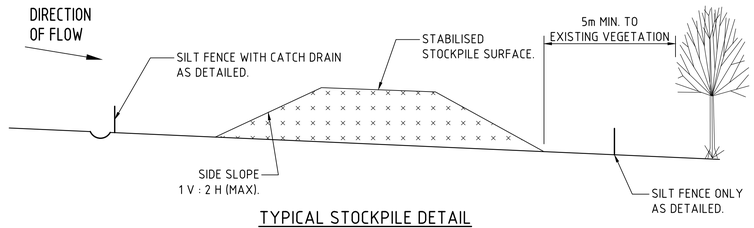
KERB INLET CONTROL

N.T.S



GRATED INLET PIT FILTER DETAIL

N.T.S



TYPICAL STOCKPILE DETAIL

N.T.S

STOCKPILE NOTES

1. PLACE ALL STOCKPILES IN LOCATIONS MORE THAN 5m FROM EXISTING VEGETATION, ROADS & HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT ELONGATED MOUNDS. SIDE SLOPE TO BE 1 V: 2 H MAX.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
4. WHERE STOCKPILES ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE USING WOOD CHIP MULCH - 16 TONNE/Ha.
5. CONSTRUCT SILT FENCE WITH CATCH DRAIN ON UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES & SILT FENCE ONLY 1 TO 2m DOWNSLOPE AS SHOWN.

NOTE :

ADOPT ABOVE DETAILS AROUND ALL PITS WITHIN AREA ENCOMPASSED BY SILT FENCE & TO PITS ON THE ROAD ADJACENT TO SITE BOUNDARY.

FOR INFORMATION

200mm 0 500 1000 1500 2000mm

SCALE 1:20 AT B1 SIZE SHEET

ISSUED FOR INFORMATION	06.09.24	A
AMENDMENTS	DATE	ISSUE

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT

VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC	QP	AUG '24	-	B1	AS SHOWN	C014984.00-SSDA 251

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446

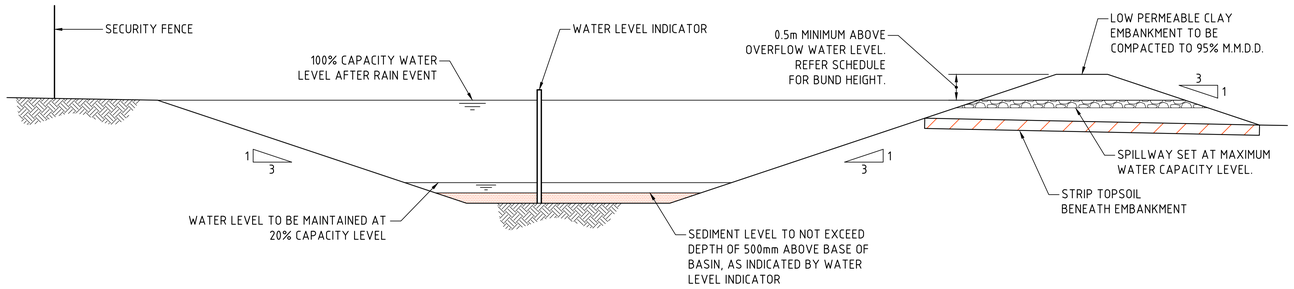
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
EROSION & SEDIMENT CONTROL DETAILS SHEET 1

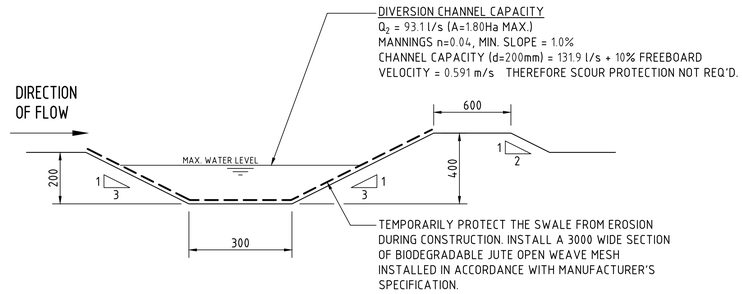
DRAWING No C014984.00-SSDA251

ISSUE A



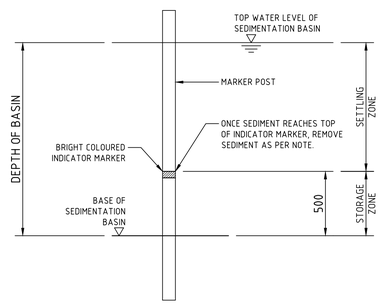
TYPICAL SEDIMENT CONTROL BASIN SECTION

SCALE 1:50



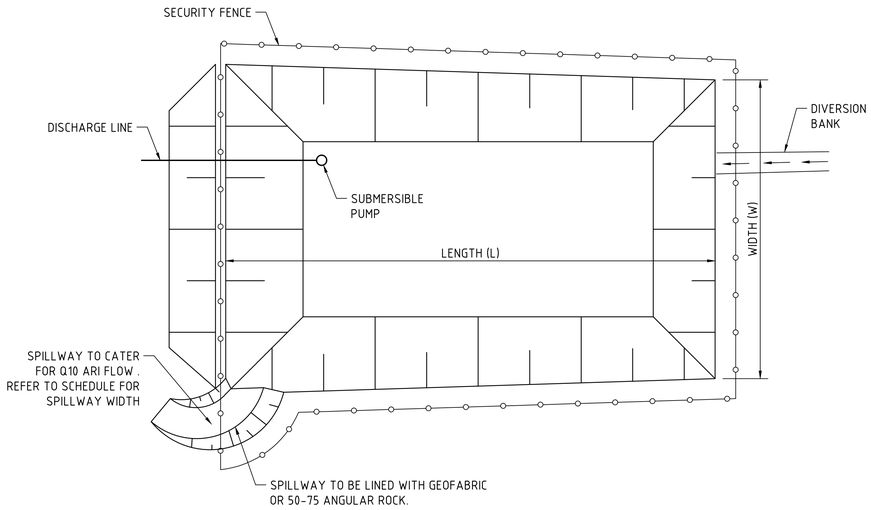
DIVERSION DRAIN SECTION

SCALE 1:20



SEDIMENT STORAGE MARKER

SCALE 1:20



TYPICAL SEDIMENT CONTROL POND PLAN

SCALE 1:250

SEDIMENT CONTROL POND NOTES:

1. TYPE D BASIN IS REQUIRED.
2. VOLUME OF THE BASIN'S POND SHALL BE AS NOMINATED ON DRAWING. NOMINAL POND LOCATIONS AND NOMINAL DIMENSIONS.
3. SEDIMENT BUILD UP TO NOT EXCEED 33% TOTAL CAPACITY OF POND.
4. WATER LEVEL TO BE MAINTAINED AT 20% CAPACITY DURING SETTLING PERIOD.
5. PROVIDE SECURITY FENCE TO POND FOR SAFETY.
6. DEWATERING OF POND TO BE PERFORMED TO THE BOTTOM OF THE SEDIMENT SETTLING ZONE FOLLOWING ACHIEVEMENT OF WQO's. MANAGEMENT OF DOSAGE AND DISCHARGE TO BE ACHIEVED IN A TIMELY MANNER BEFORE THE NEXT RAIN EVENT AND WITHIN 5 DAYS OF THE INITIAL RAINFALL EVENT.
7. WATER TO BE DOSED WITH GYPSUM TO ACCELERATE SETTLEMENT OF SUSPENDED SOLIDS
8. GYPSUM DOSAGE RATE TO BE APPLIED AT APPROX. 32kg PER 100 CUBIC METRE OF COLLECTED RUNOFF.
9. THE USE OF ALUM AS A FLOCULANT IS NOT RECOMMENDED AND IS TO BE USED ONLY FOLLOWING CONSULTATION WITH AND ACCEPTANCE FROM COUNCIL ESC OFFICERS.
10. DISCHARGE FROM POND IS PERMISSIBLE WHEN THE WATER PH IS 6.5-8.5 AND IS CLARIFIED TO AT OR BELOW A TSS OF 50mg/L (75 NTU). CLARIFICATION WOULD GENERALLY BE ACHIEVED IN 36-72 HOURS WITH THE USE OF GYPSUM.
11. DEWATERING SHALL BE DONE IN SUCH A MANNER AS TO REMOVE THE RELATIVELY CLEAN WATER WITHOUT REMOVING OR DISTURBING THE SEDIMENT THAT HAS SETTLED. THE PUMP INTAKE PIPE IS NOT TO REST ON THE SETTLED SEDIMENT LAYER.
12. IF WATER EXCEEDS TSS OF 50mg/L (75 NTU) DURING DEWATERING, PUMPING IS TO CEASE.
13. RECORDS ARE TO BE KEPT (ON-SITE AT ALL TIMES) OF ALL MEASUREMENT PRIOR TO, DURING AND AFTER DISCHARGE. RECORDS TO BE MADE AVAILABLE TO COUNCIL OFFICERS UPON REQUEST.

2m 0 5 10 15 20 25m

SCALE 1:250 AT B1 SIZE SHEET

200mm 0 500 1000 1500 2000mm

SCALE 1:20 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR INFORMATION	06.09.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC	GP	AUG '24	-	B1	AS SHOWN	C014984.00-SSDA 252

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
EROSION & SEDIMENT CONTROL DETAILS SHEET 2

DRAWING No C014984.00-SSDA252

ISSUE A

Appendix I Construction Traffic Management Plan

Construction Environmental Management Plan

SSD 71052213

Vaughans Constructions Pty Ltd

SLR Project No.: 640.032024.00001

Construction Traffic Management Plan

15 & 20 Gow Street, Padstow, NSW
State Significant Development SSD-71052213

Vaughan Constructions Pty Ltd

9A Commercial Road
Kingsgrove, NSW 2208

Prepared by:

SLR Consulting Australia Pty Ltd

Level 16, 175 Eagle Street, Brisbane QLD 4000, Australia

SLR Project No.: 640.032024.00001

2 October 2025

Revision: v2.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
v0.1	4 September 2025	A. Moxon/D.Nguyen	B. Rheinberger	
v1.0	4 September 2025	A. Moxon/D.Nguyen	B. Rheinberger	B. Rheinberger
V2.0	2 October 2025	A. Moxon/D.Nguyen	B. Rheinberger	B. Rheinberger

Basis of Report

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

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

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

Table of Contents

Basis of Report ..... **i**
1.0 Introduction **1**
1.1 Context 1
1.2 Conditions of Consent 1
1.3 Reference Documents and Stakeholder Consultation 3
2.0 Development Overview **4**
2.1 Site Location 4
2.2 Surrounding Road Network 4
2.3 Approved Development 5
3.0 Construction Phase Overview **7**
3.1 Construction Activities and Staging 7
3.2 Construction Hours 7
3.3 Site Contact Details 8
3.4 Site Access 8
3.4.1 Construction Access Arrangements 8
3.4.2 Construction Vehicle Routes 8
3.5 Internal Circulation Roads, Car Parking and Loading / Unloading Areas 9
3.6 Construction Traffic impact for Non-Motorised Users 10
3.7 Construction Phase Traffic Demands 11
3.8 Construction Worker Transport Strategy 12
4.0 Safety Assessment **13**
4.1 Site Access 13
4.2 Emergency Vehicles 13
4.3 Closest Hospital / Medical Centre 13
5.0 Construction Phase Traffic Management Measures **14**
5.1 Drivers Code of Conduct 14
5.2 Traffic Guidance Scheme 14
5.3 Site Management 14
5.4 Heavy Vehicle Management 14
5.4.1 General Requirements 14
5.4.2 Noise Management 15
5.4.3 Dust Management 15
5.5 Mitigation Measures 15
5.6 Risk Assessment 16
6.0 CTMP Monitoring / Review & Improvement Process **17**
6.1 Implementation 17

6.2 Monitoring and Review 17
6.3 Work Site Inspections, Recording and Reporting 19
6.3.1 Incident Management 19
6.4 Contingency Plan 20
6.5 Communications Strategy 23

Tables in Text

Table 1 Development Consent: CTMP Condition Requirements 1
Table 2 Council Endorsement Conditions 3
Table 3 Key Roads 4
Table 4 Planned Construction Programme 7
Table 5 Construction Vehicle Movement Volumes 11
Table 6 Mitigation Measures – Responsibility and Timing 15
Table 7 CTMP Monitoring and Review - Triggers 18
Table 8 Review of Activities – Example Template 19
Table 9 Contingency Plan 20
Table 10 Response Strategy 23
Table 11 Communications Strategy 24

Figures in Text

Figure 1 Site Location 4
Figure 2 Proposed Site Plan 5
Figure 3 Approved Estate Layout and External Access Arrangements 6
Figure 4 Construction Access Arrangements 8
Figure 5 Construction Vehicle Routes 9
Figure 6 Proposed Internal Circulation Paths 10

Appendices

Appendix A Curriculum Vitae – Brendyn Rheinberger
Appendix B Site Plans
Appendix C Demolition Staging
Appendix D Traffic Guidance Scheme
Appendix E Drivers Code of Conduct
Appendix F Risk Assessment

1.0 Introduction

1.1 Context

SLR Consulting Australia Pty Ltd (**SLR**) has been engaged by Vaughan Constructions Pty Ltd (**VC**) to prepare a Construction Traffic Management Plan (**CTMP**) for the refurbishment of an existing multi-level manufacturing and warehouse facility located at 15 Gow Street, NSW.

This CTMP is required to satisfy Conditions B1 and B2 of the Development Consent issued by NSW Government's Department of Planning, Housing and Infrastructure (**DPHI**). It is understood that DPHI requires the preparation of a CTMP prior to the commencement of construction works to be in compliance with the general development controls.

This CTMP has been prepared under the supervision of Brendyn Rheinberger, who is a suitably qualified and experienced person. Brendyn holds the following accreditation:

- Engineers Australia, Chartered Professional Engineer (**CPEng**).
- SafeWork NSW Traffic Control Work, Prepare A Work Zone Traffic Management Plan, Number: TCT1044529.
- Queensland Department of Transport and Main Roads, Traffic Management Design (**TMD**), Number: OP 951.

Brendyn's CV is provided at **Appendix A** for further details.

1.2 Conditions of Consent

The CTMP has been prepared to satisfy the requirements of the Development Consent in relation to application number SSD-71052213 and to manage the potential impacts of the traffic demands associated with the construction phase of the Development on the surrounding road network. The specific requirements of the Consent relevant to this CTMP are produced in **Table 1** along with a response as to how each requirement has been addressed herein.

Table 1 Development Consent: CTMP Condition Requirements

Item No.	Condition Requirement	CTMP Section
B1	Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The CTMP must form part of the CEMP required by condition C2 and must:	-
(a)	be prepared by a suitably qualified and experienced person(s);	Section 1.1
(b)	be prepared in consultation with Council;	Section 1.3
(c)	detail the measures that are to be implemented to ensure road safety and network efficiency during construction;	Section 5, Section 6.4
(d)	include details of: (i). vehicle types, heavy vehicle routes including any heavy vehicle restriction routes, parking and access arrangements; (ii). the strategies that would be implemented to minimise the number of construction workers who will drive to site; and (iii). any potential construction traffic impacts to general traffic, cyclists and pedestrians within the vicinity of the site;	Section 3.0

Item No.	Condition Requirement	CTMP Section
(e)	include an Operational 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 are aware of heavy vehicle traffic restriction and use specified routes;	Section 5.1 and Appendix E Note, SLR believe the intent of this condition is to deal with the construction phase Driver Code of Conduct, rather than Operational.
(f)	include a program to monitor the effectiveness of these measures; and	Section 6.0
(g)	If necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Section 6.5
B2	The Applicant must:	-
(a)	not commence construction until the CTMP required by condition B1 is approved by the Planning Secretary; and	Noted and reiterated within Section 6.1
(b)	implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.	Noted and reiterated within Section 6.1
C1	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Section 6
(a)	a condition compliance table for that plan;	
(b)	detailed baseline data, (where required);	Section 1.3 and 3.6
(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;	Sections 1.2 and 5.4
(d)	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Sections 4, 5 and 6
(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 (d) above;	Section 6
(f)	a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	Section 6.4
(g)	a program to investigate and implement ways to improve the environmental performance of the development over time;	Section 6

Item No.	Condition Requirement	CTMP Section
(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;	Sections 6.3.1 and 6.5
(i)	a protocol for periodic review of the plan	Section 6.2

1.3 Reference Documents and Stakeholder Consultation

Reference is made to the following documents which have been previously prepared in relation to the development as part of the State Significant Development Application:

- *Transport Impact Assessment,* dated 01 November 2024 prepared by Ason Group.

The above traffic and construction-related report is referred to herein where necessary.

Further to the above, this CTMP has been prepared to meet the requirements outlined in Appendix A and Appendix E, Section E.2 of the Transport for NSW (**TfNSW**) *Traffic Control at Work Sites* (**TCAWS**) *Technical Manual* (Issue No. 6.1, Feb 2022).

For authority consultation, this CTMP (SLR CTMP Version 2.0) will be provided to City of Canterbury-Bankstown Council representatives, as key stakeholders, for review and comment. A subsequent revision will incorporate any feedback or Conditions of Approval provided by Council, which will be documented in **Table 2** below. Where Council comments require amendments to the CTMP, these changes will be included in the updated version.

Table 2 Council Endorsement Conditions

No.	Condition
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

2.0 Development Overview

2.1 Site Location

The manufacturing and warehouse facility is located at 15 Gow Street, Padstow, formally identified as Lot 100 DP1011185. It is located within an industrial area with the South Western Motorway to the south running east to west. Bankstown is approximately 3.5km to the north and Sydney CBD is 20km east. The project site is located within the Canterbury-Bankstown LGA (**Council**). It is noted that the Site is currently served by an on-site car park located at 20 Gow Street (Lot 53 DP 1064349) providing a total of 211 car parking spaces.

The Gow Street site is located with the IN1 General Industrial Zone as per Canterbury-Bankstown Local Environmental Plan 2023 (**CBLEP2023**). The site is currently occupied by multiple industrial use buildings including a warehouse and maintenance building.

The site is shown in the context of the surrounding area on **Figure 1**.

Figure 1 Site Location



2.2 Surrounding Road Network

Details of the key roads surrounding the subject site are provided in **Table 3**.

Table 3 Key Roads

Road Name	Classification	Description	Posted Speed
South Western Motorway	Arterial Road	Three lanes in each direction plus localised widening provided at key intersections to facilitate turning lanes.	100km/h
Fairford Road	Arterial Road	Three lanes in each direction heading north south. Localised widening provided at key intersections to facilitate turning lanes.	70km/h

Road Name	Classification	Description	Posted Speed
Gow Street	Local Road	11m cross section one lane in each direction, no centreline markings. On-street parking on either side.	50km/h

2.3 Approved Development

The Project (SSD-approved (SSD-71052213)) comprises the demolition and refurbishment of existing warehouse space to create a new manufacturing facility with material storage. There will also be the construction of external tank storage and tanker unloading areas alongside remodelling of the existing vehicle access to allow unidirectional truck flow. The overall site plan for the approval is provided at **Figure 2** and **Appendix B**. At a high level, the broader estate comprises the following:

- Total Gross Floor Area: 28,735m^2;
- Manufacturing & Lab facilities: 20,263m^2;
- Warehouse: 6,743m^2;
- Office: 1,729m^2

Figure 2 Proposed Site Plan



The approved estate layout and external access arrangements are indicatively illustrated in **Figure 3** overleaf.

Figure 3 Approved Estate Layout and External Access Arrangements



3.0 Construction Phase Overview

3.1 Construction Activities and Staging

Planned construction activities consist of the following works:

- Early works;
- Site establishment;
- Demolition of the existing buildings;
- Warehouse works;
- Services and finishes;
- External plant, electrical distribution, pavements and landscaping works;
- Final commissioning and handover.

Table 4 details the proposed construction programme as it currently stands at the time of writing. This may slightly change due to approval timeframes or inclement weather conditions.

Table 4 Planned Construction Programme

Construction Activity	Estimated Duration	Date for Works
Stage 1: Site Establishment, Demolition, Piling and Retaining Wall Works.	7 months	October 2025 – May 2026
Stage 2: New and existing warehouse works.	12 months	January 2025 – January 2027
Stage 3: External plant, electrical distribution, pavements, landscaping works.	9 months	April 2026 – January 2027
Stage 4: Final commissioning and handover	3 months	January 2027 – April 2027
Total Construction Period	**Up to 18 months**	**October 2025 – April 2027**

Plans supplied by VC showing the demolition staging and staged work fronts are provided at **Appendix C**.

3.2 Construction Hours

All construction works will be undertaken within the following hours:

- Monday to Friday: 7AM to 6PM;
- Saturday: 8AM to 1PM.

It is acknowledged that no work will be undertaken on Sundays and public holidays. Works outside of these hours may be undertaken in the following circumstances:

- works that are inaudible at the nearest sensitive receivers;
- works agreed to in writing by the Planning Secretary;
- for the delivery of materials 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.

Construction hours are also described within Section 2.2 of the Construction Environmental Management Plan (**CEMP**).

3.3 Site Contact Details

The nominated contact person during the construction activities is as follows:

- David Upton, Pre-Construction Manager:
  - Mobile No.: 0412 719 623
  - Email: david.upton@vaughans.com.au

The key contacts for the site during construction are provided within Section 2.5 of the CEMP.

3.4 Site Access

3.4.1 Construction Access Arrangements

Access is proposed to be provided to all construction vehicles via a single crossover along Gow Street, to be constructed on the western portion of the site. This crossover will be used for entry and exit.

Refer to **Figure 4** for construction vehicle access arrangements for the site.

Figure 4 Construction Access Arrangements



3.4.2 Construction Vehicle Routes

The routes to be utilised by all construction vehicles travelling to and from site are represented below in **Figure 5**.

Truck movements to and from the site on the surrounding road network will be restricted to designated truck routes and will be confined to the main road network through the area. The designated routes are as follows:

- Routes to the east: Canterbury Road, Fairford Road, Gow Street; OR South Western Motorway, Fairford Road, Gow Street

- Routes to the west: South Western Motorway, Fairford Road, Gow Street; OR Newbridge Road, Milperra Road, Canterbury Road, Fairford Road, Gow Street

Figure 5 Construction Vehicle Routes



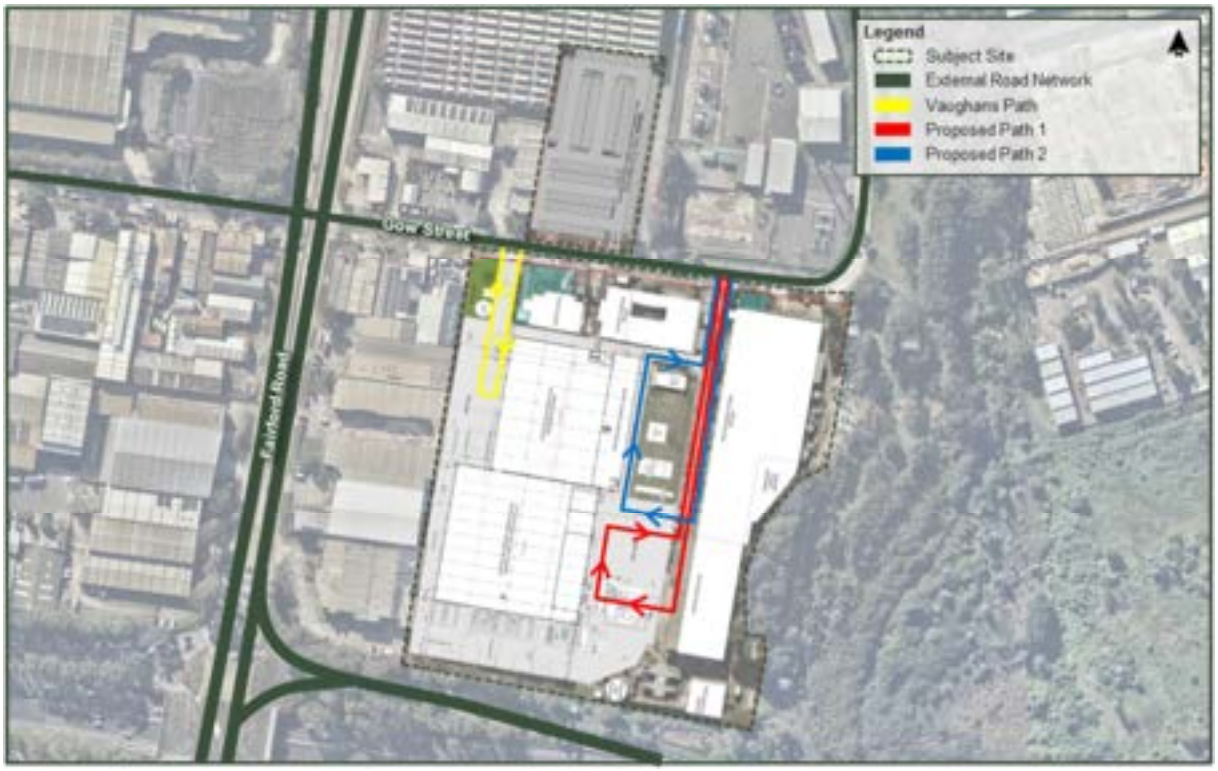
3.5 Internal Circulation Roads, Car Parking and Loading / Unloading Areas

During construction, the following areas will be designated within the site works area. The locations will vary depending on the build sequence and phase of works:

- An area for laydown shall be provided to facilitate loading/unloading of heavy vehicles.
- An area for material stockpiling/storage shall be provided within the site.
- All mobile crane locations will vary but will be contained within the site. .
- There are no plans for hoarding or scaffolding along the street frontage. Scaffolding will be required; however, it will be contained internally within the site and will be associated with constructing the warehouse building.
- An on-site turning area will be provided so that movements to/from the site are undertaken in a forward direction at all times.

In addition to the above, the client has provided information on their proposed internal circulation paths for heavy vehicles, which has been reproduced in **Figure 6**.

Figure 6 Proposed Internal Circulation Paths



It is intended that operations will continue during the refurbishment works where possible. As such, traffic management internal to the site will be needed to manage conflicts between operational and construction traffic. In addition, pedestrian walkways within the site will need enhanced safety measures implemented. Further details regarding this are provided in the subsequent sections.

3.6 Construction Traffic impact for Non-Motorised Users

Construction activities may lead to temporary impacts on cyclists and pedestrians within the vicinity of the site.

There are two key points of interaction between construction vehicles and other road users:

- **On the external road network along construction routes**, where increased heavy vehicle movements may contribute to congestion.
- **At the site access**, where turning movements and access requirements could pose risks to cyclists and pedestrians.

To mitigate these impacts:

- Construction vehicles will adhere to the **Drivers Code of Conduct**, ensuring safe interactions with all road users, including cyclists and pedestrians.
- A **Traffic Guidance Scheme (TGS)** will be implemented at the site entrance along Gow Street to manage vehicle movements and minimise disruptions.
- Additional traffic management measures, such as signage and spotters, may be employed to enhance safety at key conflict points.

Further details on mitigation measures can be found in **Sections 5.1, 5.2** and **Appendix D**.

3.7 Construction Phase Traffic Demands

The following construction movement volumes have been provided by VC as described in **Table 5**.

Table 5 Construction Vehicle Movement Volumes

Vehicle Type	AM Peak			PM Peak		
	Inbound	Outbound	TOTAL	Inbound	Outbound	TOTAL
STAGE 1						
Heavy Vehicles (Truck Movements)	2	2	**4**	2	2	**4**
Light Vehicles (Staff Movements)	25	0	**25**	0	25	**25**
STAGE 1 Vehicles	**27**	**2**	**29**	**2**	**27**	**29**
STAGE 2						
Heavy Vehicles (Truck Movements)	6	6	**12**	6	6	**12**
Light Vehicles (Staff Movements)	25	0	**25**	0	25	**25**
STAGE 2 Vehicles	**31**	**6**	**37**	**6**	**31**	**37**
STAGE 3						
Heavy Vehicles (Truck Movements)	6	6	**12**	6	6	**12**
Light Vehicles (Staff Movements)	25	0	**25**	0	25	**25**
STAGE 3 Vehicles	**31**	**6**	**37**	**6**	**31**	**37**

Table 5 describes the maximum number of light vehicles to be generated by construction activities as 25 vehicles per hour. This is based on a total of 50 construction workers travelling to site via public transport and carpooling. This would equate to a peak daily volume of 50vpd. It should be noted that light vehicles would include predominantly construction worker utes, with parking provided at 20 Gow Street.

Heavy vehicles consisting of no larger than 20m Articulated Vehicles (**AV**) would reach 4 movements per hour (2 in/2 out) and 20 movements per day (10 in/10 out). It has been noted by the client that a total of 60 movements per day (30 in/30 out) will occur on days where concrete pouring is required. This equates to 12 concrete truck movements during the peak hour (6 in/6 out).

Therefore, the anticipated maximum number of construction vehicles generated, regardless of staging, is:

- Maximum Daily Construction Vehicle Movements = 110 movements per day**;**
- Maximum Peak Hour Construction Vehicle Movements = 9 movements per peak hour.

The AM and PM peak hour periods relating to this assessment are for time periods as follows:

- AM Peak Hour = 7am to 8am.
- PM Peak Hour = 5pm to 6pm.

3.8 Construction Worker Transport Strategy

Construction workers travelling to the site with company vehicles will be encouraged to organise carpooling with other workers to reduce light vehicle traffic volumes.

Further, construction workers who do not have company vehicles will be encouraged to use public transport where appropriate for travelling to the site. This will be reiterated during site toolbox talks to encourage participation. This will be enforced by only providing construction worker parking for up to 25 vehicles at 20 Gow Street.

4.0 Safety Assessment

4.1 Site Access

The construction activities associated with this project do not propose amending the existing road condition arrangements on Gow Street.

Construction vehicle access to the site will be via a single points to be constructed, as detailed in **Section 3.4** and depicted in **Figure 3**. The safety of vehicle and pedestrian movements will be managed at the access point by implementing a site-specific traffic guidance scheme (**TGS**). This is further discussed in **Section 5.0**.

4.2 Emergency Vehicles

Emergency vehicle access to and from the site will be available at all times while the site is occupied by construction workers. There will be no disruption to emergency vehicles on any roads.

4.3 Closest Hospital / Medical Centre

There are several Medical Centres located in proximity to the site. Perhaps the most accessible is the Issa Medical Centre at 12 Eldridge Road, Bankstown. The closest Public Hospital is the Bankstown-Lidcombe Hospital, located at the corner of Eldridge Road and Artegall Street, Bankstown. It is approximately 3 km from the subject site.

5.0 Construction Phase Traffic Management Measures

5.1 Drivers Code of Conduct

A Drivers Code of Conduct (**DCoC**) was prepared by VC. This has been reproduced at **Appendix E** and is specific to the Proposed Site. New light and heavy vehicle operators will be required to read, understand and sign this DCoC before commencing work for the site. The DCoC contains driver conduct requirements, a map of the local road network detailing the approved heavy vehicle routes, as well as a register for inducted operators.

5.2 Traffic Guidance Scheme

A TGS will be required to manage the construction site access located along Gow Street. Refer to **Appendix D** which contains a generic TGS for implementation associated with the management of construction site access from TCAWS 6.1. This CTMP requires a site-specific TGS, based on the generic TGS D.4.7, be prepared by a suitably qualified Traffic Control Work Training licence holder. Following the implementation of this TGS, monthly inspections of the temporary traffic management (**TTM**) on-site shall be conducted as per **Section 6.3** herein.

5.3 Site Management

The following procedures are to be observed by all vehicle drivers accessing the subject site:

- The construction site has a drug and alcohol policy which includes random testing;
- Drivers are to obey all site signage and the directions of site personnel;
- Vehicles are to use designated circulation roads within the site where possible;
- All heavy vehicles are to park and load/unload within the site using designated parking and loading areas where possible. Vehicles are not to park or load/unload within the public road reserve; and
- All drivers are required to operate vehicles in a safe and courteous manner, within and external to the subject site.

5.4 Heavy Vehicle Management

5.4.1 General Requirements

All heavy vehicle drivers accessing the subject site must abide by the following:

- Undertake a site induction carried out by authorised site personnel or suitably qualified person under the direction of the site manager;
- All drivers must hold a valid driver’s licence which is appropriate for the class of vehicle under their operation;
- All drivers are to ensure their load is legal, covered and secure before entering or exiting the site;
- All drivers must comply with Chain of Responsibility legislation;
- Vehicles entering the subject site are to be registered, roadworthy, and of sound mechanical condition. Site management may request to inspect any vehicle or request maintenance records for any vehicle and reserves the right to prohibit any vehicle from entering the subject site should there be any indication that the vehicle is not roadworthy or safe to operate;

- Any accidents, incidents, complaints, hazards, spillages or near misses must be reported immediately to the site manager. This includes incidents on the external road network.

5.4.2 Noise Management

To limit heavy vehicle noise associated with construction activities, drivers are to abide by the following requirements:

- Heavy vehicles using Gow Street should limit the use of engine or compression braking systems where possible;
- Posted speed limits on the external road network are to be observed, and vehicle speeds are to be restricted to 10km/h within the site;
- Vehicles are to be turned off when not in use.

5.4.3 Dust Management

To minimise the potential for dust production within the subject site, drivers are to abide by the following requirements:

- Vehicle speeds are to be restricted to 10km/h within the subject site;
- Vehicles are to use designated circulation roads within the site where possible;
- Drivers are to report excessive dust production from internal circulation roads to the site manager;

Water trucks will be used to wet down internal circulation roads during dry conditions and when excessive dust production is reported to the site manager on an as required basis.

5.5 Mitigation Measures

The impacts of construction traffic and the mitigating measures to be implemented are outlined in **Table 6.**

Table 6 Mitigation Measures – Responsibility and Timing

Mitigation Measures	Responsibility	Timing
Construction Traffic on Gow Street: Construction traffic will use a single construction access to enter/exit the site for the works. Construction traffic will remain relatively low to ensure the impacts to motorists within the area are minimal.	Site Engineer	Weekly.
Management of deliveries: The site manager will manage deliveries to ensure that construction vehicle movements will remain low.	Site Manager	As required.
Managing dirt on the public road network: The use of water trucks and sweeper trucks for Gow Street shall ensure the existing network is free of dirt from the site.	Site Manager	As required.

Mitigation Measures	Responsibility	Timing
Safety during construction: Safety to motorists and the public throughout the area will be maintained during construction through the preparation and execution of a Traffic Guidance Scheme (**TGS**). One TGS will be implemented to manage the access throughout construction, identify all reasonably foreseeable hazards, assess the hazards, and manage the hazards as best possible by either eliminating or minimising the risks. The TGS shall be monitored and updated accordingly throughout the project.	Project Manager	Reviewed at each stage of construction.
Reporting: Reporting and monitoring of movements during peak periods are to be undertaken to ensure that drivers are adhering to restricted times, and to ensure that the approved traffic generation and subsequent impacts on the road network are in line with those approved.	Site Engineer	Weekly.
Induction to Drivers Code of Conduct: Vehicle operators accessing the construction site shall be inducted onto the Drivers Code of Conduct (**Appendix E**) on an as-required basis prior to entering the site. The Contractor is to maintain a register of inducted operators with evidence of induction by capturing operator signatures.	Site Manager/ Project Manager	As required.

5.6 Risk Assessment

A risk assessment is intended to identify hazards and risks associated with the construction activities. The purpose is to determine the controls required for the protection of road workers and road users. A Risk Assessment associated with the construction works of this site has been completed and is attached at **Appendix F**.

6.0 CTMP Monitoring / Review & Improvement Process

6.1 Implementation

In accordance with Part B, Condition B1 of the Development Consent:

- Construction should not commence until this CTMP has been approved by the Planning Secretary; and
- The most recent version of this CTMP approved by the Planning Secretary should be implemented for the duration of construction.

6.2 Monitoring and Review

This CTMP shall be subject to a monthly review and will be updated accordingly. The on-site coordinator will undertake regular reviews during implementation and execution of this CTMP. Monitoring of this CTMP shall also be picked up in the Environmental checklists, with any incidents reported within the weekly site meeting. The monitoring shall be undertaken in accordance with Condition B1.

All and any reviews undertaken should be documented; however key considerations regarding the review of the CTMP shall be:

- To ensure the implementation of the CTMP and TGS's are consistent with the intent of this report and that the most recent version of the CTMP and TGS (as approved by the Planning Secretary) is being implemented.
- Tracking deliveries against the volumes outlined within this report. Deliveries will be tracked against approved volumes and a vehicle log will be maintained - including vehicle registration and time of entry - to assess the effectiveness of these monitoring programs.
- It is expected the Contractor will undertake a truck and car count/review to ensure volumes are within Condition Green of **Table 9** and will be undertaken once a month. In addition, the Contractor is required to retain a log of all vehicles accessing the Site daily.
- To identify any shortfalls and develop an updated action plan to address issues that may arise during construction (parking and access issues).
- To ensure TGSs are updated (if necessary) by "Prepare a Work Zone Traffic Management Plan" cardholders to ensure they remain consistent with the on-site set-up.
- Regular checks to ensure all loads are covered when entering and leaving the site, as outlined within this CTMP.

As such, **Table 7** provides triggers to monitor and review this CTMP.

Table 7 CTMP Monitoring and Review - Triggers

Type of Review	Frequency	Considerations
Scheduled	The scheduled CTMP review must be undertaken monthly or as specified otherwise.	The scheduled CTMP review must consider the following: • CTMP and TGS are approved; • Identify required variations to the TGS and ensure that they are updated, recorded, and approved; • Review any departures or variations of the CTMP and/or TGS to ensure they have been documented and approved; • Speed control effectiveness; • Construction vehicle entry/egress suitability, with no queuing on the public road network at any time; • Construction vehicle daily/peak hour movements are compliant with approved volumes, with monthly reviews of the contractor's daily logbook of vehicles required; • Periodic checks to ensure that heavy vehicles are using the correct access route; • Periodic checks of noise-generating items to ensure they are less than the prescribed noise limits.
Change Generated Review	The change-generated review must be undertaken when implementing new traffic stages, switches, or other construction-based activities.	The change-generated CTMP review must consider the following: • The work site is operating safely; • Delineation is effective with appropriate signage installed for changed conditions; • Safe passage is provided for all road users; • Road Safety Audits are arranged or confirmed as required; • Accountability for approval and inspection is well understood and documented.
Non-Compliance, Post Incident or Near Miss Review	The non-compliance, post-incident or near miss review must be undertaken following an incident or near miss.	Any non-compliance must be reported immediately to the supervisor. A non-compliance is anything other than 'Condition Green' as outlined in **Table 9**. All workplace incidents must be reported immediately to the supervisor, who will determine the responsibility for investigating the incident. The incident and investigation must also be recorded in an incident reporting system as applicable. The post-incident or near miss CTMP review must consider the following: • Causal factors; • Contributory factors or changes required; and • Identified changes to TGS are completed, approved, recorded, and communicated. For any incidents or near misses (where required), a safety alert must also be prepared and distributed by the Site Manager to share learnings with other work sites (as applicable).

This monitoring process is expected to form part of the monitoring plan required to be included as part of the overarching Construction Environmental Management Plan (**CEMP**), of which this CTMP forms a part. The roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, remedial treatments such as patching shall be undertaken at no cost to Council.

6.3 Work Site Inspections, Recording and Reporting

Recording and reporting of the monitoring programs shall be done in accordance with Section E.3 (Weekly TTM inspection checklist), E.4 (Shift/Daily TTM inspection checklist) and E.5 (Post completion inspection checklist) of TfNSW's TCAWS 6.1. As such, the structure, schedule, and frequency of these activities have been considered and identified.

To inspect, review and audit the TTM arrangements implemented on-site, the actions presented in **Table 8** are to be undertaken by suitably qualified personnel in accordance with TCAWS 6.1 requirements during all phases of construction.

Table 8 Review of Activities – Example Template

Activity			Frequency or Details
Shift Inspections	□ YES	□ NO	
Regular Inspections	□ YES	□ NO	
TMP Review	□ YES	□ NO	
Road Safety Audit	□ YES	□ NO	
Other	□ YES	□ NO	
Comments			

Given the duration of construction (18 months) and the fact that no regular works have been proposed externally to the site, monthly TTM inspections are considered sufficient.

6.3.1 Incident Management

For the purposes of this CTMP, an 'incident' is 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. Furthermore, a 'non-compliance' is an occurrence, set of circumstances or development that breaches the consent.

All traffic-related incidents, including those of the Principal Contractor, subcontractors, and/or visitors that occur during construction works, will be managed in conjunction with the requirements outlined in VC's Incident and Non-compliance Response and Handling Procedure (outlined within the CEMP).

Whilst it is noted that key Contractors will be implementing their own environmental management system procedures and processes, VC will be responsible for ensuring that these systems and processes satisfy the requirements of the CEMP, including the incident management components.

VC's Project Manager must be notified immediately of any environmental incident or near miss related to traffic. Such incidents may include, but are not limited to:

- Vehicle crash or injury resulting from construction traffic related to the project;
- Queuing onto Gow Street in breach of the requirements set out under this CTMP;
- Spill of any dangerous goods or hazardous substance to ground or water;
- Substantiated complaints received from members of the community or regulatory authorities relating to traffic management;
- Land-based off-site sediment loss to the environment, including sediment tracking onto the roadway.

VC's Project Manager will be responsible for all notifiable environmental incidents in line with the regulatory notification requirements (outlined within the CEMP).

All environmental incidents will be reported immediately to DPHI in writing via the Planning Portal after VC become aware of the incident, as per Condition C9 of the conditions. Any notification to DPHI must identify the development, including the application number, and set out the location and nature of the incident.

If a notifiable non-compliance incident arises, the Principal Contractor will notify the Project Manager immediately, who is then required to notify DPHI in writing (via the Planning Portal) within 7 days, as per Condition C10 of the conditions. In accordance with Condition C11, any notification to DPHI must:

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

The CEMP also outlines procedures for incident and non-compliance response and handling within Section 3.5.

6.4 Contingency Plan

A contingency plan shall be established by the Contractor and is to be included in the overarching CEMP in accordance with Condition C1(f). Notwithstanding, **Table 9** outlines an indicative plan to be undertaken by the Contractor in the event that the monitoring program identifies the management plan as not effective in managing the construction impacts.

A Compliance Report must be submitted to the Department reviewing the environmental performance of the development to:

- identify any trends in the monitoring data over the life of the development;
- identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
- describe what measures will be implemented over the next year to improve the environmental performance of the development.

Table 9 Contingency Plan

Risk		Condition Green	Condition Amber	Condition Red
Construction Movements	Trigger	Both peak hour and daily Construction traffic volumes are in accordance with volume and time constraints as outlined within Section 3.2 and Section 3.7 (50 LV & 60 HV movements per day / 25 LV & 6 HV movements in peak hour periods).	Construction traffic volumes exceeds programmed peak hour volumes but is within permissible daily volume constraints (50 LV & 60 HV movements per day / 25 LV & 6 HV movements in peak hour periods).	Construction traffic volumes exceeds permissible volume and time constraints ((50 LV & 60 HV movements per day / 25 LV & 6 HV movements in peak hour periods).

Risk		Condition Green	Condition Amber	Condition Red
	Response	No response required.	Review and investigate construction activities, and where appropriate, implement additional remediation measures such as: • Review CTMP and update where necessary; • Provide additional training.	As per Condition Amber, plus: • If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies. • Stop all transportation into and out of the site.
Queuing	Trigger	No queuing identified.	Queuing identified within site, but not on to public road.	Queuing identified on the public road.
	Response	No response required. Continue monitoring program.	Review the delivery schedule prepared by the builder. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct.	As per Condition, plus: • Review and investigate construction activities. • If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies. • Temporary halting of activities and resuming when conditions have improved. • Stop all transportation into and out of the site. • Review CTMP and update where necessary, provide additional training.
Noise	Trigger	Noise levels do not exceed imposed noise limits, as outlined within the approved CNVMP nor has there been a traffic noise related complaint.	Noise levels in minor excess (<10dBA) of imposed noise limits per the approved CNVMP, or receipt of a single noise complaint.	Noise levels greatly in excess (>10dBA) of imposed noise limits per approved CNVMP, or consistent noise complaints.

Risk		Condition Green	Condition Amber	Condition Red
	Response	No response required.	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts.	As with Condition Amber if noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised.
Traffic Guidance Scheme	Trigger	No observable issues (TGS implemented according to plan).	Minor inconsistencies with TGS to onsite operations (such as covered signs, missing signs, fallen cones, etc.).	Near miss or incident occurring regardless of / as a result of the TGS being implemented.
	Response	No response required.	Appropriately qualified Traffic Controller to amend TGS on site and to keep a log of all changes.	Stop work until an investigation has been undertake into the incident. There are to be changes made to the TGS to ensure that the safety of all workers, students and civilians are catered for.
Dust	Trigger	No observable dust.	Minor quantities of dust in the air and tracking onto the road.	Large quantities of dust in the air and tracking onto the road.
	Response	No response required.	Review and investigate construction activities and respective control measures, where appropriate. Implement additional remedial measures, such as: • Deployment of additional water sprays. • Relocation or modification of dust-generating sources. • Check condition of vibrating grids to ensure they are functioning correctly. Temporary halting of activities and resuming when conditions have improved.	As per Condition Amber, plus: • If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies. • Implement relevant responses and undertake immediate review to avoid such occurrences in future.

6.5 Communications Strategy

The Contractor shall establish a communications strategy and is to be included in the overarching CEMP Section 1.7 (refer to the community consultation strategy prepared separately).

A Communications and Community Liaison Representative (**CCLR**) has been nominated as David Upton of Vaughan Constructions and shall be responsible for ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an environmental complaint.

All employees who are made aware of a complaint, either verbal or written, are to immediately notify the Contractor's Project Manager, who will then contact the CCLR. Upon becoming aware of a complaint, the protocol outlined in **Table 10** will be followed.

Table 10 Response Strategy

Ref	Protocol	Action
1	Record and acknowledge	Any employee who takes receipt of a complaint, either verbal or written, is to immediately notify the Contractor's Project Manager, who will then contact the CCLR. The Contractor's Project Manager will be available 24 hours a day, seven days a week and have the authority to stop or direct works. In the normal course of events, the first contact or complaints will usually be made in person or by telephone. The complainant's name, address, and contact details, along with the nature of the complaint, will be requested. If the complainant refuses to supply the requested information, a note will be made on the form, and the complainant will be advised of this.
2	Assess and prioritise	The CCLR will prioritise all complaints by severity for the risk to health and safety and will attempt to provide an immediate response via phone or email.
3	Investigate	An on-site investigation will be initiated to confirm details relevant to the complaint and the cause of the problem. Any monitoring information and/or records at and around the time of the complaint will be reviewed for any abnormality or incident that may have resulted in the complaint.
4	Action or rectify	Once the cause of the complaint has been established, every possible effort will be made to undertake appropriate action to rectify the cause and mitigate any further impact. The CCLR will assess whether the complaint is founded or unfounded and delegate the remediation of the issue to the Contractor's Project Manager for action, as required.
5.	Respond to Complainant	The CCLR will oversee rectifying the issue and respond to the complainant once the issue has been resolved. The complainant will be provided with a follow-up verbal response on what action is proposed within two hours during night-time works (between the hours of 6:00 pm and 10:00 pm) and 24 hours at other times. Where a complaint cannot be resolved by the initial or follow-up verbal response, a written response will be provided to the complainant within ten days.
6.	Record	It is imperative that an assessment of the situation is carried out and documented to minimise the potential for similar complaints in the future. On this basis, every complaint received is to be recorded in the Community Correspondence Register. A copy of the completed form will be maintained for at least five years.

Ref	Protocol	Action
7.	Preventative Action	Once the complaint has been suitably handled, appropriate measures will be identified and implemented to negate the possibility of re-occurrence. The Community Correspondence Register is not finalised until the preventative actions are completed and recorded on the form.

In addition to the above, the CCLR is to notify the community liaison representative when traffic is expected to exceed the parameters set within “Condition Green” of **Table 9**. Notwithstanding, **Table 11** outlines an indicative communication strategy to ensure that adequate communication with key stakeholders has been met.

Table 11 Communications Strategy

Risk	Impact	Comms Channel
Wider Traffic Disruption	Wider community and stakeholders informed through local and wider advertising and notification.	Stakeholder Meetings.
Construction related traffic	Ensure construction crews use traffic routes identified in the Traffic Management Plan, and Ensure residents in area are notified in advance of any traffic changes that may affect them.	Stakeholder email blast.

Furthermore, ongoing communication will be undertaken so that all stakeholders are kept up to date on the works and potential impacts.

Appendix A Curriculum Vitae – Brendyn Rheinberger

Brendyn is a highly dedicated and driven Traffic and Transport Engineer who thrives on working in a complex, challenging and problem-solving environment. Brendyn has extensive professional experience with over 15 years working in traffic and transport engineering, civil engineering, and project management roles in both public and private contexts throughout Queensland and NSW.

Skilled in integrated transport planning, traffic analysis, construction traffic management, traffic signal design, road network operations, road safety, car park design and project management. Brendyn has a proven ability to develop and foster strong relationships with organisations and authorities, through communication, honesty, and integrity.

Education and Qualifications

- Master of Engineering (Engineering Management), Griffith University (2015)
- Bachelor of Engineering (Civil), Griffith University (2012)
- Chartered Professional Engineer of Australia (CPEng)
- Professional Engineer of Queensland (RPEQ)
- Professional Engineer of Victoria (RPEV)
- Traffic Management Design (TMD) accredited, Department of Transport and Main Roads
- Prepare Traffic Management Plans and Traffic Guidance Schemes (TCT1044529), NSW Government
- Road Safety Auditor (RSA), Department of Transport and Main Roads

Project Experience

Springwood to Browns Plains Passenger Transport Corridor Study, TMR (2020)**
Brendyn and his team were commissioned by the Department of Transport and Main Roads to investigate public transport demands and infrastructure requirements between Springwood and Browns Plains to support future growth and improved multi-modal transport outcomes.

Brendyn was involved in the review of the existing bus network, setting strategic objectives and developed the options analysis framework for assessing proposed corridors.

Lae Drive, Runaway Bay Corridor Master Plan, CoGC (2020)**
Brendyn and his team were engaged by City of Gold Cost (CoGC) to provide a multi-modal corridor master plan for the Lae Drive corridor in Runaway Bay. The corridor includes numerous signalised and unsignalised intersections and roundabouts which were assessed, and intersection upgrades proposed as part of the project. The solutions for the corridor included individual intersection upgrades as well as corridor connections to suit the demographics and user profile of the corridor. The team prepared three briefing notes, a technical summary report and a graphically designed corridor master plan for public issue.

Brendyn oversaw the investigations into both the active and public transport networks for the corridor and provided guidance on intersection analysis using SIDRA intersection performance software.

Brendyn led workshops internally with the project team to determine individual mode-based solutions and derive the most suitable options using a SWOT analysis methodology.

Mackay Waterfront PDA Transport Model Analysis, MRC (2020)**
Brendyn and his team were engaged by Mackay Regional Council (MRC) to undertake an options analysis on the Sydney Street/River Street intersection located near the Pioneer River in the Mackay CBD. MRC and the Department of Transport and Main Roads identified

an issue with connectivity for the Blue Water Trail, an active transport shared path that travels along the Pioneer River coastline predominantly used for recreation. The existing intersection configuration of Sydney Street/River Street forced pedestrians and cyclists travelling along the trail to cross in two stages resulting in significant delays. The project investigated various options to modify the intersection and surrounding Blue Water Trail alignment to improve connectivity for pedestrians and cyclists. The project resulted in providing MRC with three preferred options suited to three differing timeframes for implementation, as well as enabling each option to be built upon one another as a progression of sorts towards an end vision for the Waterfront PDA.

Brendyn managed the project's budgetary and time requirements and was the key contact representing his project team. He oversaw the options development, intersection analysis and provided guidance on concept designs.

Brisbane Metro Program Management, TransLink (2019-2021)**
Brendyn undertook a role in representing Queensland Government for the Brisbane Metro project. He was responsible for coordinating design reviews of all design packages under Brisbane Move's scope. He was also responsible for briefing TransLink's executive team on upcoming bus service disruptions as a result of planned construction activities. Brendyn was a liaison for TransLink within several working groups and interfaced with BCC, the Project Verifiers and Brisbane Move representatives.

Kellyville Station Bus Interchange Concept Design, Sydney Metro (2019)**
Brendyn was the project manager for the concept design of the bus interchange at Kellyville station. This involved developing several options for buses to circulate through the station precinct including providing provisions for bus stop and bus priority infrastructure. Brendyn was in constant communication with Roads and Maritime, Transport for NSW and The Hills Shire Council in regard to road operational impacts, bus route service planning, bus lane enforcement and parking and signage changes. The work Brendyn performed was pivotal to all stakeholders coming to agreement and deciding on a preferred option to be added to the Station Precinct Design Plan.

Sydenham Temporary Bussing Optioneering, Sydney Metro (2019)**
Due to the proposed changes to the surrounding road network of Sydenham station as part of Metro upgrade works, new rail replacement bus routes and stop locations were required as a result of impacts to the existing Sydney Trains bus specifications during rail possessions. Brendyn developed eight different options for bus routes and stop locations and assessed each against a common set of criteria as part of a multi-criteria analysis. Through this process Brendyn was able to determine a preferred option and presented the findings of this optioneering assessment numerous times to Roads and Maritime, Sydney Coordination Office, Transport for NSW, Sydney Trains and Inner West Council. Brendyn ascertained in-principle support and approvals from the relevant stakeholders which was instrumental in implementing the preferred option.

Kellyville Park N Ride Demand Investigation, Sydney Metro (2019)**
Brendyn provided support to the investigation of the Park n Ride facility at Kellyville. This multi-storey car park consists of 1350 spaces and it was Brendyn's responsibility to assist with providing comparative findings of the forecasted demands versus the observed demands of the facility during peak traffic periods. These findings informed the traffic analysis that Brendyn managed for the precinct streets of Kellyville station and the surrounding key intersections. By understanding the demand profile of traffic volumes entering and exiting the Park n Ride facility, Brendyn was able to accurately stress test the local road network to determine its current design life before requiring capacity upgrades.

Sydenham To Bankstown Integrated Transport Planning, Sydney Metro (2019)**
Across the ten future southwest Metro stations, Brendyn's role was to oversee the identification of potential improvement opportunities to pedestrian and cyclist facilities, bus

stops and kiss n ride spaces surrounding the station precincts. Improvements included undertaking pedestrian capacity assessments, surrounding land use investigations, identifying pedestrian desire lines, a walking and cycling strategy, traffic modelling, concept designs and bus stop operational assessments of which Brendyn facilitated. Brendyn organised workshops to further develop concept designs and presented the recommended improvements to relevant stakeholders for in-principle agreement prior to the submission of a technical report for final approval. The improvement opportunities were selected to align with Transport for NSW's Movement and Place Framework.

Bankstown Line Temporary Transport Plan, Sydney Metro (2019)**
This project involved the development of a temporary transport plan designed to be implemented during the possession of the existing Bankstown heavy rail line to facilitate conversion works. Across a three week period, rail replacement bus services are planned to be in operation to transport rail customers inconvenienced by the Bankstown line rail possession. As Traffic Manager, Brendyn was responsible for assessing the road network planned to be utilised by rail replacement buses. The main objective of Brendyn's role was to ensure reliability and to improve bus travel time through a congested road network. Through traffic modelling, Brendyn was able to effectively identify locations suitable for temporary changes to on-street parking, traffic signal phasing modifications and locations for pedestrian management, all to support the temporary bus services. Finally, the list of recommended modifications and the justification behind each was presented as part of a handover by Brendyn to members of the Sydney Coordination Office and Transport Management Centre, who were tasked with operating the TTP.

Traffic Engineer, Sydney Light Rail Project, Acciona Infrastructure (2016-2018)**
This project involved the construction of a light rail network travelling through the Sydney CBD and extending through Surry Hills, Randwick, Kensington and Kingsford suburbs. The project addressed the capacity issues on the south eastern suburbs bus network by providing a high frequency 'turn up and go' service connecting the inner west suburbs with the south eastern suburbs through 12km of light rail network. As a Traffic Engineer on this high profile project, Brendyn's primary role was to prepare site-specific traffic management plans to facilitate construction of various utility and civil components throughout the Randwick, Kensington and Kingsford sections. In designing each TMP, Brendyn had a strong focus on pedestrian and cyclist safety as these facilities were designed in a temporary configuration in the vicinity of construction vehicle movements and activities. Overseeing all aspects of TMP development and obtaining approvals from state and local authorities was Brendyn's ultimate objective and was vital for construction activities to proceed.

Safer Roads Sooner Program, TMR (2016)**
As part of the south coast region for Transport and Main Roads, Brendyn oversaw the determination of potential road improvement projects where deficiencies in safety were evident due to historical accident data and trends being identified. Brendyn was responsible for undertaking cost benefit analysis for each potential project to develop a short list for submission to the Land Transport Safety team within TMR. For each of the short listed road improvement projects, Brendyn prepared a business case which highlighted the justification and benefits the projects would provide to the state controlled road network. These business cases were submitted to the Land Transport Safety team to determine funding allocations for the south coast region under the Safer Roads Sooner program.

M1 Motorway Exit 54 Interchange Upgrade, Traffic Signal Operational Support, TMR (2015-2016)**
As part of the Network Optimisation team within Transport and Main Roads, Brendyn provided traffic signal design and operational support to the contractor during each stage of construction of the Exit 54 interchange upgrade. This involved developing traffic signal plans that dictated the cycle times and phasing for the varying traffic demands throughout each day. Brendyn monitored the live traffic utilising a combination of permanent and temporary

CCTV cameras during the critical AM and PM peak periods to ensure queuing did not exceed the capacity of the on and off-ramps to the M1 motorway. Brendyn attended meetings with the contractor regularly and provided advice on construction staging in regard to traffic signal operations.

Metricon Stadium Venue Transport Planning, TMR (2020)**
Brendyn provided support to the Gold Coast Suns AFL club in regard to the operation of traffic signals as part of the Metricon Stadium transport planning for AFL game days. Liaising with the Gold Coast Suns, Queensland Police, QLD Ambulance, QLD Fire and Emergency, City of Gold Coast and the Traffic Management Centre, Brendyn was able to develop game day specific traffic signal plans for Nerang Broadbeach Road that catered for the needs of each stakeholder. This included the coordination of the corridor to support the major direction of traffic flow, extending pedestrian crossing times at key locations which would be supported by on-site traffic controllers, and providing bus priority signal phasing to assist with transporting spectators to and from games.

Memberships and Associations

- Member of Institution of Engineers Australia (MIEAust)
- Member of Australian Institute of Traffic Planning and Management (AITPM)

Appendix B Site Plans



NOTES

ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890

SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS

ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum) LEVELS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO FURTHER CIVIL DESIGN. THESE MIGHT VARY +/- 500 mm

DEVELOPMENT ANALYSIS

SITE AREAS BASED ON EXISTING DRAWINGS, AND NEED TO BE CONFIRMED BY FURTHER DETAILED DESIGN OR INTERNAL BUILDING SURVEY.

SITE AREA	
15 GOW DEVELOPMENT SITE AREA LOT 100 / DP1011185	53,830 m²
20 GOW DEVELOPMENT SITE AREA LOT 53 / DP1064349	6,341 m²
TOTAL SITE AREA INCLUDING 15 & 20 GOW STREET	60,171 m²

EXTERNALS	
NEW CONCRETE HARDSTAND AND CONCRETE DRIVEWAY	13,402 m²
TOTAL LANDSCAPE AREA	6,803.32 m²

NEW BUILDINGS	
NEW PRODUCTION FACILITY	4,753 m²
NEW MEZZANINE (L1)	1,250 m²
NEW LABS - 3 LVL	3,525 m²
NEW DRIVER AMENITY	9 m²
REFURBISH EXISTING BUILDING	6,987 m²
NEW CANOPY TO WAREHOUSE (15m)	998 m²
REFURBISH CANOPY (23m)	6,987 m²
TOTAL NEW AND REFURBISHED BLD	16,524 m²
EXISTING BUILDINGS (NO WORKS)	12,211 m²
ULTIMATE BUILDING AREAS (GFA)	28,735 m²
PLOT RATIO MEASURED AGAINS 15 GOW STREET ONLY	53.72 %

PARKING	
CAR PARKING PROVIDED AT 20 GOW STREET	211
CAR PARKING PROVIDED AT 15 GOW STREET	12
TOTAL CAR PROVISION	223

LEGEND

- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXISTING CARPARK
- INDICATES EXISTING OUTDOOR STAFF AMENITIES
- FIRE LINE MARKED TRUCK AREA
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- **RW** RETEINING WALL
- **S** TRAFFIC SIGNAGE, REFER TO TRAFFIC ENGINEERS REPORT FOR FURTHER INFORMATION
- **SG** NEW SWING GATE
- **EX-SG** EXISTING SWING GATE
- **EX-BG** EXISTING BOOM GATE
- **RWT** RAIN TAER TANK
- **FN1** EXISTING HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALISADE STYLE) FENCING

CARPARKING REQUIREMENT

LAND USE	PROPOSED GFA m²	DCP PARKING RATE	CAR PARKING REQUIRED	EXISTING PARKING 20 GOW STREET	PROVIDED PARKING BAYS 15 GOW STREET
INDUSTRIAL (FACTORY + LAB)	20,263 m²	1 PER 100 m² GFA	203	211	12
WAREHOUSE	6,743 m²	1 PER 300 m² GFA	20		
OFFICE	1,729 m²	1 PER 100 m² GFA	27		
TOTAL	28,735 m²		250		

No.	DATE:	REVISION:	BY:	CHK:
P4	16.08.2024	PRELIMINARY ISSUE	AS	SC
P5	28.08.2024	PRELIMINARY ISSUE	AS	SC
P6	30.08.2024	PRELIMINARY ISSUE	AS	SC
A	31.10.2024	FOR APPROVAL	KL	SC
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY, NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

TITLE:
SITE PLAN

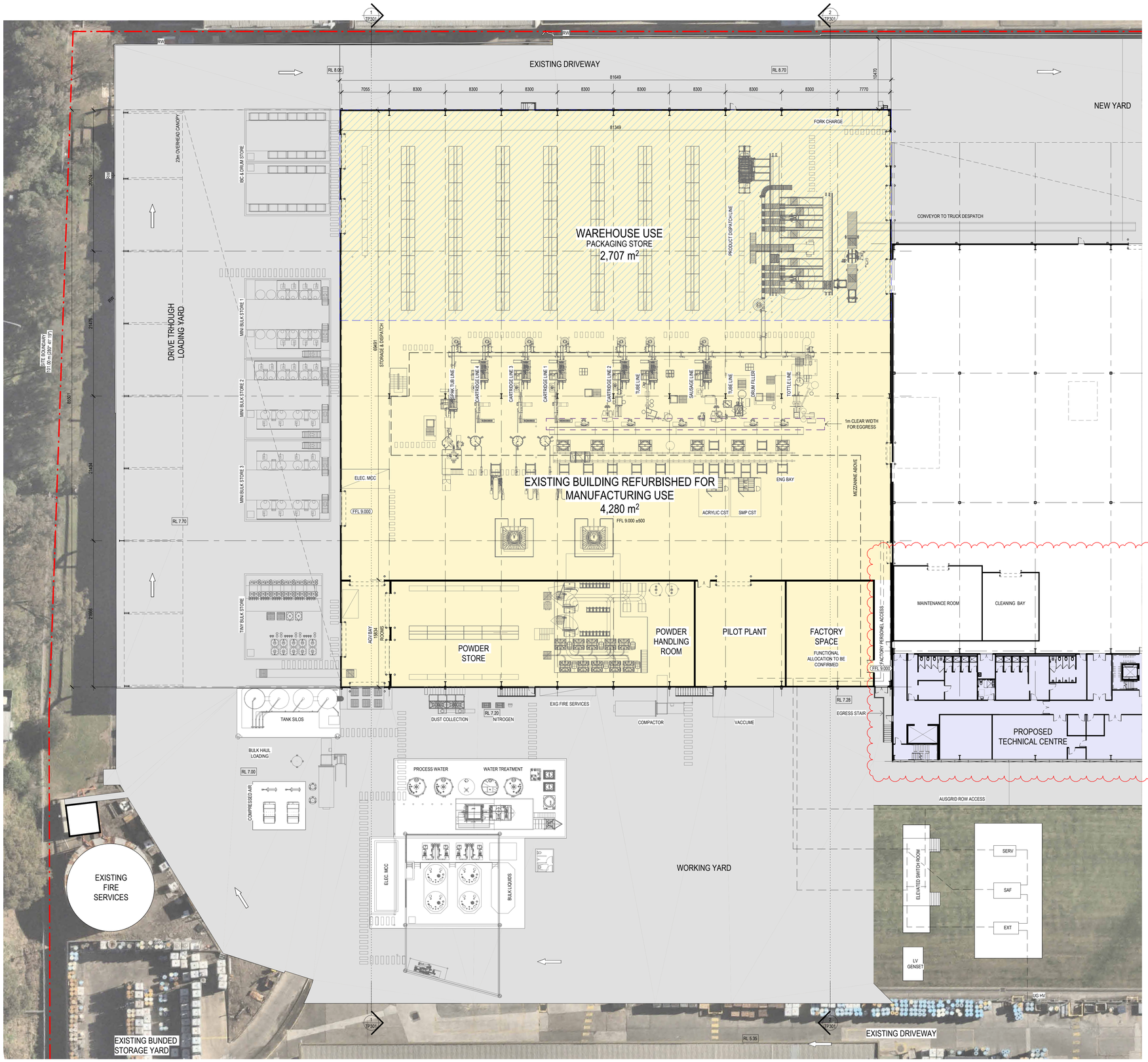
NORTH

CLIENT:
SELLEYS® VAUGHAN CONSTRUCTIONS

DATE: OCTOBER, 2024
DRAWN BY: AS
SCALE: 1:500 @ B1
SCALE:

JOB NO: 24130
DRAWING NO: TP05
REVISION: C

watson young



DEVELOPMENT ANALYSIS

SITE AREAS BASED ON EXISTING DRAWINGS, AND NEED TO BE CONFIRMED BY FURTHER DETAILED DESIGN OR INTERNAL BUILDING SURVEY.

REFURBISHED FACILITY	GFA AREA
EXISTING BUILDING	6,987 m²
WAREHOUSE	2,707 m²
MANUFACTURE USE	4,280 m²
NEW MEZZANINE	1,250 m²
REFURBISHED FACILITY GFA TOTAL:	8,237 m²

INDICATES EXTENT OF REFURBISHED WAREHOUSE FOR MANUFACTURING USE

INDICATES EXTENT OF WAREHOUSE USE

No.	DATE:	REVISION:	BY:	CHK:
P1	28.08.2024	PRELIMINARY ISSUE	AS	SC
P2	30.08.2024	PRELIMINARY ISSUE	AS	SC
A	31.10.2024	FOR APPROVAL	KL	SC
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY, NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

TITLE:
EXISTING WAREHOUSE PROPOSED GROUND FLOOR

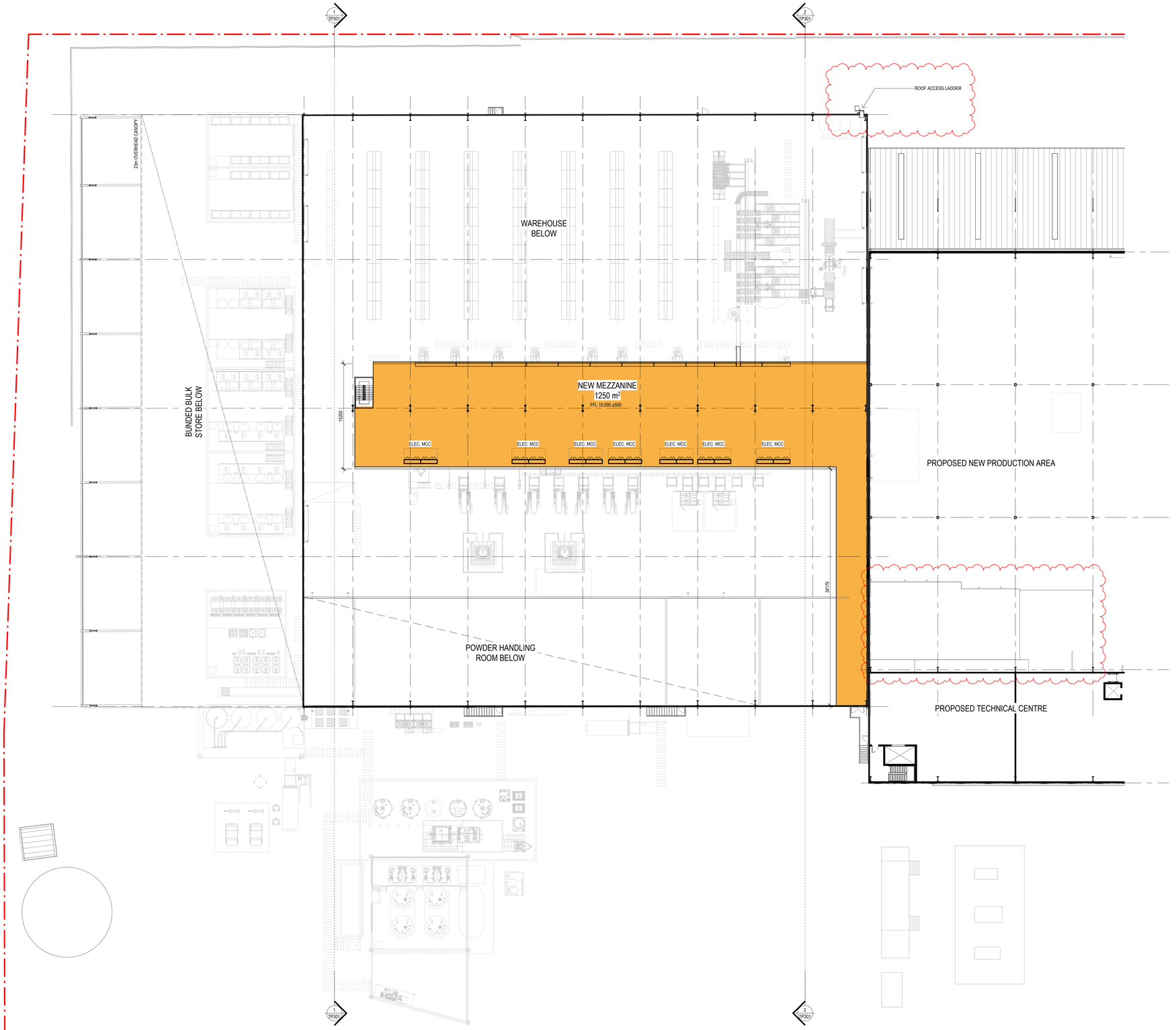
NORTH

CLIENT:
SELLEYS
VAUGHAN CONSTRUCTIONS

DATE: OCTOBER, 2024
DRAWN BY: JG
SCALE: 1 : 250 @ B1
SCALE:

JOB NO: 24130
DRAWING NO: TP100
REVISION: B

watson young



DEVELOPMENT ANALYSIS

SITE AREAS BASED ON EXISTING DRAWINGS, AND NEED TO BE CONFIRMED BY FURTHER DETAILED DESIGN OR INTERNAL BUILDING SURVEY.

REFURBISHED FACILITY	GFA AREA
EXISTING BUILDING	6,987 m²
WAREHOUSE	2,707 m²
MANUFACTURE USE	4,280 m²
NEW MEZZANINE	1,250 m²
REFURBISHED FACILITY GFA TOTAL:	8,237 m²

No.	DATE:	REVISION:	BY:	CHK:
P1	28.08.2024	PRELIMINARY ISSUE	AS	SC
P2	30.08.2024	PRELIMINARY ISSUE	AS	SC
A	31.10.2024	FOR APPROVAL	KL	SC
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY, NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

TITLE:
EXISTING WAREHOUSE PROPOSED MEZZANINE

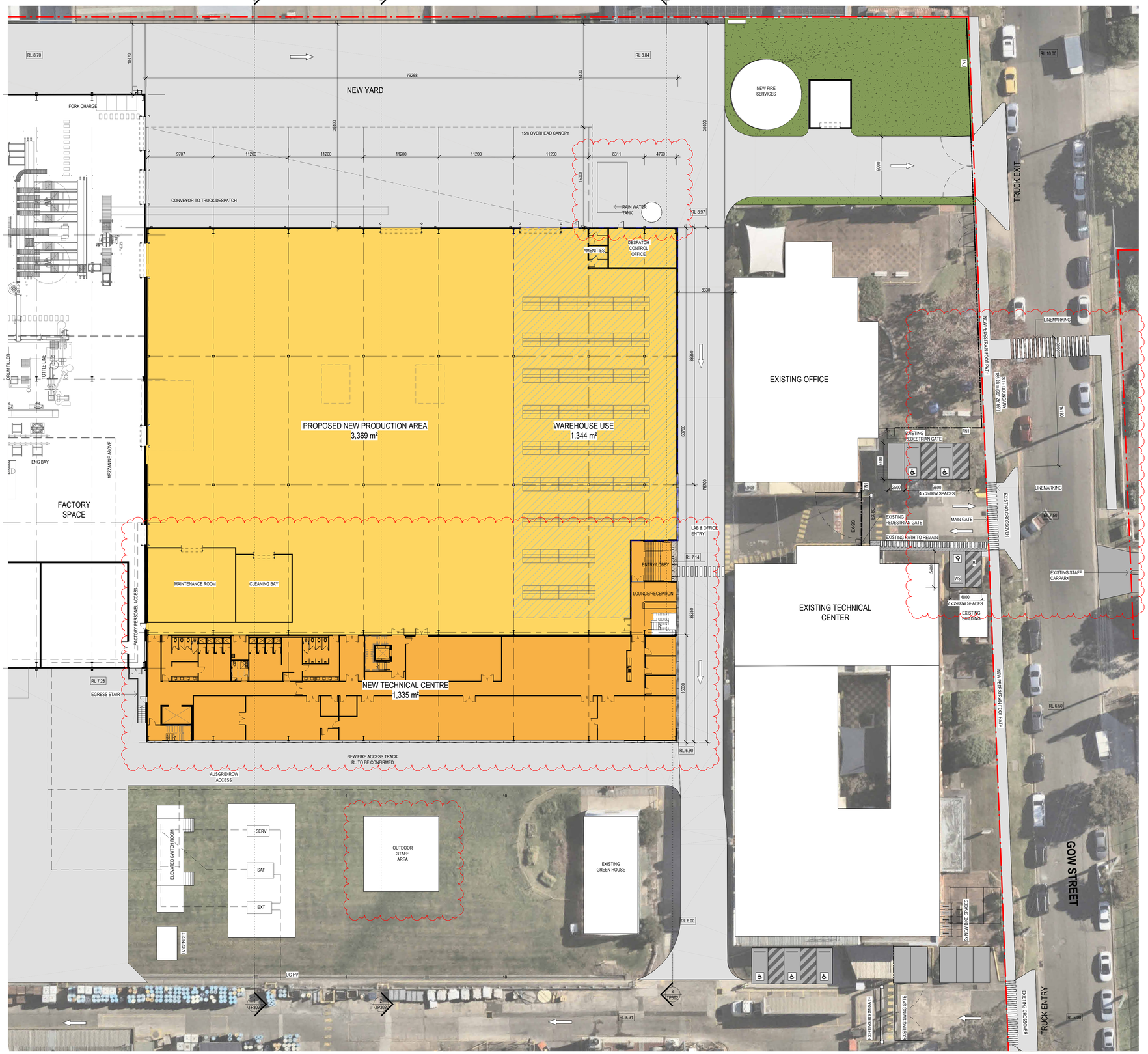
NORTH

CLIENT:
SELLEYS
VAUGHAN CONSTRUCTIONS

DATE: OCTOBER, 2024
DRAWN BY: JG
SCALE: 1 : 250 @ B1
SCALE:

JOB NO: 24130
DRAWING NO: TP101
REVISION: B

watson young



DEVELOPMENT ANALYSIS

SITE AREAS BASED ON EXISTING DRAWINGS, AND NEED TO BE CONFIRMED BY FURTHER DETAILED DESIGN OR INTERNAL BUILDING SURVEY.

PROPOSED WAREHOUSE	GFA AREA
GROUND FLOOR:	
NEW DEVELOPMENT	4,753 m²
TECHNICAL CENTRE	1,327 m²
GROUND FLOOR TOTAL:	6,080 m²
FIRST FLOOR:	
TECHNICAL CENTRE	1,270 m²
SECOND FLOOR:	
TECHNICAL CENTRE	928 m²

INDICATES EXTENT OF PROPOSED PRODUCTION AREA

INDICATES EXTENT OF PROPOSED WAREHOUSE USE

INDICATES EXTENT OF NEW TECHNICAL CENTRE

No.	DATE:	REVISION:	BY:	CHK:
P1	28.08.2024	PRELIMINARY ISSUE	AS	SC
P2	30.08.2024	PRELIMINARY ISSUE	AS	SC
A	31.10.2024	FOR APPROVAL	KL	SC
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY, NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

TITLE:
PROPOSED PRODUCTION & WAREHOUSE GROUND FLOOR

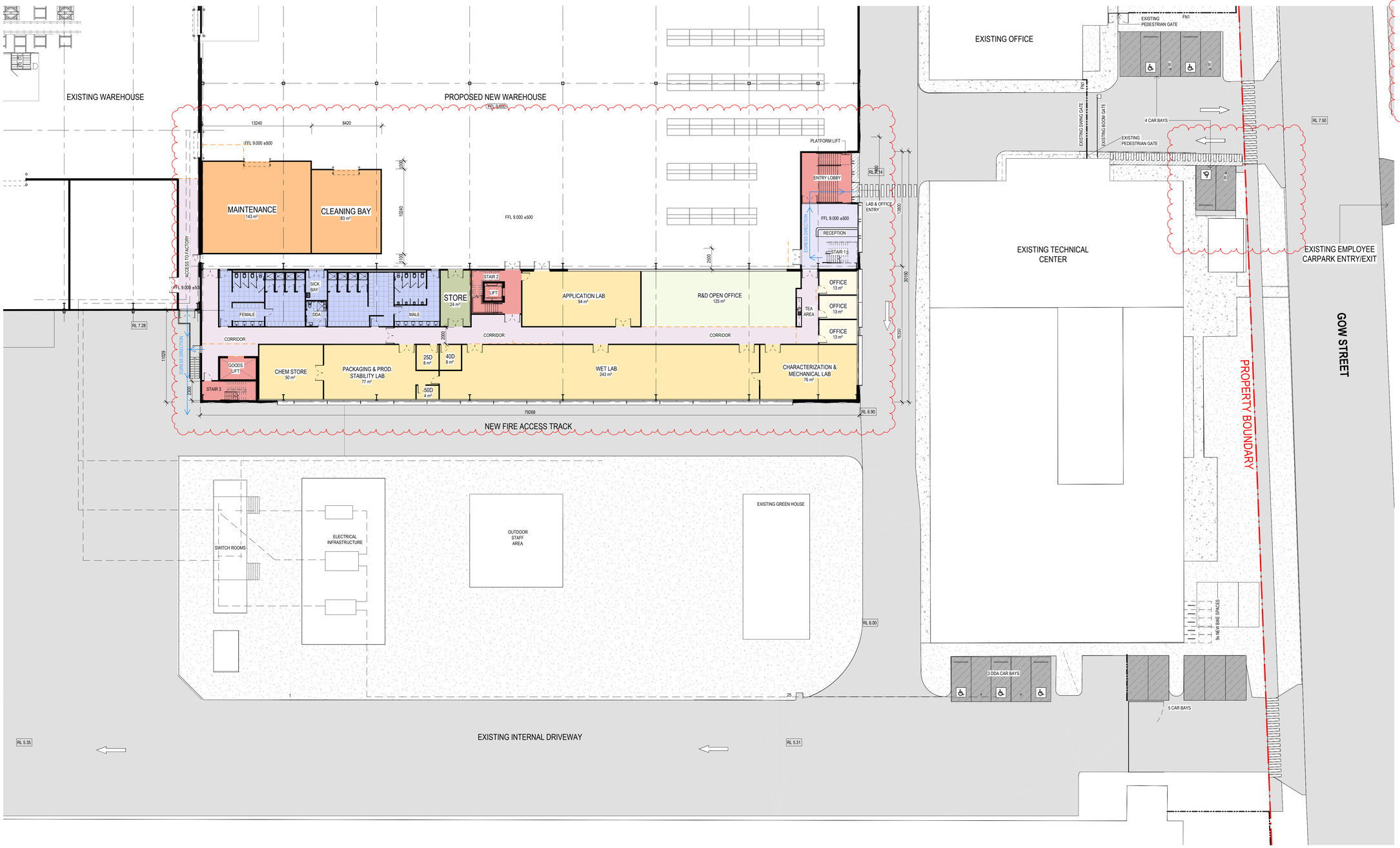
NORTH

CLIENT:
SELLEYS
VAUGHAN CONSTRUCTIONS

DATE: OCTOBER, 2024
DRAWN BY: JG
SCALE: 1 : 250 @ B1
SCALE:

JOB NO: 24130
DRAWING NO: TP102
REVISION: B

watson young



DEVELOPMENT ANALYSIS

SITE AREAS BASED ON EXISTING DRAWINGS, AND NEED TO BE CONFIRMED BY FURTHER DETAILED DESIGN OR INTERNAL BUILDING SURVEY.

PROPOSED WAREHOUSE	GFA AREA
GROUND FLOOR:	
NEW DEVELOPMENT	4,753 m²
TECHNICAL CENTRE	1,327 m²
GROUND FLOOR TOTAL:	6,080 m²
FIRST FLOOR:	
TECHNICAL CENTRE	1,270 m²
SECOND FLOOR:	
TECHNICAL CENTRE	928 m²

No.	DATE:	REVISION:	BY:	CHK:
P5	16.08.2024	PRELIMINARY ISSUE	AS	SC
P6	28.08.2024	PRELIMINARY ISSUE	AS	SC
P7	30.08.2024	PRELIMINARY ISSUE	AS	SC
A	31.10.2024	FOR APPROVAL	KL	SC
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY, NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

TITLE:
OPERATIONS OFFICE & TECHNICAL CENTRE
OTC GROUND FLOOR

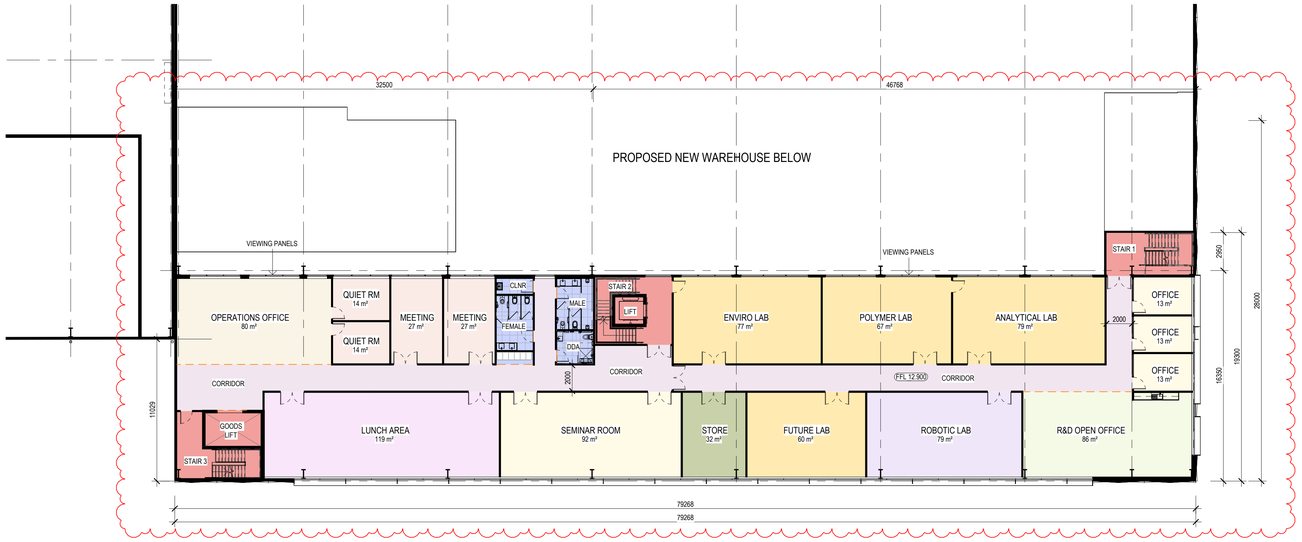
NORTH

CLIENT:
SELLEYS
VAUGHAN CONSTRUCTIONS

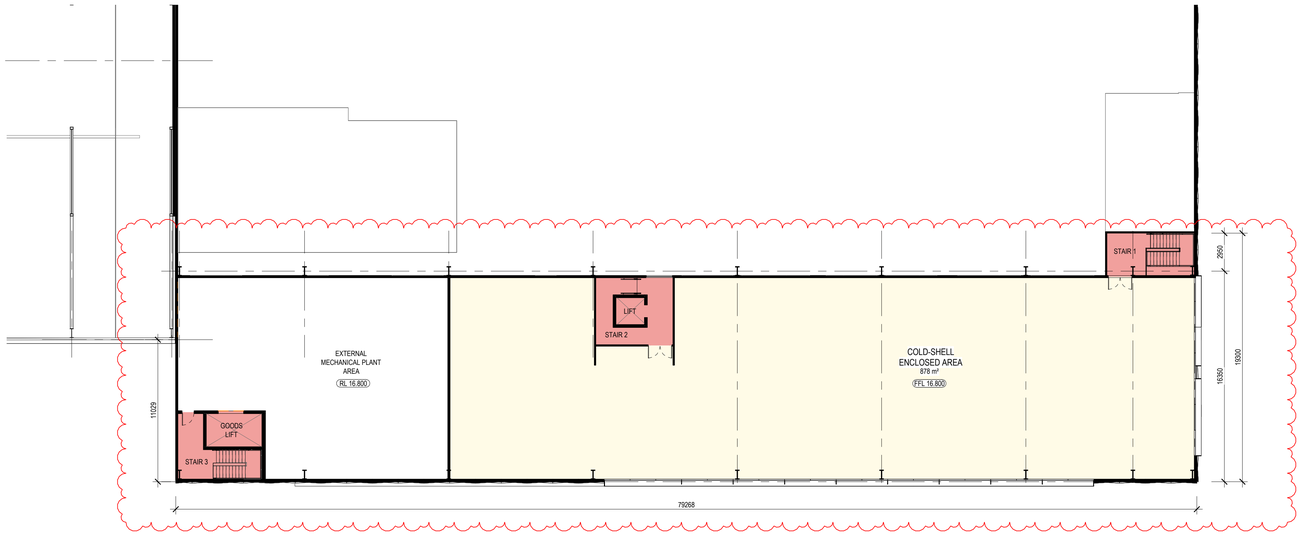
DATE: OCTOBER, 2024
DRAWN BY: AS
SCALE: 1:200 @ B1
SCALE:

JOB NO: 24130
DRAWING NO: TP103
REVISION: B

watson young



OPERATIONS OFFICE & TECHNICAL CENTRE FIRST FLOOR
SCALE: 1 : 200



OPERATIONS OFFICE & TECHNICAL CENTRE SECOND FLOOR
SCALE: 1 : 200

No.	DATE:	REVISION:	BY:	CHK:
P5	16.08.2024	PRELIMINARY ISSUE	AS	SC
P6	28.08.2024	PRELIMINARY ISSUE	AS	SC
P7	30.08.2024	PRELIMINARY ISSUE	AS	SC
A	31.10.2024	FOR APPROVAL	KL	SC
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY, NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

TITLE:
OPERATIONS OFFICE & TECHNICAL CENTRE
OTC FIRST FLOOR & SECOND FLOOR

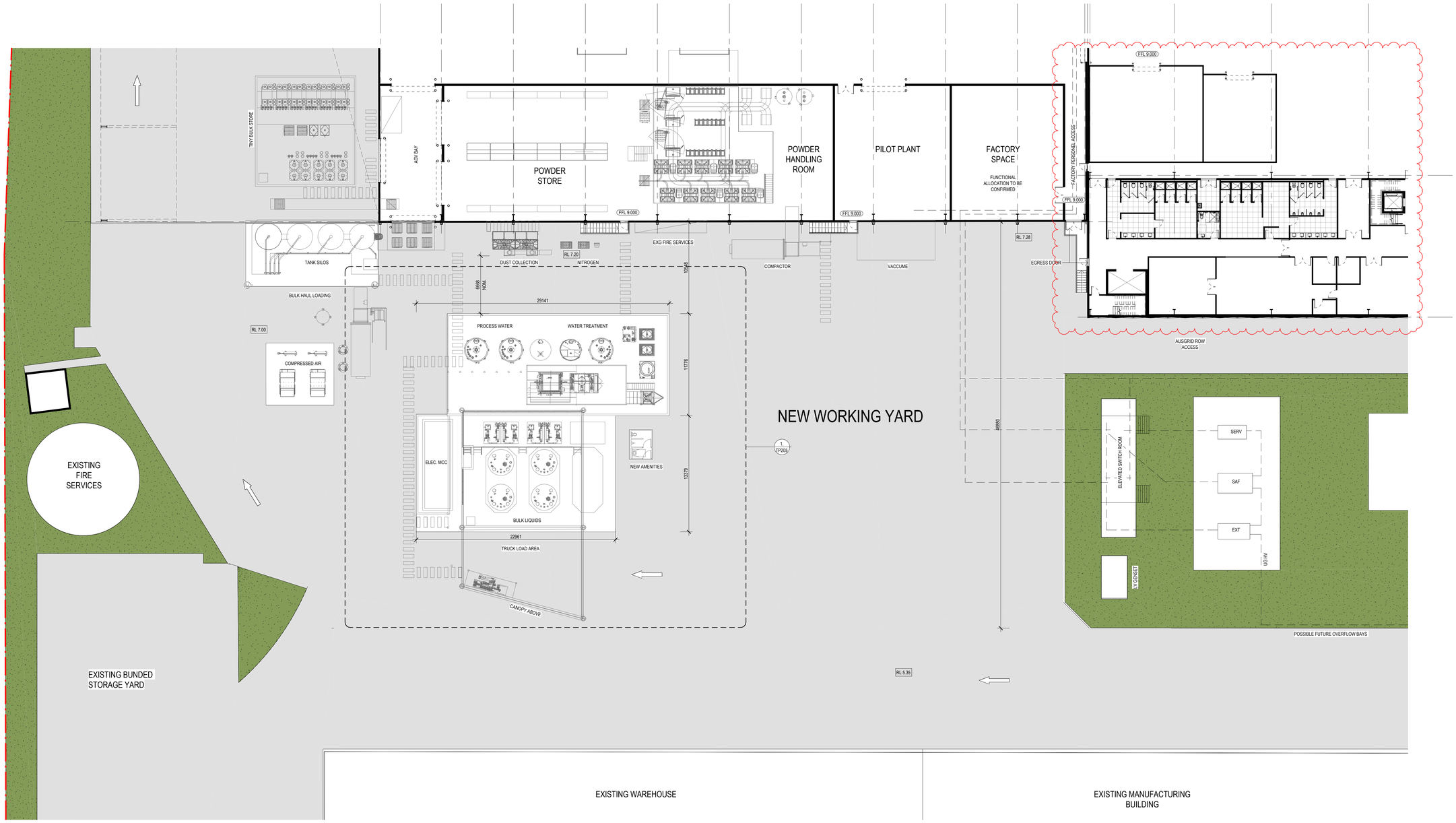
NORTH

CLIENT:
SELLEYS
VAUGHAN CONSTRUCTIONS

DATE: OCTOBER, 2024
DRAWN BY: AS
SCALE: 1:200 @ B1
SCALE:

JOB NO: 24130
DRAWING NO: TP104
REVISION: B

watson young



No.	DATE:	REVISION:	BY:	CHK:
P1	28.08.2024	PRELIMINARY ISSUE	AS	SC
P2	30.08.2024	PRELIMINARY ISSUE	AS	SC
A	04.10.2024	FOR APPROVAL	AS	MH
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9616 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY, NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

TITLE:
NEW YARD

CLIENT:
SELLEYS® VAUGHAN CONSTRUCTIONS

DATE: OCTOBER, 2024
DRAWN BY: AS
SCALE: 1 : 200 @ B1
SCALE:

JOB NO: 24130
DRAWING NO: TP105
REVISION: B

watson young



LEGEND: ROOF PLAN

DP	DOWNPIPE
SL	SKYLIGHT
	ZONE FOR SOLAR PANELS TO CONTRACTORS DETAILS COORDINATE LAYOUT WITH ROOF FANS, ROOF LIGHTS, LIGHTNING PROTECTION AND OTHER SERVICES

No.	DATE:	REVISION:	BY:	CHK:
P1	28.08.2024	PRELIMINARY ISSUE	AS	SC
P2	30.08.2024	PRELIMINARY ISSUE	AS	SC
A	04.10.2024	FOR APPROVAL	AS	MH
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Gratten Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY, NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

TITLE:
ROOFS PLAN

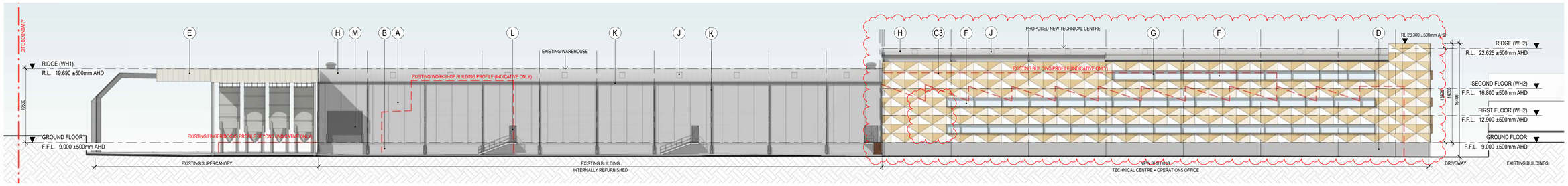
NORTH

CLIENT:
SELLEYS® VAUGHAN CONSTRUCTIONS

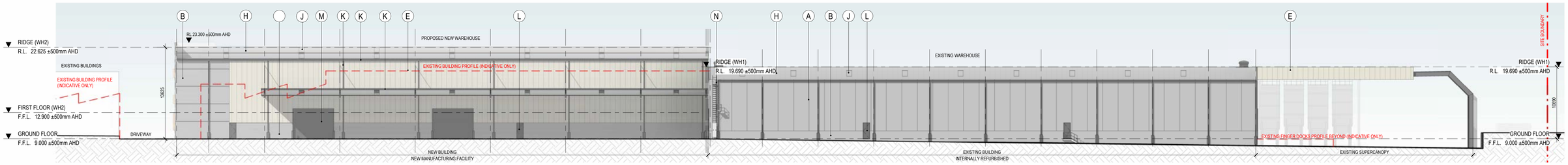
DATE: OCTOBER, 2024
DRAWN BY: AS
SCALE: 1:250 @ B1
SCALE:

JOB NO: 24130
DRAWING NO: TP106
REVISION: B

watson young

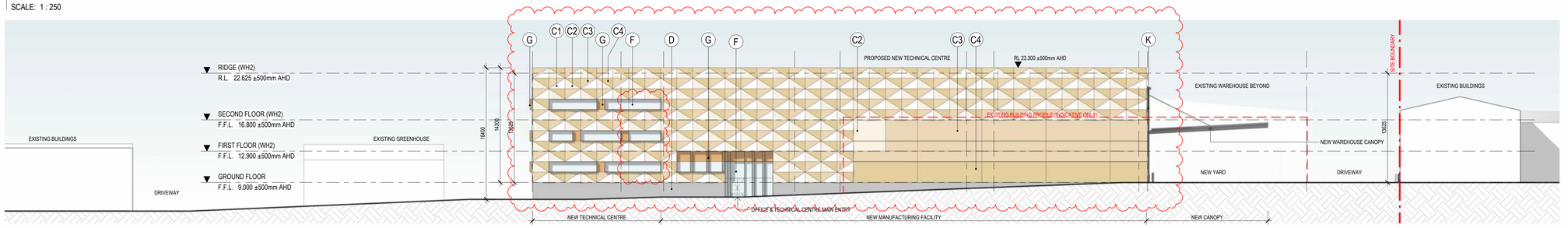


PROPOSED BUILDING OVERALL EAST ELEVATION
SCALE: 1 : 250



PROPOSED BUILDING OVERALL WEST ELEVATION
SCALE: 1 : 250

PROPOSED BUILDING OVERALL SOUTH ELEVATION
SCALE: 1 : 250



PROPOSED BUILDING OVERALL NORTH ELEVATION
SCALE: 1 : 250

EXTERNAL FINISHES

A	PRECAST CONCRETE PANEL - 2,3m JOINTS	
B	PRECAST DADO CONCRETE PANEL	EXISTING
C1	FEATURE ANGLED PRECAST CONC. PANEL	SEPIA 1 **LIGHT TONE**
C2	FEATURE ANGLED PRECAST CONC. PANEL	SEPIA 2 **MID LIGHT TONE**
C3	FEATURE ANGLED PRECAST CONC. PANEL	SEPIA 3 **LIGHT DARK TONE**
C4	FEATURE ANGLED PRECAST CONC. PANEL	SEPIA 4 **MID DARK TONE**
D	PRECAST CONC. PANEL PAINT FINISH	LIGHT GREY
E	COLORBOND WALL CLADDING	COLORBOND SURFMIST
F	ALUMINIUM FRAMED GLAZING	TINTED BLUE
G	WINDOWS FRAMES & OPAQUE PANELS	COPPER FINISH
H	ROOF CLADDING	ZINCALUME
J	ROOF SKYLIGHTS GLAZING	TINTED BLUE
K	DOWNPIPES / CAPPINGS / GUTTERS	COLORBOND BASALT
L	PA DOORS	COLORBOND BASALT
M	ROLLER SHUTTER DOORS	COLORBOND BASALT
N	ROOF ACCESS LADDER	AGREY ALUMINIUM

No.	DATE:	REVISION:	BY:	CHK:
P3	28.08.2024	PRELIMINARY ISSUE	AS	SC
P4	30.08.2024	PRELIMINARY ISSUE	AS	SC
P5	11.09.2024	PRELIMINARY ISSUE	AS	SC
A	04.10.2024	FOR APPROVAL	AS	MH
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY, NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

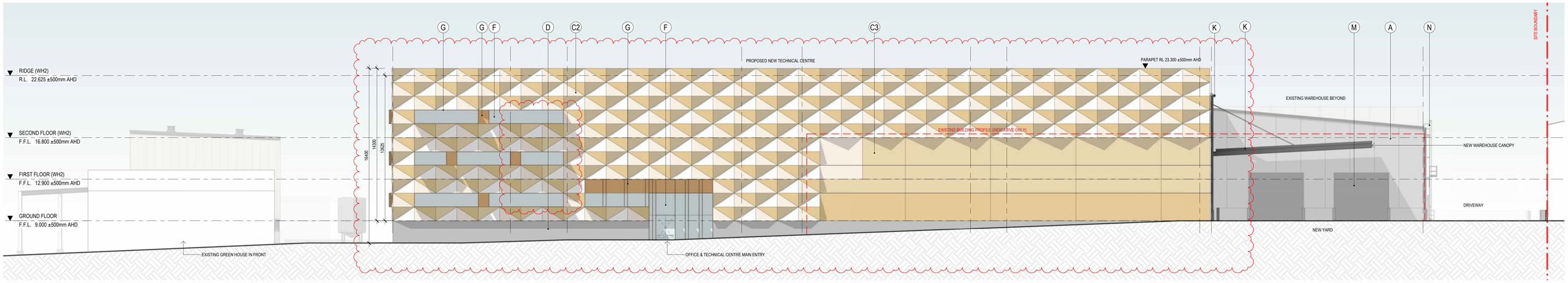
TITLE:
OVERALL MASTER ELEVATIONS

CLIENT:
SELLEYS VAUGHAN CONSTRUCTIONS

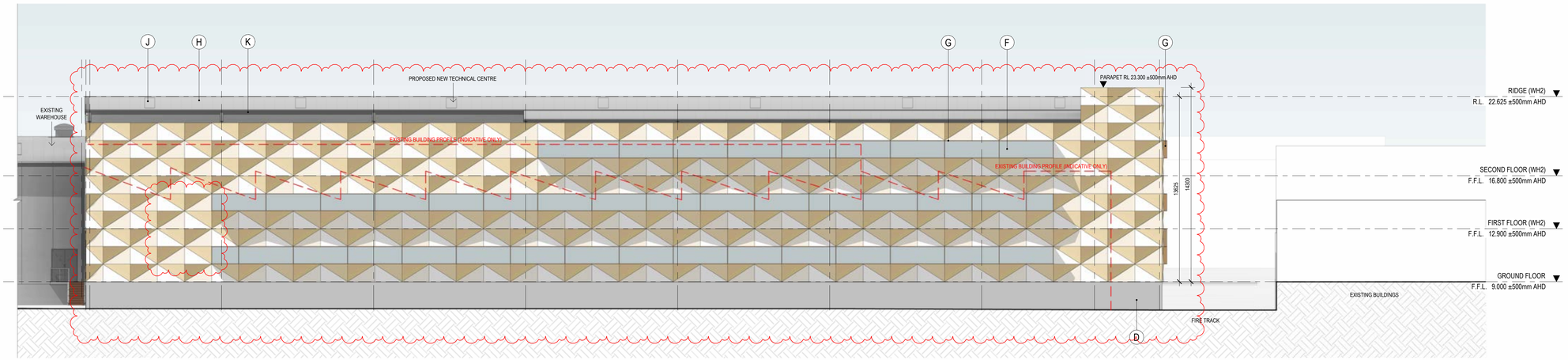
DATE: OCTOBER, 2024
DRAWN BY: AS
SCALE: 1 : 250 @ B1
SCALE:

JOB NO: 24130
DRAWING NO: TP200
REVISION: B

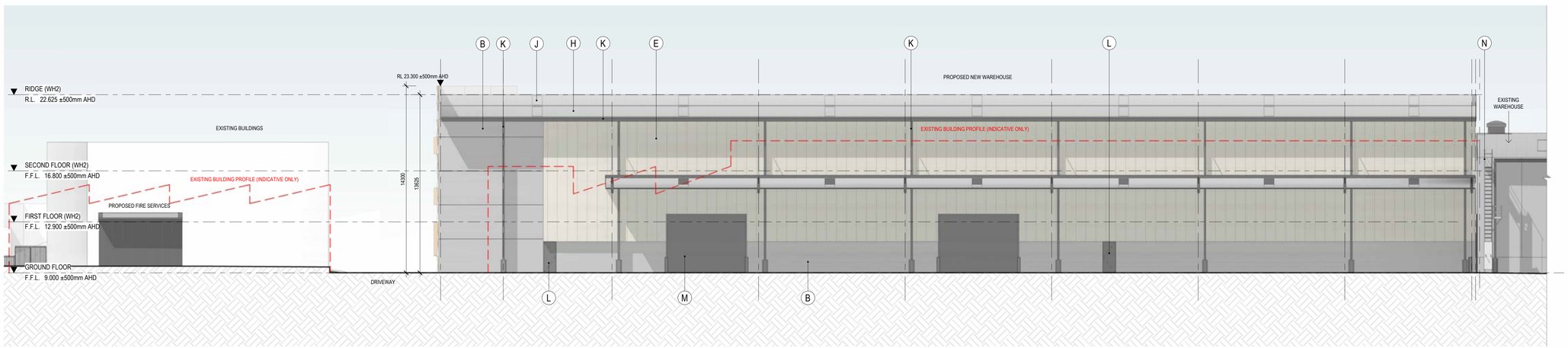
watson young



PROPOSED WAREHOUSE NORTH ELEVATION
SCALE: 1 : 150



PROPOSED WAREHOUSE EAST ELEVATION
SCALE: 1 : 150



PROPOSED WAREHOUSE WEST ELEVATION
SCALE: 1 : 150

EXTERNAL FINISHES

A	PRECAST CONCRETE PANEL - 2,3m JOINTS	
B	PRECAST DADO CONCRETE PANEL	EXISTING
C1	FEATURE ANGLED PRECAST CONC. PANEL	SEPIA 1 **LIGHT TONE**
C2	FEATURE ANGLED PRECAST CONC. PANEL	SEPIA 2 **MID LIGHT TONE**
C3	FEATURE ANGLED PRECAST CONC. PANEL	SEPIA 3 **LIGHT DARK TONE**
C4	FEATURE ANGLED PRECAST CONC. PANEL	SEPIA 4 **MID DARK TONE**
D	PRECAST CONC. PANEL PAINT FINISH	LIGHT GREY
E	COLORBOND WALL CLADDING	COLORBOND SURFMIST
F	ALUMINIUM FRAMED GLAZING	TINTED BLUE
G	WINDOWS FRAMES & OPAQUE PANELS	COPPER FINISH
H	ROOF CLADDING	ZINCALUME
J	ROOF SKYLIGHTS GLAZING	TINTED BLUE
K	DOWNPIPES / CAPPINGS / GUTTERS	COLORBOND BASALT
L	PA DOORS	COLORBOND BASALT
M	ROLLER SHUTTER DOORS	COLORBOND BASALT
N	ROOF ACCESS LADDER	AGREY ALUMINIUM

No.	DATE:	REVISION:	BY:	CHK:
P1	28.08.2024	PRELIMINARY ISSUE	AS	SC
P2	30.08.2024	PRELIMINARY ISSUE	AS	SC
P3	11.09.2024	PRELIMINARY ISSUE	AS	SC
A	04.10.2024	FOR APPROVAL	AS	MH
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9016 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY, NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

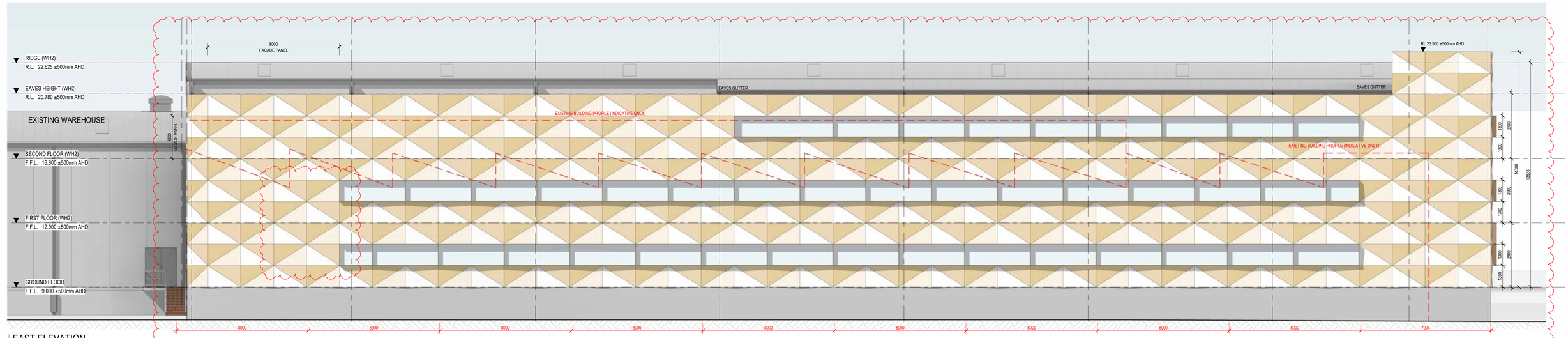
TITLE:
PROPOSED PRODUCTION & WAREHOUSE ELEVATIONS

CLIENT:
SELLEYS® VAUGHAN CONSTRUCTIONS

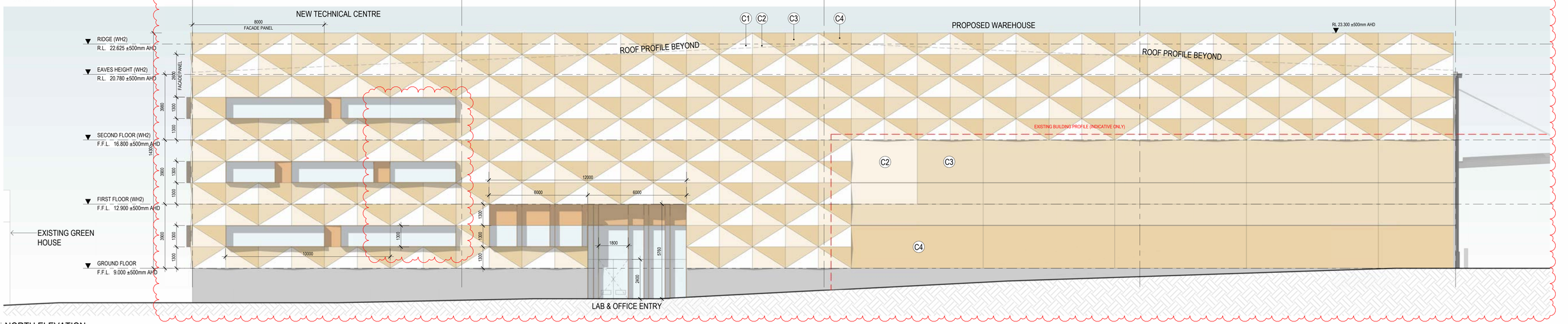
DATE: OCTOBER, 2024
DRAWN BY: JG
SCALE: 1 : 150 @ B1
SCALE:

JOB NO: 24130
DRAWING NO: TP203
REVISION: B

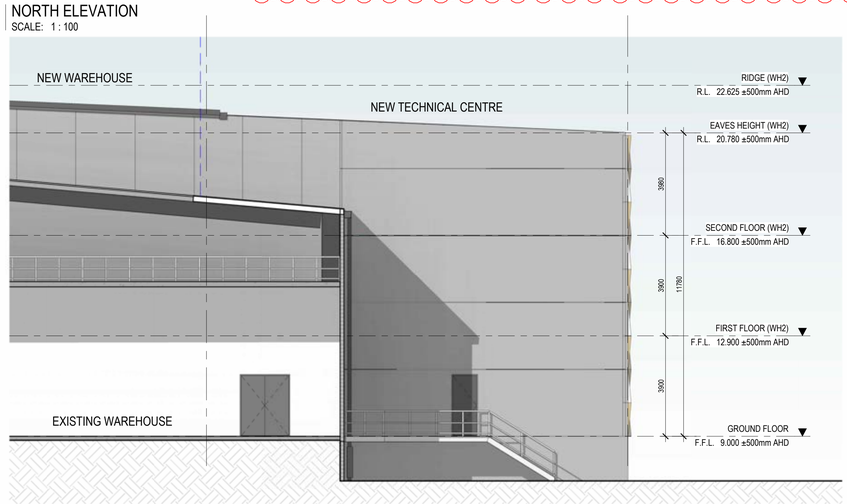
watson young



EAST ELEVATION
SCALE: 1 : 100



NORTH ELEVATION
SCALE: 1 : 100



SOUTH ELEVATION
SCALE: 1 : 100

No.	DATE:	REVISION:	BY:	CHK:
P3	28.08.2024	PRELIMINARY ISSUE	AS	SC
P4	30.08.2024	PRELIMINARY ISSUE	AS	SC
P5	11.09.2024	PRELIMINARY ISSUE	AS	SC
A	04.10.2024	FOR APPROVAL	AS	MH
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY, NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

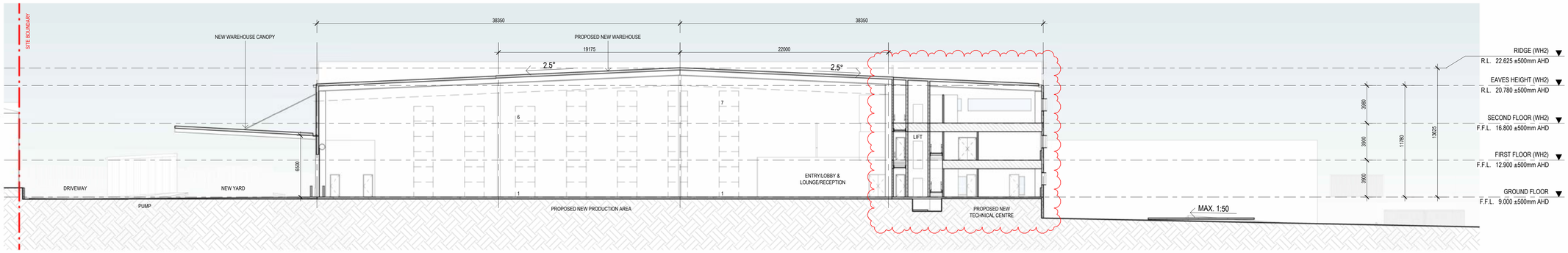
TITLE:
OPERATIONS OFFICE & TECHNICAL CENTRE
OTC ELEVATIONS

CLIENT:
SELLEYS® VAUGHAN CONSTRUCTIONS

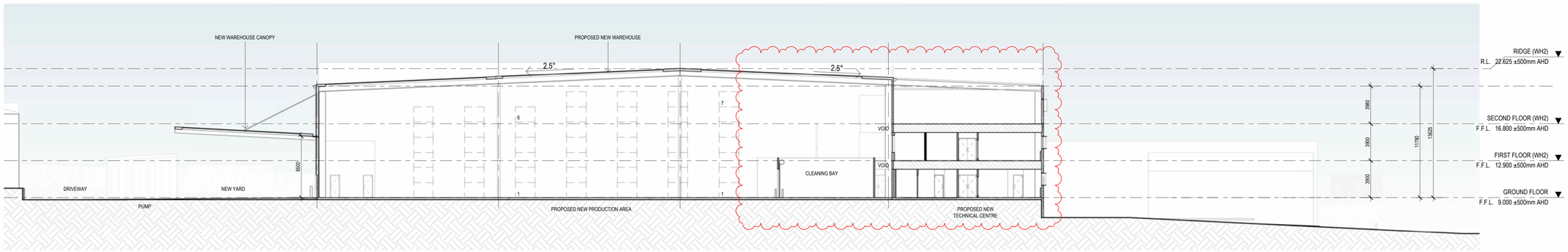
DATE: OCTOBER, 2024
DRAWN BY: AS
SCALE: 1 : 100 @ B1
SCALE:

JOB NO: 24130
DRAWING NO: TP204
REVISION: B

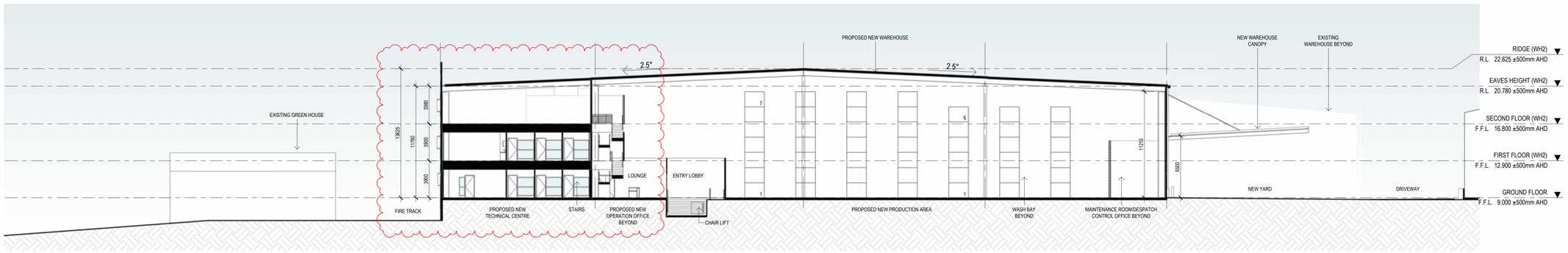
watson young



PROPOSED WAREHOUSE - SECTION 1
SCALE: 1 : 200



PROPOSED WAREHOUSE - SECTION 2
SCALE: 1 : 200



PROPOSED WAREHOUSE - SECTION 3
SCALE: 1 : 200

No.	DATE:	REVISION:	BY:	CHK:
P1	28.08.2024	PRELIMINARY ISSUE	AS	SC
P2	30.08.2024	PRELIMINARY ISSUE	AS	SC
A	31.10.2024	FOR APPROVAL	KL	SC
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY,
NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

TITLE:
PROPOSED PRODUCTION &
WAREHOUSE SECTIONS

CLIENT:
SELLEYS® VAUGHAN CONSTRUCTIONS

DATE: OCTOBER, 2024
DRAWN BY: AS
SCALE: 1 : 200 @ B1
SCALE:

JOB NO: 24130
DRAWING NO: TP302
REVISION: B

watson young

EXTERNAL FINISHES



A PRECAST CONCRETE PANEL - 2,3m JOINTS — EXISTING PANEL



B PRECAST DADO CONCRETE PANEL — EXISTING PANEL



C1 C2 C3 C4 FEATURE FACETED PRECAST CONCRETE PANEL — VARIED SEPIA TONES TO FACETS OF PANEL



D PRECAST DADO CONCRETE PANEL — LIGHT GREY



E COLORBOND WALL CLADDING — COLORBOND SURFMIST



F ALUMINIUM FRAMED GLAZING — TINTED BLUE



G WINDOWS FRAMES & OPAQUE PANELS — COPPER FINISH



H ROOF CLADDING — ZINCALUME



J ROOF SKYLIGHTS GLAZING — TINTED BLUE



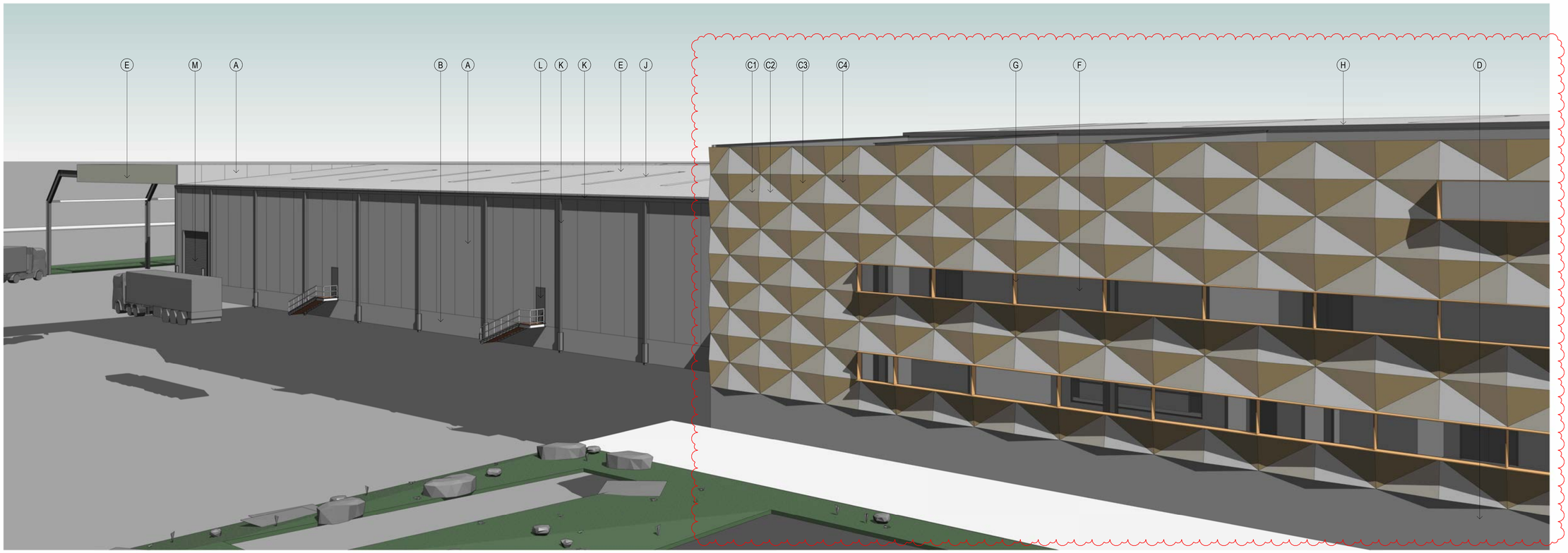
K DOWNPIPES / CAPPINGS / GUTTERS — COLORBOND BASALT



L PA DOORS — COLORBOND BASALT



M ROLLER SHUTTER DOORS — COLORBOND BASALT



No.	DATE:	REVISION:	BY:	CHK:
P1	28.08.2024	PRELIMINARY ISSUE	AS	SC
P2	30.08.2024	PRELIMINARY ISSUE	AS	SC
A	04.10.2024	FOR APPROVAL	AS	MH
B	09.05.2025	UPDATED FOR APPROVAL	CZ/DK	SC

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PROPOSED MANUFACTURING AND WAREHOUSE FACILITY, NEW TECHNICAL CENTRE AND OPERATION OFFICES
15 GOW STREET AND 20 GOW STREET
PADSTOW, NSW

TITLE:
EXTERNAL FINISHES

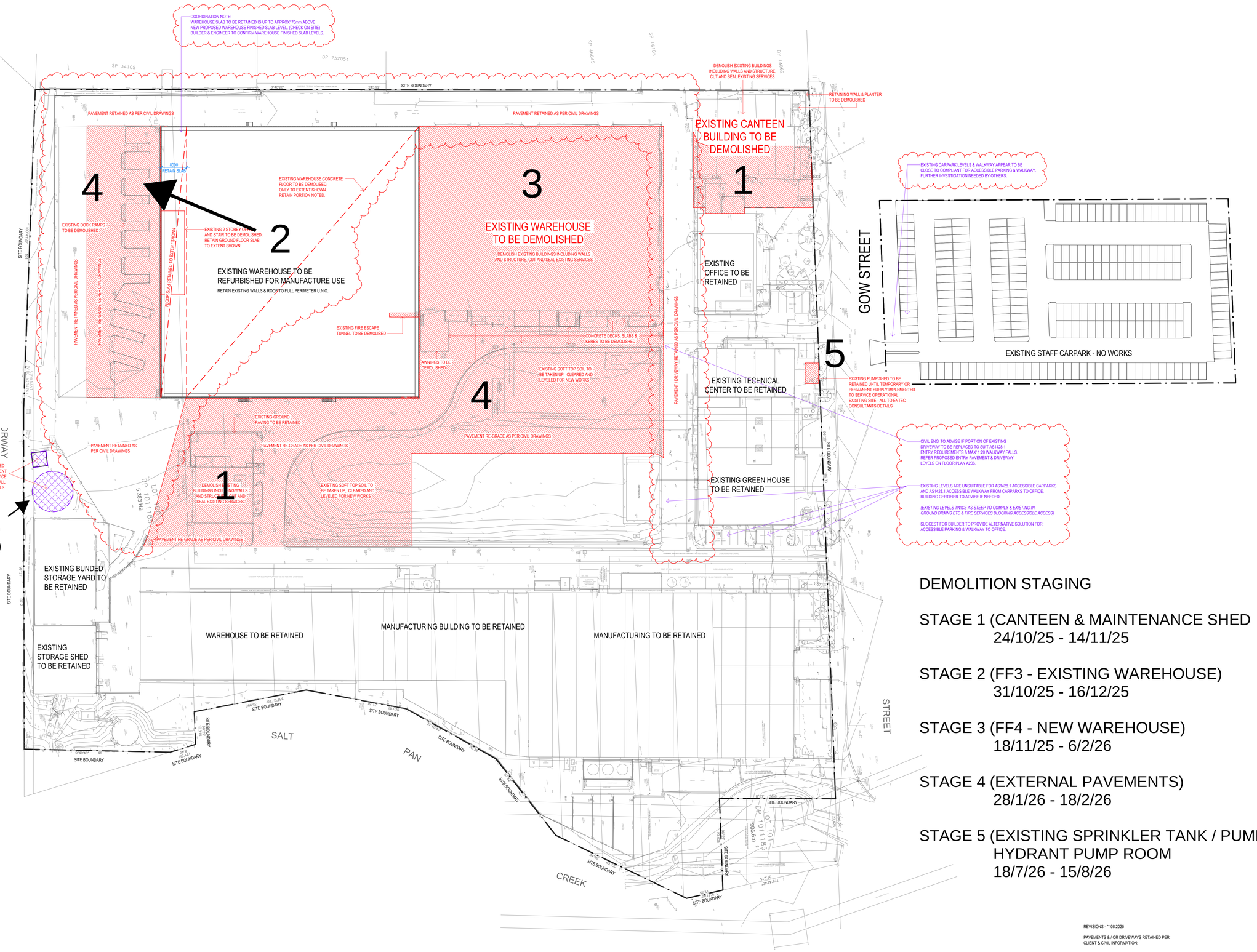
CLIENT:
SELLEYS® VAUGHAN CONSTRUCTIONS

DATE: OCTOBER, 2024
DRAWN BY: AS
SCALE:
SCALE:

JOB NO: 24130
DRAWING NO: TP501
REVISION: B

watson young

Appendix C Demolition Staging



1 DEMOLITION PLAN
- SCALE: 1 : 500

DEMOLITION STAGING

STAGE 1 (CANTEEN & MAINTENANCE SHED
24/10/25 - 14/11/25

STAGE 2 (FF3 - EXISTING WAREHOUSE)
31/10/25 - 16/12/25

STAGE 3 (FF4 - NEW WAREHOUSE)
18/11/25 - 6/2/26

STAGE 4 (EXTERNAL PAVEMENTS)
28/1/26 - 18/2/26

STAGE 5 (EXISTING SPRINKLER TANK / PUMPS / HYDRANT PUMP ROOM
18/7/26 - 15/8/26

REVISIONS - ** .08.2025

PAVEMENTS & / OR DRIVEWAYS RETAINED PER CLIENT & CIVIL INFORMATION;

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH AND ARE SUBJECT TO THE TERMS OF WATSON YOUNG ARCHITECTS' CONSULTANCY AGREEMENT, INCLUDING ITS SCOPE OF SERVICES REQUIRED UNDER THAT AGREEMENT. THESE DRAWINGS HAVE BEEN PREPARED USING REASONABLE SKILL, CARE AND DILIGENCE THAT WOULD ORDINARILY BE PROVIDED BY AN ARCHITECT. NOTHING PROVIDED BY WATSON YOUNG ARCHITECTS WILL RELIEVE ANY THIRD PARTY (INCLUDING THE BUILDER) FROM ANY RESPONSIBILITY OR LIABILITY.

THE BUILDER MUST CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENTS OF ANY PART OF THE WORKS. DO NOT SCALE OFF DRAWINGS - USE FIGURED DIMENSIONS ONLY.

THESE DRAWINGS ARE NON-EXHAUSTIVE, MAY NOT BE FINAL AND ARE SUBJECT TO APPLICABLE DEVELOPMENT, ALTERATION AND CHANGE AND MUST BE READ IN CONJUNCTION WITH THE RELEVANT TERMS AND CONDITIONS OF WATSON YOUNG ARCHITECTS' ENGAGEMENT AND THE OTHER RELEVANT PROJECT SPECIFICATIONS, DRAWINGS AND SCHEDULES.

IF ANY ERROR, AMBIGUITY, DISCREPANCY OR INCONSISTENCY IS DISCOVERED, SUCH ERROR, AMBIGUITY, DISCREPANCY OR INCONSISTENCY MUST BE IDENTIFIED TO WATSON YOUNG ARCHITECTS PROMPTLY.

THE DRAWINGS PROVIDED BY WATSON YOUNG ARCHITECTS ARE INTENDED FOR ITS CLIENT ONLY AND ARE NOT TO BE RELIED UPON BY ANY OTHER THIRD PARTY.

NOTE: EXTENT OF WORK

NO WORKS PROPOSED TO EXISTING STAFF CARPARK (20 GOW STREET).

THE PROVIDED SURVEY INDICATES SUBJECT SITE 15 GOW STREET EXCLUDING EXISTING STAFF CARPARK (20 GOW STREET).

NOTE: EXISTING SURVEY

SURVEY BY OTHERS, SHOWN INDICATIVELY.
REFER 'FRANK M MASON & CO. PTY LTD, DRAWING 33548-01'

NOTES: DEMOLITION

CONTRACTOR IS TO ALLOW TO DEMOLISH ALL STRUCTURES AND TERMINATE ALL SERVICES ABOVE GROUND. ALL FOOTINGS, FOUNDATIONS AND IN GROUND SERVICES ETC., WILL BE THE RESPONSIBILITY OF BUILDING WORKS HEAD CONTRACTOR.

CONTRACTOR IS TO CONFIRM LOCATION OF ALL EXISTING IN GROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.

CONTRACTOR IS TO VISIT THE SITE AND ASCERTAIN ALL ON SITE CONDITIONS. NO VARIATION WILL BE APPROVED CAUSED BY A MISUNDERSTANDING OF SCOPE OF WORKS.

ALL DEMOLITION WORKS ARE TO BE IN ACCORDANCE WITH APPLICABLE PORTIONS OF THE LATEST FOLLOWING CURRENT AUSTRALIAN STANDARDS:
- AS-2187
- AS-2436
- AS-2601
AND ALSO MUST COMPLY WITH THE REQUIREMENTS OF:
- NCC
- LOCAL COUNCIL
- BASE BUILDING GUIDELINES
- PLANNING DEVELOPMENT CONDITIONS

MAKE GOOD TO ORIGINAL CONDITION, DAMAGE TO STRUCTURES TO BE RETAINED AND TO ADJACENT PROPERTY WITH RESULTS FROM DEMOLITION OPERATIONS. ALL RESTORATION WORK IS TO BE PERFORMED WITH OUT EXPENSES TO THE PROPRIETOR.

ANY DAMAGE TO PATHS, NATURE STRIPS, GARDEN BEDS ETC. TO ADJOINING STREETS, ARE TO BE MADE GOOD AT THE CONTRACTORS EXPENSE.

PROVIDE BEFORE AND AFTER PHOTOGRAPHIC RECORD OF PROGRESS OF WORKS INCLUDING DILAPIDATION REPORT ON ADJOINING PROPERTIES.

DEMOLITION WORKS WILL BE DEEMED COMPLETE WHEN CONTRACTOR LEAVES SITE IN CLEAN AND LEVELED STATE.

SUGGEST FOR CONTRACTOR & BUILDING OWNER TO OBTAIN ASBESTOS TESTING TO EXISTING BUILDINGS, PRIOR DEMOLITION & CONSTRUCTION WORKS. INCLUDING, BUT NOT LIMITED TO, PEBBLE / STONE FINISH TO PRECAST WALLS & CARPET UNDERLAYS (ASBESTOS GLUES ETC).

VAUGHAN CONSTRUCTIONS

SELLEYS® IF IT'S SELLEYS IT WORKS™

PRELIMINARY
NOT FOR CONSTRUCTION

No.	DATE:	REVISION:	BY:	CHK:
P1	04.06.2025	30% SET FOR COORDINATION	NN	SC
P2	13.06.2025	ISSUE FOR COORDINATION	DH	SC
P3	24.06.2025	ISSUED FOR VC INTERNAL REVIEW	DH NN	ML
P4	25.06.2025	50% SET FOR COORDINATION	DH NN	ML
P5	10.07.2025	GA DWG ISSUE FOR CO-ORD & REVIEW	DH NN	ML
P6	16.07.2025	CLIENT MARK UP UPDATES	DH NN	ML
P7	18.07.2025	PRELIM 90% FOR REVIEW	DH NN	ML
P8	23.07.2025	90% ISSUE FOR PRICING	DH NN	SC
P9	08.08.2025	70% DD SET FOR COORDINATION	DH NN	SC
P10	12.08.2025	DEMOLITION PLAN UPDATE	DH	SC

watson young

PROJECT: PROPOSED MANUFACTURING FACILITIES AND TECHNICAL CENTRE
15 GOW STREET AND 20 GOW STREET, PADSTOW, NSW

TITLE: DEMOLITION PLAN - SITE PLAN

CLIENT:

DATE: MAY 2025
DRAWN BY: DH / NN
SCALE: 1 : 500 @ B1
SCALE: NTS @ A3
CHECKED BY: SC / ML
NORTH

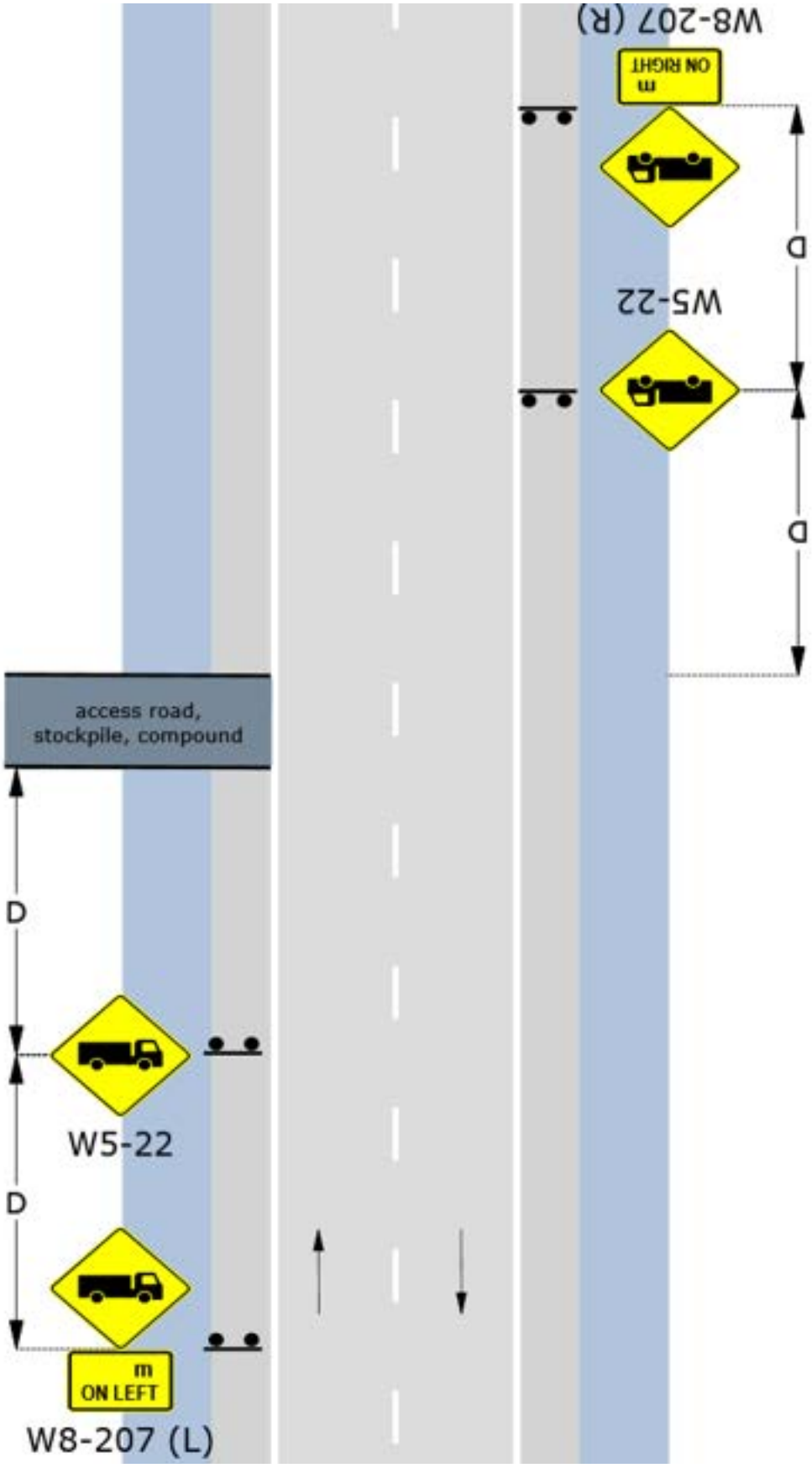
FILE PATH: Autodesk Docs://24130 Selleys Padstow/24130_Bowerbird-MHBLAB PROPOSED_V24.rvt
PLOT DATE: 12/08/2025 5:08:15 PM

JOB NO: 24130 DRAWING NO: A051 REVISION: P10

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 info@watsonyoung.com.au watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

Appendix D Traffic Guidance Scheme

D.4.7 Static: Access to depot, stockpile, quarry, gravel pit etc. all roads (formerly TCP 195)



© State of NSW through Transport for NSW 2022

Appendix E Drivers Code of Conduct

Drivers Code of Conduct

Safe Driving Policy for Lot 100 DP 1011185 and Lot 53 DP1064349 located at 15 Gow Street, Padstow, NSW.

FOR ALL DRIVERS OF PLANT, TRUCKS & VEHICLES THAT ACCESS THIS PROJECT SITE.

A.1 Drivers Conduct Requirements (Conditions of entry):

- All drivers MUST call their delivery contact prior to entering site and be supervised by their contact person at all times while on site.
- Your delivery contact will direct you where to park and organise the unloading of your vehicle.
- All drivers are to adhere to all signposted directions.
- Vehicle movements within the site are restricted to 10km/h.
- Vehicles shall follow the designated traffic route at all times.
- Drivers (of deliveries) are not to move their vehicles around site with ‘unrestrained loads’. This means, any and all items must be adequately chained or tied down to the vehicle, prior to the vehicle’s movement on or around the site.
- All loads being removed from site shall be secured and/ or covered appropriately.
- Appropriate measures will be put in place to ensure that vehicles leaving the site do not deposit dirt or mud on surrounding roadways. Drivers are responsible for notifying the Site Supervisor if excessive dirt or dust can be seen surrounding the site.
- Vehicles shall not queue onto Gow Street from the site access.
- Vehicles shall enter and exit the site in a safe and orderly manner.
- Drivers must maintain a safe ‘buffer’ distance from any person/ or plant being operated by a person whilst moving on/ around the site.

A.2 Approved heavy vehicle routes

The routes to be utilised by all construction vehicles travelling to and from site are represented below in **Figure 1.**

Truck movements to and from the site on the surrounding road network will be restricted to designated truck routes and will be confined to the main road network through the area. The designated routes are as follows:

- Routes to the east: Canterbury Road, Fairford Road, Gow Street; OR South Western Motorway, Fairford Road, Gow Street
- Routes to the west: South Western Motorway, Fairford Road, Gow Street; OR Newbridge Road, Milperra Road, Canterbury Road, Fairford Road, Gow Street

Refer to **Figure 1** for construction vehicle access arrangements for the site.

Figure 1 Construction Vehicle Routes



A.3 Sign Off Register

By signing the table below you are confirming that you have read, understood, and agree to the Drivers Code of Conduct for the 15 & 20 Gow Street, Padstow site.

Name	Signature	Date

If you have any questions, please contact the Vaughans Construction Site Supervisor.

Appendix F Risk Assessment

SLR Consulting Australia
Level 16, 175 Eagle Street, Brisbane QLD 4000, Australia

15 & 20 Gow Street CTMP

15 Gow Street, Padstow

RISK ASSESSMENT AND COMMUNICATION TOOL

Project Number	640.032024.00001
Project Name	15 & 20 Gow Street, CTMP
Site Location	15 Gow Street, Padstow, NSW
Date of Assessment	04 September 2025
Revision	Issue 1

Name	Company	Title

Document Control			
Date Issued	Revision	Issued By	Checked By
4 September 2025	Draft	A.Moxon	B. Rheinberger

Risk Evaluation Matrix		**Consequences**					
Risk Ratings: Very high = **VH**; High = **H**; Medium = **M**; Low = **L**		Insignificant	Minor	Moderate	Major	Severe	Catastrophic
		C6	C5	C4	C3	C2	C1
Almost certain	L1	**M**	**H**	**H**	**VH**	**VH**	**VH**
Very likely	L2	**M**	**M**	**H**	**H**	**VH**	**VH**
Likely	L3	**L**	**M**	**M**	**H**	**H**	**VH**
Unlikely	L4	**L**	**L**	**M**	**M**	**H**	**H**
Very unlikely	L5	**L**	**L**	**L**	**M**	**M**	**H**
Almost unprecedented	L6	**L**	**L**	**L**	**L**	**M**	**M**

Consequence Rating	Description
Insignificant	• Illness, first aid or injury not requiring medical treatment. • No lost time.
Minor	• Minor injury or illness requiring medical treatment. • No lost time post medical treatment.
Moderate	Minor injuries or illnesses resulting in lost time.
Major	1 to 10 serious injuries or illnesses* resulting in lost time or potential permanent impairment.
Severe	Single fatality and/or 11 to 20 serious injuries or illnesses* resulting in lost time or potential permanent impairment.
Catastrophic	Multiple fatalities and/or more than 20 serious injuries or illnesses* resulting in lost time or potential permanent impairment.

* Serious injury or illness is defined by the WHS Act section 36

Likelihood Rating	Description
Almost certain	• Expected to occur multiple times (10 or more times) during any given year. • Expected to occur at least 1 in every 4 times the event or action occurs (more than 25% chance of occurrence). • This risk is known to occur frequently.
Very likely	• Expected to occur occasionally (1 to 10 times) during any given year. • Expected to occur between 1 in 4 and 1 in 10 times the event or action occurs (10 to 25% chance of occurrence). • This risk is known to occur often.
Likely	• Expected to occur once during any given year. • Expected to occur between 1 in 10 and 1 in 100 times the event or action. • occurs (1 to 10% chance of occurrence). • This risk is known to have occurred on occasions.
Unlikely	• Expected to occur once every 1 to10 years. • Expected to occur between 1 in 100 and 1 in 1,000 times the event or action occurs (0.1 to 1.0% chance of occurrence). • This risk could occur but not often.
Very unlikely	• Expected to occur once every 10 to100 years. • Expected to occur between 1 in 1,000 and 1 in 10,000 times the event or action occurs (0.01 to 0.1% chance of occurrence). • It is unusual that this risk occurs, but it has happened.
Almost unprecedented	• Not expected to occur in the next 100 years (less than once every 100 years). • Expected to occur less than 1 in 10,000 times (if ever) the event or action occurs (less than 0.01% chance of occurrence). • Any risk can occur, but it is very improbable that this risk will occur within a large number of events.

RISK ASSESSMENT AND COMMUNICATION TOOL

ID. Ref	Risk and/or Hazard	Risk Description	Location	Existing Control	Initial Risk Rating			Design Response to risk and/or hazard	Status of Risk	Assignment of risk or hazard	Residual risk rating		
					C	L	RR				C	L	RR
1	Unauthorised access to the site.	Site entry controls fail to prevent unauthorised access.	Entire site.	Nil.	3	3	High	Exclusion barriers will be provided as part of the main works. The design provides a defined separation between construction and work areas.	Design solution.	Main Contractor	5	4	Low
2	Interaction between pedestrians and vehicles.	Uncontrolled vehicle and pedestrian conflict points.	Entire site, car park and access road.	Nil.	2	3	High	Dedicated footpaths, pedestrian crossings and additional signage shall be provided to separate vehicles and pedestrians if required.	Design solution.	Main Contractor	4	4	Medium
3	Potential vehicle conflict points.	Vehicles can crash with each other while manoeuvring through the site.	Entire site, car park and access road.	Nil.	4	3	Medium	Roadways are capable of two-way flow. Nevertheless, Traffic Controllers shall limit movements within disrupted areas to limit any safety issues. Low speeds throughout the site also reduce the potential for crashes.	Design Solution.	Main Contractor	4	5	Low
4	Fatigue.	Injury caused by fatigue.	Entire site.	Nil.	2	3	High	Toolbox meetings and regular breaks (in line with WHS practices) to minimise fatigue.	Design Solution.	Main Contractor	2	5	Medium
5	Fall risks.	Injury due to falls (in general).	Entire site and car park area.	Nil.	1	4	High	Ensuring level changes across the site to be minimised as best possible, with additional black & yellow hazard tape/marking being installed where appropriate. Installation of handrails where level changes/ramp grades are significant.	Design Solution.	Main Contractor	2	5	Medium
6	Misdirected access into neighbouring site.	Vehicle in unsafe locations.	Entire site.	Nil.	4	4	Medium	Ensuring appropriate directional signage has been provided to ensure vehicles do not access the wrong construction site, which could create potential safety breaches and hazards for all parties.	Design Solution.	Main Contractor	4	5	Low
7	Conflicting traffic management.	Coordinating Traffic Controllers could create misleading and wrong advice.	Entire site.	Nil.	2	3	High	Toolbox meetings, regular liaison with all construction teams and review of signage plans on site in order to minimise contradicting signage	Design Solution.	Main Contractor	2	5	Medium



Making Sustainability Happen

Appendix J Construction Flood Emergency Response Plan

Construction Environmental Management Plan

SSD 71052213

Vaughans Constructions Pty Ltd

SLR Project No.: 640.032024.00001

COSTIN ROE CONSULTING

CONSTRUCTION FLOOD EMERGENCY RESPONSE PLAN

GOW STREET MANUFACTURING AND WAREHOUSE FACILITY

SSD-71052213

Prepared for:

Vaughan Construction Group
PO Box 320
Port Melbourne, VIC, 3207

Prepared by:

Costin Roe Consulting Pty Ltd
Level 4, 8 Windmill Street
Millers Point, NSW, 2000

Document Verification	
Project	Gow Street Manufacturing and Warehouse Facility
Document Title	Construction Flood Emergency Response Plan
Project Number	CO14984.00
Description	Civil Engineering Report for Construction Flood Emergency Response Plan for industrial development
File Name	CO14984.00-11.rpt

	Name	Title
Prepared by	Tim Wang	Design Engineer – Civil
Checked by	Xavier Cure	Senior Associate Director - Civil

Document History		
Date	**Revision**	**Issued to**
24 Oct 2025	DRAFT	Mr. Ding Xu, Vaughan Construction Group
29 Oct 2025	A	Mr. Ding Xu, Vaughan Construction Group

COSTIN ROE CONSULTING

TABLE OF CONTENTS

1 Introduction 5
2 Development Site 7
2.1 Location 7
2.2 Existing Site Description 7
2.3 Proposed Development 9
3 General Requirements 11
3.1 General Requirements Introduction 11
3.2 Roles and Responsibilities 11
3.3 Reference Documents 12
3.4 General CFERP Requirements 12
3.5 Review and Improvement 12
4 Flood Behavour 14
4.1 Flood Behaviour Introduction 14
5 Hazard Categories and Mapping 19
5.1 Introduction 19
5.2 Hazard Mapping 20
5.3 Flood Damage Assessment 22
6 Flood Safety And Evacuation 26
6.1 Introduction 26
6.2 Flood Extent 26
6.3 Flood Education, Awareness and Preparedness 26
6.4 Emergency Response Planning 27
6.5 Preparation Steps 29
7 Flood Response 31
7.1 Flood Response Introduction 31
7.2 Response Triggers & Site Specific Measures During Construction 31
8 Conclusion 32
9 References 33
10 Appendices 34
Appendix A 35
Appendix B 36
Appendix C 39
Appendix D 40
Appendix E 41

Appendix F..... 42

1 INTRODUCTION

Costin Roe Consulting Pty Ltd has been engaged by Selleys (Dulux Group Australia Pty Limited) to prepare this Construction Flood Emergency Response Plan (**CFERP**) for the industrial development located at 15 and 20 Gow Street, Padstow. This **CFERP** has been prepared to address the relevant Development Consent Items for SSD-71052213.

This plan details the site responses to flooding including predicted flood levels, flood warnings and flood notifications, evacuation and refuge protocols and awareness training for employees and contractors during construction and operation.

The requirements outlined in this report are consistent with the provisions of the *Floodplain Risk Management Guideline (OEH 2007)* and the *NSW Floodplain Risk Management Manual (2023)*.

The subject area of this **CFERP** comprises emergency responses for the construction and operational phases of the development.

This plan addresses the requirements of the Minister for Planning and Public Spaces Development Consent for Section 4.38 of the Environmental Planning and Assessment Act 1979 for SSD-71052213 dated 30 September 2025, as included in **Table 1** below.

Table 1.

SSD-71052213	Development Consent Condition	How It Is Addressed
B24	Prior to the commencement of construction of the development, the Applicant must prepare a Construction Flood Emergency Response Plan (CFERP) and submit it to the Planning Secretary. The Plan must form part of the CEMP required by condition C2 and must: a) be prepared by a suitable qualified and experienced person(s); b) address the provisions of the Floodplain risk and management manual (2023) and Support for emergency management planning (2023); and c) include details of: i) the flood emergency responses for the construction	Refer to this report for the Construction Flood Emergency Response Plan. a) this report has been prepared by Costin Roe Consulting, being suitably qualified engineering consultants b) refer to **Section 3** of this report for guidelines adopted for the **CFERP**. c) i) refer to **Section 7** of this report for the flood emergency responses. c) ii) refer to **Section 4** of this report for a discussion on flood behaviour. c) iii) refer to **Section 7** of this report for flood warning, flood notification, signs and depth indicators. c) iv) refer to **Section 7** of this report for assembly points and evacuation routes. c) v) refer to **Section 7** of this report for shelter in place

SSD-71052213	Development Consent Condition	How It Is Addressed
	phase of the development; ii) predicted flood levels; iii) flood warning time, flood notification, signs and depth indicators; iv) assembly points and evacuation routes; v) shelter in place protocols, including suitable locations of flood free refuge areas; vi) evacuation protocols; and vii) awareness training for employees and contractors	protocols, including suitable locations of flood free refuge areas c) vi) refer to **Section 7** of this report for evacuation protocols c) vii) refer to **Section 6** of this report for the flood education, awareness and preparedness program.

2 DEVELOPMENT SITE

2.1 Location

The property 15 and 20 Gow Street Padstow, is located within the City of Canterbury-Bankstown (CBC) local government area (LGA) and locality map of the site location is as shown in **Figure 2.1**.



Figure 2.1 - Locality Map

2.2 Existing Site Description

The proposal applies to land 15 Gow Street, being Lot 100 DP1011185 and 20 Gow Street, being Lot 53 DP1064349 (subject site). The subject site is currently occupied by Dulux Group and Selleys and constitutes an area of approximately 6ha.

The subject site is within IN1 General Industrial zone pursuant to the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP2023).

The subject site comprises of 15 Gow Street which is occupied by a number of industrial warehouse facilities and administration buildings operated by Dulux and Selleys. The subject site also comprises of 20 Gow Street which is occupied by a car parking facility owned by Dulux Group.

No building works is proposed for 20 Gow Street, and as such this is generally excluded from the scope of works of this CFERP.

The 15 Gow Street is located on the south of Gow Street while 20 Gow Street is located on the north of Gow Street between Fairford Road and Salt Pan Creek.

The 15 Gow Street is bounded by Gow Street to the north, Salt Pan Creek to the east, the M5 Motorway to the south and adjoining industrial developments to the west.

The 20 Gow Street is bounded by Gow Street to the south and adjoining industrial developments to the west, north and east.

The site generally grades down from the west towards the east. The highest level is RL10.5m AHD towards the north-west corner of the site. The lowest level on the site is RL1.0m AHD towards the south-east corner of the site. Gow Street, which the site fronts, falls from west (RL10m AHD) to east (RL4m AHD).

The subject site is within the existing Padstow industrial precinct, predominantly characterised by established industrial development of similar scale. Vehicular access to the subject site is currently facilitated via existing access points on Gow Street.



Figure 2.2 – Existing Site Layout (Source: Padstow Stormwater Management Plan)

2.3 Proposed Development

The proposed development is for the redevelopment of the existing site to include the refurbishment of an existing warehouse for chemical manufacturing and construction of a new laboratory and warehouse facility for the storage and distribution of sealants, adhesives, filers and household cleaning products.

A summary of the proposed works will include:

- Demolition of the existing structures on site & removal of the debris;
- Strip out and refurbishment of existing warehousing space to create a new manufacturing facility;
- Earthworks involving cut and fill works;
- Site preparation works and servicing;
- Construction of a new building;
- Construction of external tank storage and tanker unloading area;
- External hardstand construction, walls, parking and access road construction and landscaping;
- Construction of stormwater management infrastructure;

The indicative site layout prepared by Watson Young Architects has been included in **Figure 2.2**. A 3-Dimensional schematic of the proposed development is also shown in **Figure 2.3.**

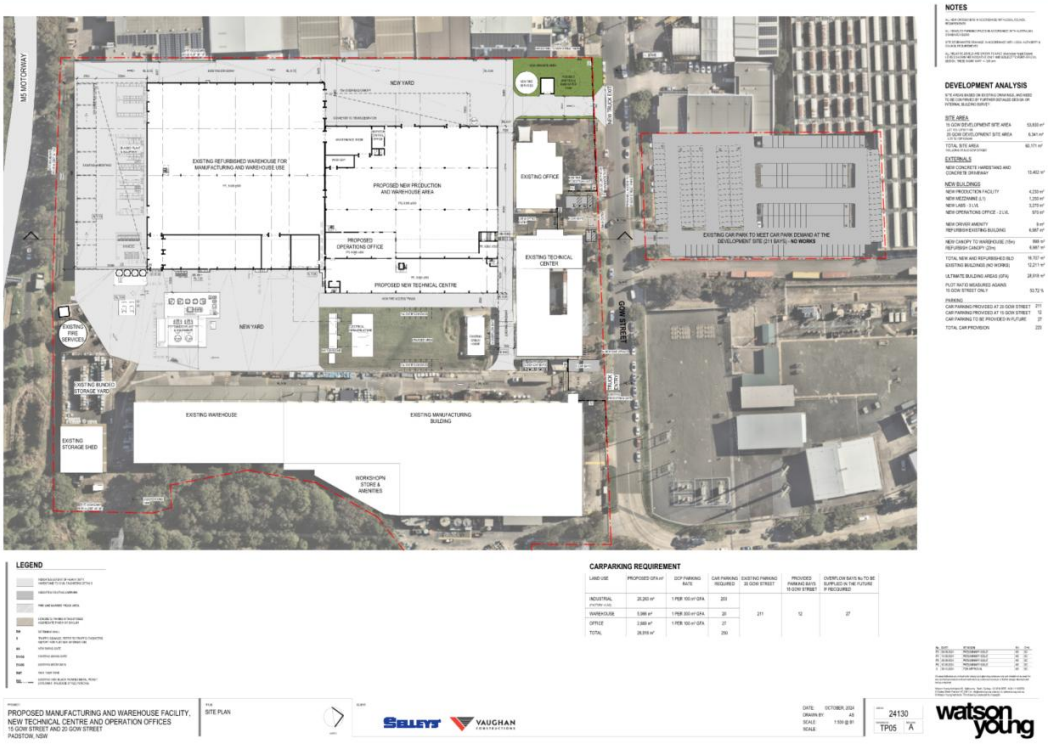


Figure 2.3 - Proposed Development – Site Plan



Figure 2.4 - Proposed Development – Artists Impression Only

3 GENERAL REQUIREMENTS

3.1 General Requirements Introduction

This CFERP has been prepared with the purpose of providing an understanding of flood behaviour to the facility owners, management and tenants, and contractors during construction of the development.

This document has been completed with consideration to the guidelines *NSW Floodplain Risk Management Manual 2023*, the flood study completed by Costin Roe Consulting for the SSDA submission (Ref: Co14984.00-05c.rpt), and other reference documents noted in **Section 3.3**.

The following sections of this CFERP provide confirmation of roles and responsibilities, statutory requirements, measures to monitor and report on impacts and performance of the measures implemented, contingency planning and protocols for review and improvement.

3.2 Roles and Responsibilities

- The builder during construction and the warehouse owners/ management during operations are the key persons responsible for the implementation of this FERP and have the responsibility action measures if there is potential for a safety or environmental incident to occur.
- The key roles and responsibilities for the responsible personnel in relation to flood risk management are outlined below in Table 3.1.

Table 3.1 Roles and Responsibilities

Role	Responsibilities
Development Owners and Management	Provide for training in stormwater management for personnel directly involved with the implementation of this plan, as required. Identify and allocate Project resources to implement the requirements of this plan. Oversee the implementation and maintenance of this plan. Ensure all measures are performing adequately throughout the operation of the centre in perpetuity.
Construction Contractor's Emergency Management (EM)	Ensure maintenance and monitoring of the stormwater management measures are undertaken in accordance with **Section 7.**
Construction Contractors	Ensure flood behaviour local to the development is understood. Ensure personnel are educated in the overall **CFERP**.

3.3 Reference Documents

Guidelines and standards considered in relation to the preparation of the CFERP include:

- NSW Flood Risk Management Manual 2023
- NSW Support for Emergency Planning Flood Risk Management Guideline EM01
- OEH 2007, Floodplain Risk Management Guidelines
- Costin Roe Consulting (2023), Civil Engineering Report (Co14984.00-05c.rpt)
- Salt Pan Creek Flood Study (SPCFS) (September 2011)
- Salt Pan Creek Floodplain Risk Management Study (SPCFRMS) (May 2015)
- SES (2019). Provision of and Requirements for Flood Warning in New South Wales
- Bureau of Meteorology (2013). Service Level Specification for Flood Forecasting and Warning Services for New South Wales – Version 2.0"

3.4 General CFERP Requirements

1. This document and associated drawings are subject to further periodic review throughout the operational period to ensure the requirements and measures set out in this **CFERP** are fit for purpose and allow for any changes which might occur not envisaged during the initial preparation of the **CFERP**.
2. All flood management and response measures will conform to the standards and information contained in:
    - This **CFERP**;
    - Conditions of Development Consent;
    - the latest version of the SES Cabramatta-Bankstown Flood Emergency Sub Plan or Canterbury-Bankstown Council flood emergency response plans or other emergency response plans relating to flood management.

3.5 Review and Improvement

During operation, effectiveness of the flood emergency response management measures will be confirmed through regular review of the **CFERP**. It is recommended that this **CFERP** be reviewed every 3 to 5 years once operations commence. Further additional reviews are to be undertaken in response to the following triggers:

- Following any updates to regional flood warning systems
- When new flood evacuation routes are made available; and
- Following a major flood event to confirm real life conditions against baseline conditions and make any necessary adjustments.

Adjustments as required will be made based on confirmed site conditions and effectiveness of the implemented measures. These will need to be made in conjunction with a suitably qualified engineer, or other professional, who specialises in stormwater management and flood management. Adjustments may include but are not limited to the following:

- Timing of regional warning systems and adequacy in providing early warning to flooding events
- Re-evaluation of the evacuation procedure and available evacuation routes

- Confirmation of safe areas on site during significant flooding events
- Procedures regarding protection of site goods during flooding

A copy of the updated plan and changes will be distributed to all relevant stakeholders in accordance with the approved document control procedure. Construction will be undertaken in accordance with the most recent, approved version of this **CFERP**.

4 FLOOD BEHAVOUR

4.1 Flood Behaviour Introduction

The site is located approximately 150m west of Salt Pan Creek and is shown to be flood affected by the 1% AEP storm event according to the Canterbury-Bankstown Stormwater System Report (Ref: WP-SIAONL-177/2023. Dated: 2 February 2023) as shown on **Figure 4.1** and **Figure 4.2** below. **Figure 4.1** is noted to be an excerpt of the 1% AEP Flood Extents; **Figure 4.2** is noted to be an excerpt of the 1% AEP Flood Depth. The assessed area is shown to be flood affected in the council's flood advice and flood extent; however, this area may not be affected by flooding in reality. The reasons for this are outlined as follows.

- Councils flood results are generated in a regional/broadscale flood study. This study as such:
    - Uses a LIDAR survey which is not representative of the actual ground profile;
    - Pits and pipes for council systems are included however the model does not include pipes within individual properties. This would mean the drainage within the landscaped area located in the centre of the site is not included in the model;
    - Employs a "rain on grid" method to produce runoff. Hence when rainfall and flows are conveyed to a surveyed low spot (without property drainage to enable free draining conditions) it will show ponding/flooding. This area however would in reality be draining via the private existing drainage systems.
    - Does not include building envelopes in the model, which results in errant ponding in areas that would not be expected to be flood affected.

Council notes in their SSR that the site is affected by an overland flow path for excess stormwater runoff from the upstream catchment to the south-east section of the site. The existing site levels within the south-east section range between RL 5.7m AHD and RL 2.8m AHD, and the 1% AEP flood level identified range between RL 5.9m AHD and RL 3.2m AHD. Therefore, the flood depth ranges between 200mm and 400mm in this section of the site.

However, council's flood assessment suggests a bund outside the site boundary directing the overland flow path through the south-east corner of the site. The most recent survey provided by *Frank M Mason & Co. PTY LTD* (dated 27 September 2023) suggests that this bund is a basin that holds water via a swale from the upstream catchment and discharges around the site directly into Salt Pan Creek.

Note that no development is taking place within this area of the site.

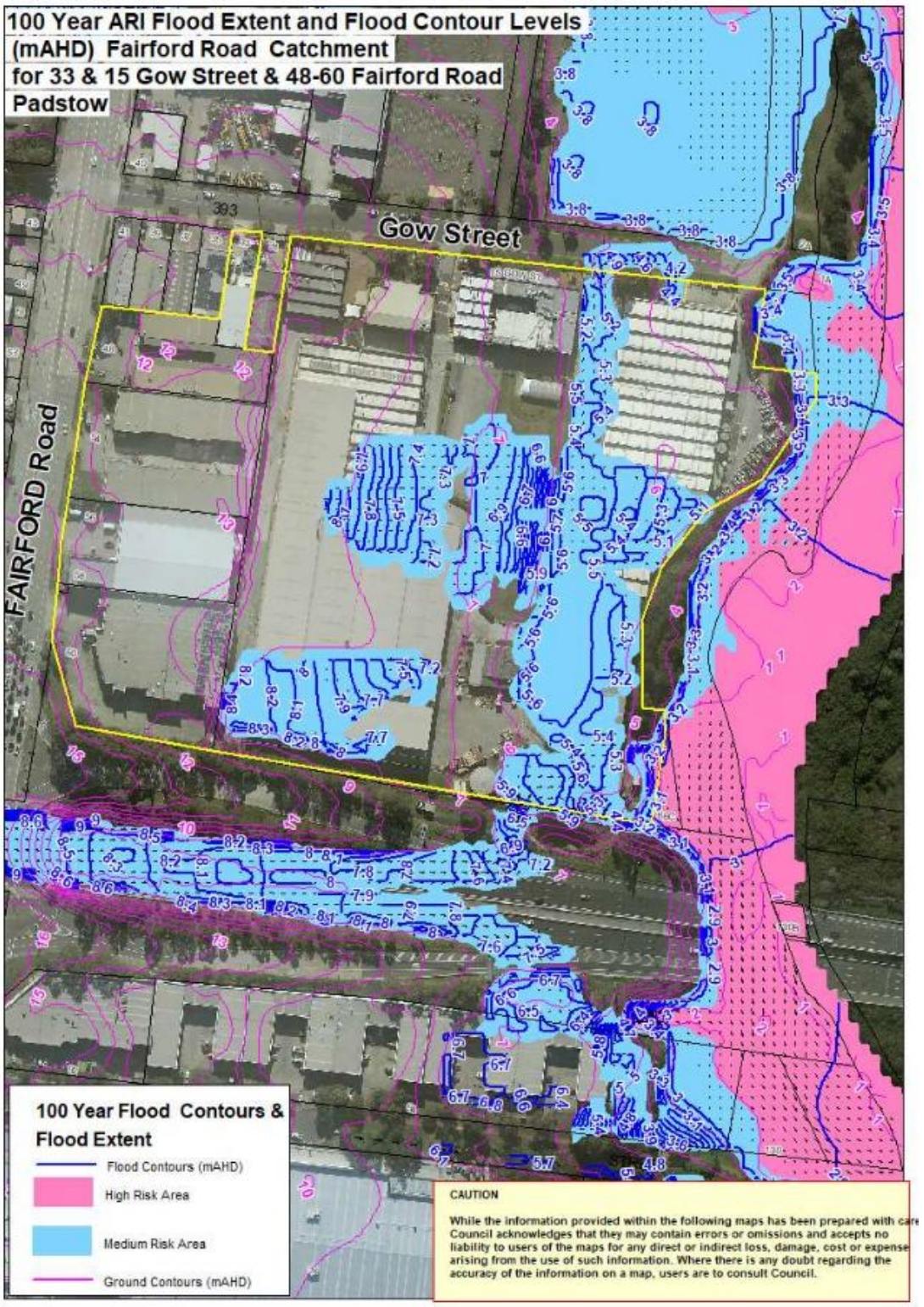


Figure 4.1 – CBC Stormwater System Report – 1% AEP Flood Extent

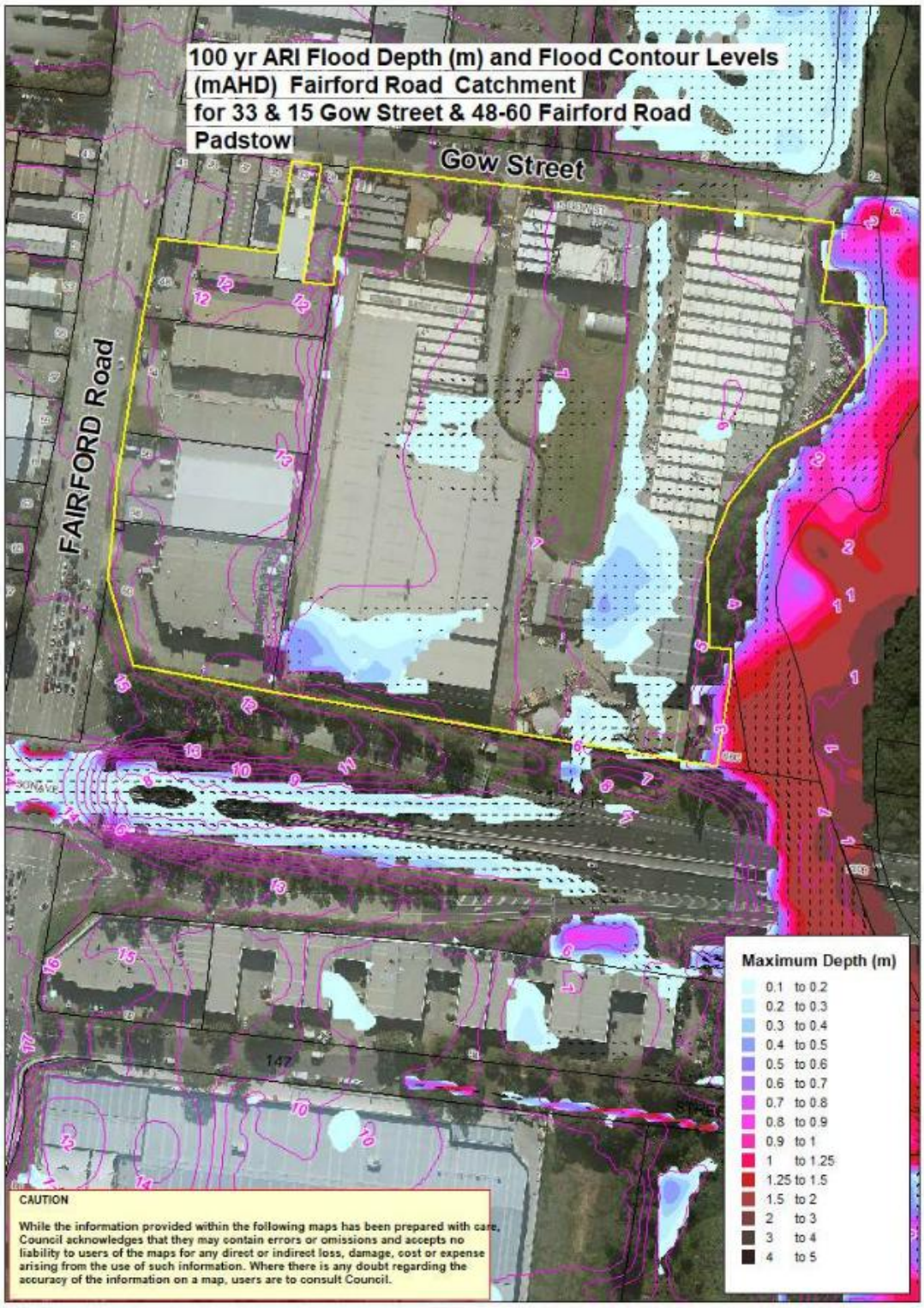


Figure 4.2 – CBC Stormwater System Report – 1% AEP Flood Depth

A flood study of Salt Pan Creek was completed by *WMA Water* in 2011 to set the flood information of Salt Pan Creek in storms up to the PMF. The flood study confirms that the site is not affected by flooding from Salt Pan Creek during the 1% AEP flood event,

however, a portion of the site floods during the PMF event with flood depths reaching up to 500mm.

With reference to **Figure 4.3**, it is evident that the site is not affected by flooding in Salt Pan Creek during the 1% AEP event. With reference to **Figure 4.4**, a portion of the site is affected by the PMF event but is not within the proposed development area.

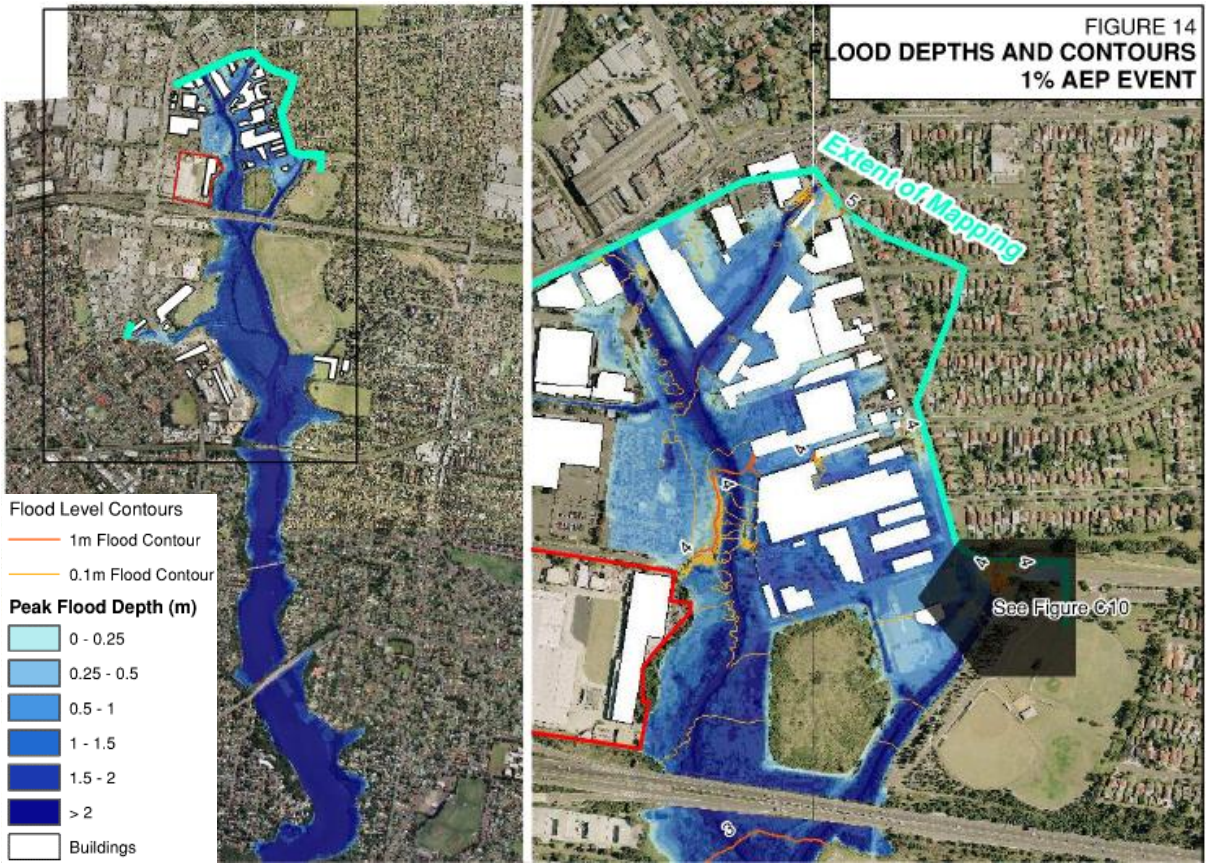


Figure 4.3 – Salt Pan Creek Flood Study – 1% AEP Flood Depth

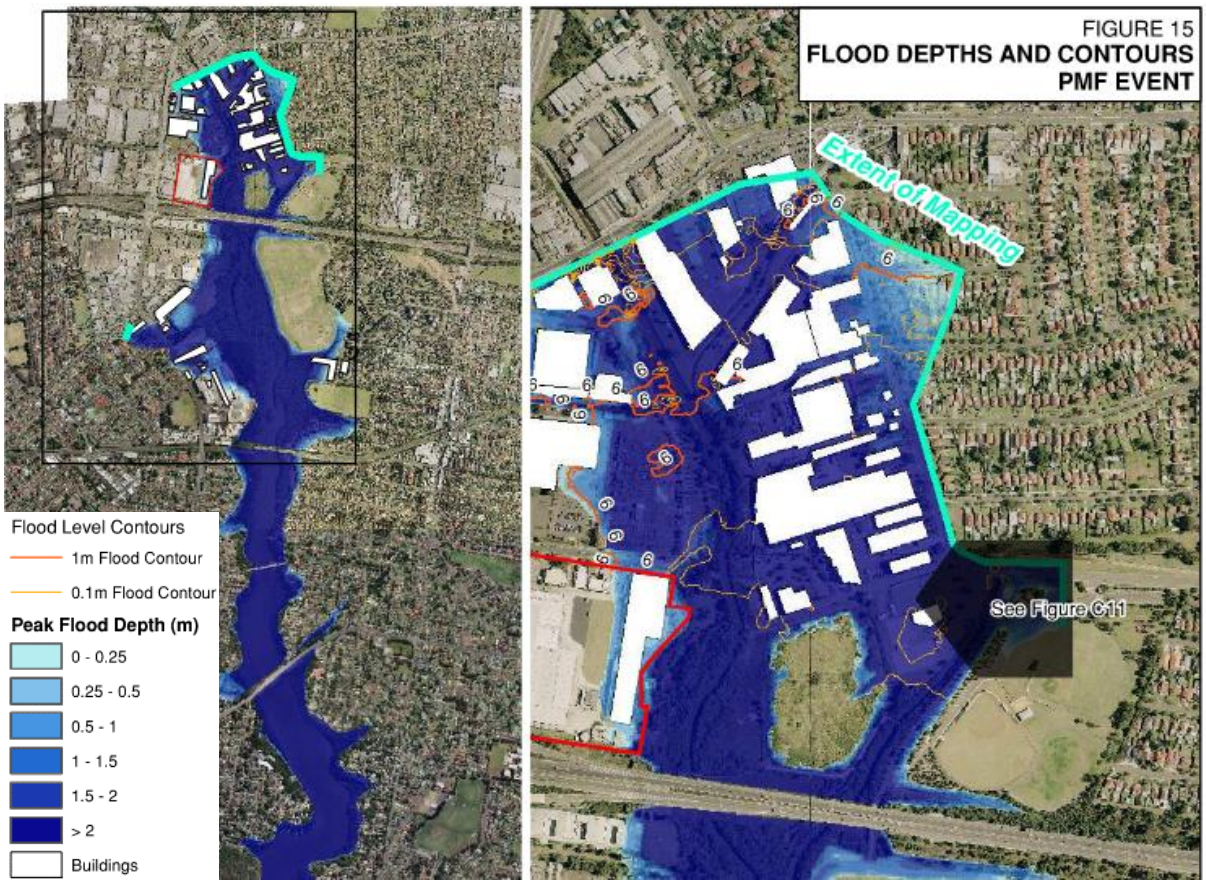


Figure 4.4 – Salt Pan Creek Flood Study – PMF Flood Depth

The proposed development area is noted to be clear of the 1% AEP event extent, hence meets the requirements of Canterbury Bankstown Development Control Plan for filling within flood affected land as set out in their DCP.

As demonstrated in the 1% AEP flood mapping included in the Flood Impact Risk Assessment prepared by Costin Roe Consulting (Ref: CO14984.00-06d.rpt.docx. Dated 6 May 2025), the existing flooding conditions on site are limited to the overland flow path in the site's south-eastern corner for all storm events up to the PMF. This flood affectation is generally clear of the proposed works extent, and so the proposed development can be considered to be unaffected by flooding.

5 HAZARD CATEGORIES AND MAPPING

5.1 Introduction

Flood hazard categories are broken down into H1 to H6 categories depending on depth and velocity, and their interaction with each other as set out in **Figures 5.1a** and **5.1b**.

High hazard areas (H5-H6) are defined as those where there is a possible danger to personal safety and the potential for significant structural damage. Able-bodied adults would have difficulty in wading to safety. With low hazard areas (H1-H2), should it be necessary, a truck could evacuate people and their possessions, and able-bodied adults would have little difficulty in wading to safety.

Refer **Section 5.2** for hazard mapping.

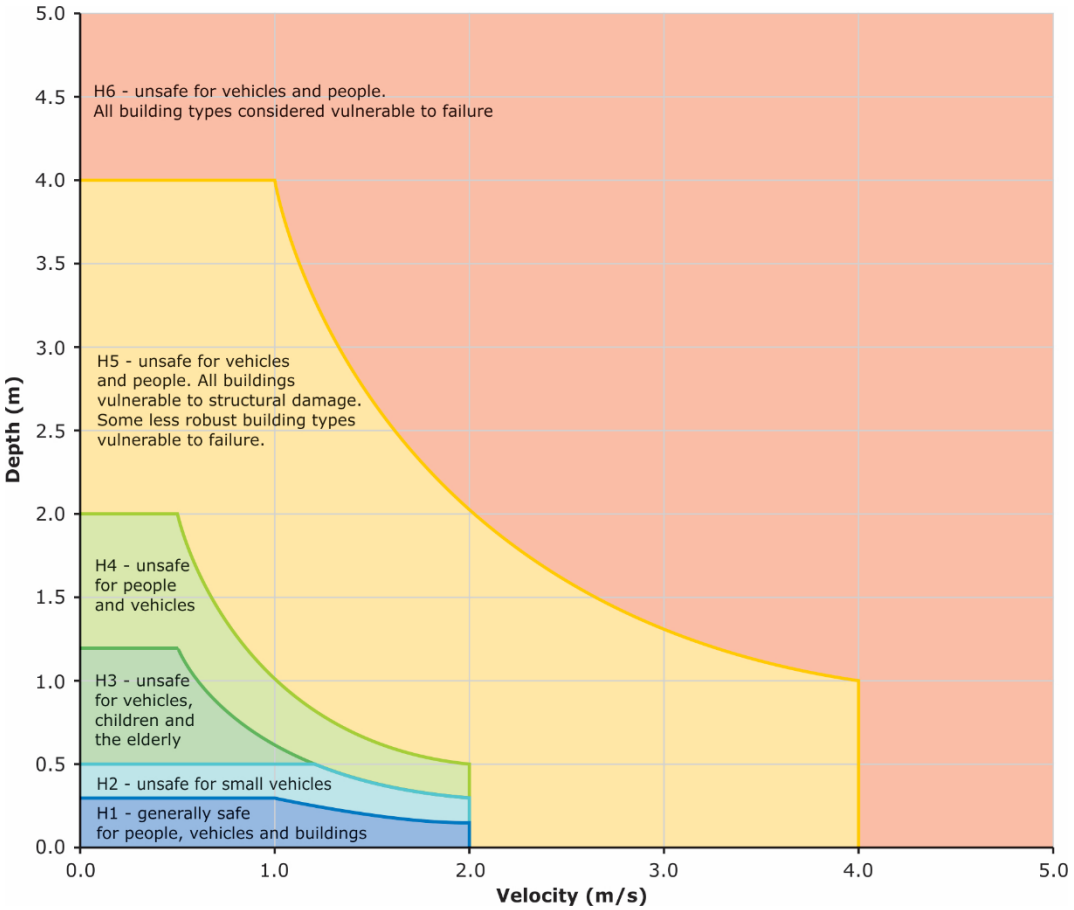


Figure 5.1a. Provisional Flood Hazard Chart (AR&R 2019)

Table 6.7.3. Combined Hazard Curves - Vulnerability Thresholds (Smith et al., 2014)

Hazard Vulnerability Classification	Description
H1	Generally safe for vehicles, people and buildings.
H2	Unsafe for small vehicles.
H3	Unsafe for vehicles. children and the elderly.
H4	Unsafe for vehicles and people.
H5	Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.
H6	Unsafe for vehicles and people. All building types considered vulnerable to failure.

Table 6.7.4. Combined Hazard Curves - Vulnerability Thresholds Classification Limits (Smith et al., 2014)

Hazard Vulnerability Classification	Classification Limit (D and V in combination)	Limiting Still Water Depth (D)	Limiting Velocity (V)
H1	D*V ≤ 0.3	0.3	2.0
H2	D*V ≤ 0.6	0.5	2.0
H3	D*V ≤ 0.6	1.2	2.0
H4	D*V ≤ 1.0	2.0	2.0
H5	D*V ≤ 4.0	4.0	4.0
H6	D*V > 4.0	-	-

Figure 5.1b. Adopted Hazard Criteria (AR&R 2019)

5.2 Hazard Mapping

Flood hazard categorisation for the site and its surrounds has been assessed as part of the flood study undertaken for the Development Application. Refer to **Figure 5.2 & Figure 5.3** below for flood mapping showing the flood hazard in the 1% AEP storm and PMF storm for pre-developed conditions.

Flood hazard criteria and mapping has been completed for the pre-development conditions for both the 1% AEP and PMF floods as per criteria set out in the *Australian Rainfall and Runoff (2019), A Guide to Flood Estimation – Book 6 – Flood Hydraulics* and *Figure 6.7.9*.

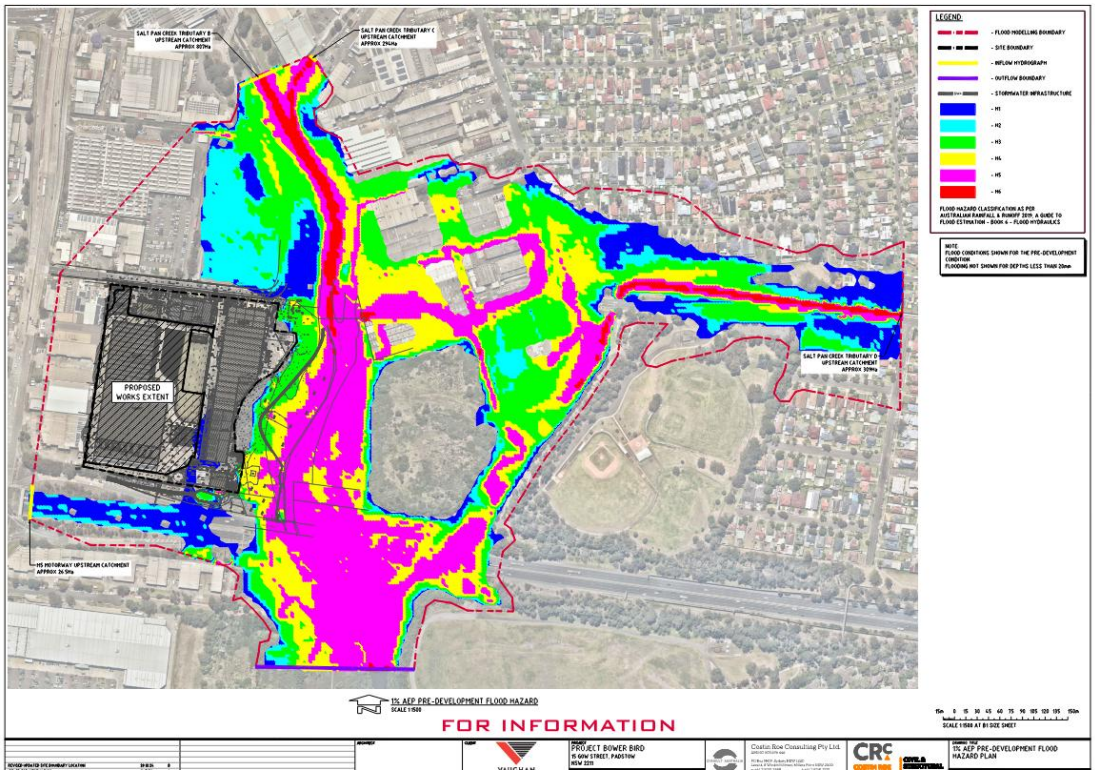


Figure 5.2. 1% AEP Pre-developed Flood Hazard Categorisation

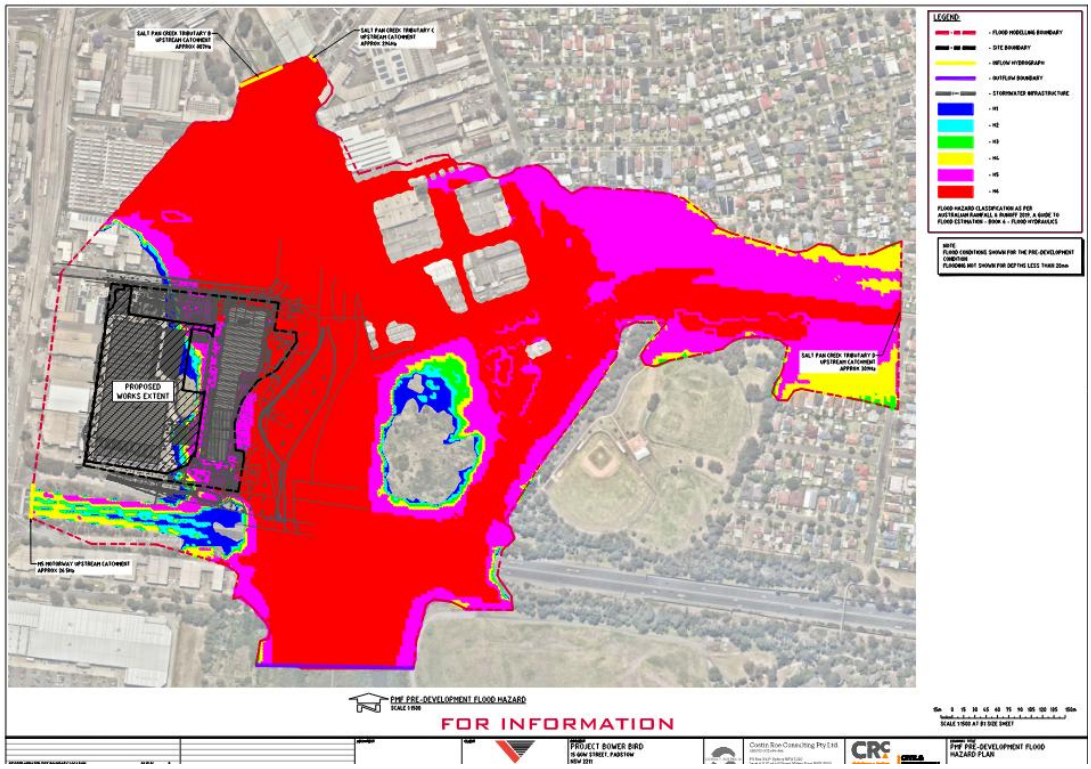


Figure 5.3. PMF Pre-developed Flood Hazard Categorisation

5.3 Flood Damage Assessment

Damage caused by floods is generally categorised as either tangible or intangible. Tangible damages are financial in nature and can be readily measured in monetary terms. They include direct damages such as damage or loss caused by floodwaters wetting goods and property, and indirect damages such as lost wages incurred during cleanup periods after the flood event. Intangible damage includes emotional stress and even mental and physical illness caused by the flood. It is difficult, if not impossible to quantify intangible damages in financial terms.

From a flood planning perspective, it is important to consider the following direct damage categories:

- Contents Damage – refers to damage to the contents of buildings, including carpets and furniture etc.;
- Structural Damage – refers to damage to the structural fabric of buildings, such as foundations, walls floors, windows, and built-in fittings; and
- External Damage – includes damage to all items external to buildings, including cars, landscaping etc.

The NSW Flood Damage Assessment Tool available on the NSW SES Flood Data Portal (NSW Flood damage assessment tool - Datasets - NSW Flood Data Portal) can be utilised to calculate damages associated with flooding and facilitate cost benefit assessments of potential floodplain risk management measures on the development site.

The tool should be used in conjunction with the Flood Risk Management - Management Measures guideline (MM01) associated with the Flood Risk Management Manual (DPE, 2023).

Additionally to the completion of the Flood Damage Assessment tool prior to operation of the facility, routine and triggered (by heavy rainfalls) inspections need to be completed and recorded during construction and during operation of the facility, as discussed below.

Routine and Triggered Inspections

Routine Inspections

It would be recommended that routine inspections of the infrastructure and structures located within the dedicated overland flow area is carried out after significant storm events. Compiling and implementing a comprehensive F*lood Damage Inspection process and procedure* is essential to safeguard the longevity of structures, ensure the safety of occupants, and protect the individuals performing the flood damage assessment.

These routine inspections are to assess the need for maintenance and are primarily concerned with checking the condition of the suspended structure and the functionality of the stormwater drainage and treatment facilities; items such as columns, footings, retaining walls, drains, drainage pits, box culverts, culverts and headwalls. Maintenance of these items is vitally important for the integrity of the suspended structure and the ongoing drainage and treatment of stormwater.

Should the inspection reveal that maintenance of any item is required, this is to be reported to the building management for action.

Inspection Frequency

Routine Inspections for Maintenance shall be carried out over the life of the development.

The inspections shall occur on a monthly frequency during the construction period and shall continue on a yearly basis in perpetuity.

In addition to the normal inspection frequency nominated inspections should also be carried out following heavy rain events **(triggered inspections).** Event heavy rain inspections should be carried out as soon as practicable following an intense period of rainfall (i.e. greater than 100mm over 24 hours). A process to establish when periods of high rainfall occur should be put in place with Building Management.

Records

Records detailing each of the routine inspections for maintenance should be completed during the inspection and describe in detail any required maintenance. The inspection records are to be provided to Building Management for action and then filed appropriately. Records of any maintenance carried out as a result of the inspection should be completed immediately after the works have been finalised and filed appropriately.

Personnel

Routine inspections for maintenance are required to establish the need for basic maintenance, as described above. On this basis, such inspections do not require professional engineering knowledge and may be carried out by any responsible person, including property management staff or maintenance staff. It is, however, recommended that a structural engineer conduct the investigation of the conditions of the structures after a heavy rainfall event (i.e. greater than 100mm over 24 hours).

Alternatively, professional engineering staff may be employed to complete the routine inspections for maintenance concurrently with the engineering inspections for maintenance.

Inspection Safety

General

As described earlier in this document, regular inspections and maintenance of structures and drains are essential for their ongoing stability. However, carrying out inspections and maintenance activities will place those personnel involved with the inspections and maintenance at varying levels of risk. Therefore, to reduce the risk, certain minimum procedures and activities must be carried out before, during and after the inspections.

Inspections/ Maintenance

In order to reduce the risk, any inspections or maintenance activities should be carried out under the following protocols:

- Inspections/Maintenance teams must comprise a minimum of two, preferably three people, in order to prevent inspection personnel working alone;
- Inspections/Maintenance must be carried out within 48 hours of a rain event, preferably within 24 hours;
- Personnel completing inspections/maintenance must be able to communicate and be contactable, eg by carrying mobile phones or UHF radios; and

- For entry to confined spaces, the Contractor should establish if relevant training is required to enter these spaces, as well as provision of appropriate equipment to carry out the inspections.

Prior to Inspection/ Maintenance

It is the responsibility of the Building Management to appoint the appropriate personnel to carry out the inspections and maintenance, and to nominate appropriate times for the inspections to occur, according to the frequencies recommended above.

Prior to any inspection/maintenance commencing, the Building Management or representative shall:

- Review and sign off an Inspection/Maintenance Safety Plan provided by the personnel completing the inspection or carrying out the maintenance. Sufficient time should be allowed to review the plan, request changes/alterations, and approve the updated document.

The Inspection/Maintenance Safety Plan must include:

- A list of personnel and backup personnel completing the inspections/maintenance, along with their qualifications and experience. The qualifications should include a list of tertiary education (if applicable), "green card" status or equivalent (e.g. Occupational Health and Safety Induction Training for Construction Work – General Course), and any required licences such as drivers licence/Bobcat operators licence;
- A list of the items and areas to be inspected/maintained;
- The procedures to be undertaken during the inspections/maintenance;
- The methodology proposed to complete the inspections/maintenance;
- A Job Safety Analysis (JSA)/Health and Safety Plan (HASP), or equivalent, that documents the following:
    - Each Inspection/Maintenance Activity and associated Hazard.
    - An initial risk assessment;
    - Control measures to be implemented to reduce unacceptable risks; and
    - A second risk assessment that re-assesses the risk considering the control measures suggested for implementation in Point "iii" above.
- Details of evacuation procedures and muster points in the event of an emergency;
- A list of safety equipment to be taken, including a radio, first aid kit; and
- Where appropriate ablutions and wash facilities are located.
    - Ensure the inspection and maintenance personnel entering the site have filled in a dedicated Sign In/Sign Out register. This register can be located at the Building Management office. Location to be confirmed to all parties involved. The register should also record which personnel have custody of any keys that provide access through locked gates/barricades. Any keys should be signed back in at the end of each days work; and
    - Be present during a Tool Box talk that summarises the JSA/HASP, highlighting the main hazards and risks. If Building Management is aware of any hazards

and risks not mentioned in the JSA/HASP, they are to be raised during the Tool Box Talk and the JSA/HASP amended accordingly.

Following the completion of these activities, the Inspections and or Maintenance may commence.

During Inspections/ Maintenance

During the inspection and maintenance activities, it is the responsibility of those personnel carrying out the works to ensure that the requirements of the Inspection/Maintenance Safety Plan are adhered to. Safety whilst completing the inspections/maintenance is as important as the functionality of the drains themselves.

Whilst working within the drain pits, overland flow area or through intermediate access points, the inspection and maintenance work teams shall:

- Complete visual inspections of the drain and pits for signs of shifting and or damage;
- Check for accumulations of scale or sedimentation within the pipes/drains;
- Be vigilant with regard to loose items that could fall from the suspended slabs above;
- Be vigilant with regard to rock falls from the batters;
- Work in minimum groups of two people, preferably three;
- Perform inspections during period of forecast dry weather;
- Ensure that sufficient PPE is worn and utilised. As a minimum (subject to the maintenance activity), the following PPE is required:
    - High Visibility Safety Vest;
    - Steel Capped Boots;
    - Helmet;
    - Safety glasses;
    - Mobile Phone/UHF Radio (or other means of telecommunication);
    - First Aid Kit; and
    - Long pants and long sleeve shirts.

Subsequent to Inspection

At the completion of each days work, all members of the inspection/maintenance parties must complete the Sign In/Sign Out register to note that they have left the site. Any keys issued to provide access through locked gates/barricades must be returned and signed for.

The completed Inspection/Maintenance Records must be handed over to the Building Management for actioning. If a report needs to be furnished, it must be finalised and submitted within 2 weeks of inspection/maintenance works being completed.

6 FLOOD SAFETY AND EVACUATION

6.1 Introduction

This section of the report presents the relevant information in relation to egress and evacuation during the approach of a significant flood event. The information in this report can be used as a framework for the development and for more detailed emergency response plans for individual tenants.

This framework has been completed with consideration to the State Emergency and Rescue Management Act 1989 (NSW), the State Emergency Service Act 1989 (NSW), and the SES Canterbury-Bankstown Flood Emergency Sub Plan.

6.2 Flood Extent

As discussed in **Section 4.1** of this report, the site is clear of the flood extent, with the north-western portion unaffected by flooding in all storm events.

6.3 Flood Education, Awareness and Preparedness

Development of Warning Systems

In addition to preparing an emergency evacuation procedure, it is recommended that a flood education, awareness, and preparedness program is implemented on site. The purpose of this program is to ensure that tenants and staff members on the development site are aware of the site flood risk and measures to be taken for the safety of staff and visitors in the event of an emergency. Each tenant should have a tenant specific plan which sets out flood warden, evacuation zones and responsible persons. This flood plan should:

- Provide an overview / summary of the flood risk on site;
- Explain and demonstrate emergency evacuation procedures;

This flood awareness program should be incorporated into the induction process for new and existing staff members of on-site personnel during construction and of tenants on the development site during operation and is to be repeated annually as part of any "refresher" training. The program is to be reviewed when new tenants move into the building. Management should consider installing signage in around the site which outlines the flood evacuation procedure.

Visitors are to be briefed on the basics of the flood evacuation procedure upon arrival to the site. This training may include identification of the Flood Warden on site during the duration of their stay and showing visitors the designated refuge areas and evacuation pathways.

As noted, the advice in this report can be used as a framework for these site-specific plans, in conjunction with Canterbury-Bankstown City Council and SES sub plans as required. During construction, the warehouse site should have a responsible person (EM or site manager) who understands the flood behaviour of this area, is familiar with this report and flood management responses set out in the **CFERP**.

The NSW SES Canterbury-Bankstown Local Controller is responsible for monitoring the flood risk over the area and for issuing flood warnings to the community. Any person or group occupying the precinct at the time of flood danger should adhere to any

warnings issued. The warning message will normally be issued via SMS (phone text) by the SES, and flood alerts would also be provided by the BOM prior to SES flood warning. During periods of heavy or forecast heavy rainfall it is important that one or some of the occupants of a facility should be able to receive such messages. The occupants must then immediately follow the flood evacuation plan in this report or the instructions of the SES controller in the area.

As described in **Section 6.4** below, the SES Warning System is based on predicted rainfall and gauges in the Sydney Airport region. This includes identification of potential flooding areas, estimated impacts of flooding at different heights and action time.

The BOM/ SES warning system will provide good initial guidance for triggering of flood measures, however in addition to the SES flood warning system, it is recommended that a site-specific warning system is employed to supplement the BOM gauges. Such a warning system could consist of a series of flood depth markers or responders placed around the overland flow path and within the flood storage basin. A suitable response/trigger methodology has been outlined in **Section 6.4** which can be utilised to inform users of the site to prepare their own site-specific flood management response plans.

Flood warning and emergency response for the development site will be based on the rainfall within the adjoining catchments.

Real-time data (updated at 15-minute intervals) for these sites can be accessed through the BoM website via the following hyperlink:

http://www.bom.gov.au/nsw/flood/sydney.shtml

6.4 Emergency Response Planning

Flood Emergency Management planning refers to the preparation of a formal community-based plan of action to deal with the threat, onset and aftermath of flooding. It involves planning for an event equal to, or greater than the event used to derive the FPL.

The plan of action should include an on-site response plan that addresses what measures should be undertaken once the threat of a flood is determined to be imminent. A flood evacuation strategy should also be included so that all persons within the precinct are familiar with the processes required if a flood occurs.

In summary, the review shows that safe access/egress (Hazard Categorisation <H2) is available to Gow Street, Fairford Street and beyond in all storm events including the PMF as shown below in **Figure 6.1** and BMT's flood assessment of the Fairford Road Catchment (Ref: R.B17115.003.02.C23_Flood_Study).

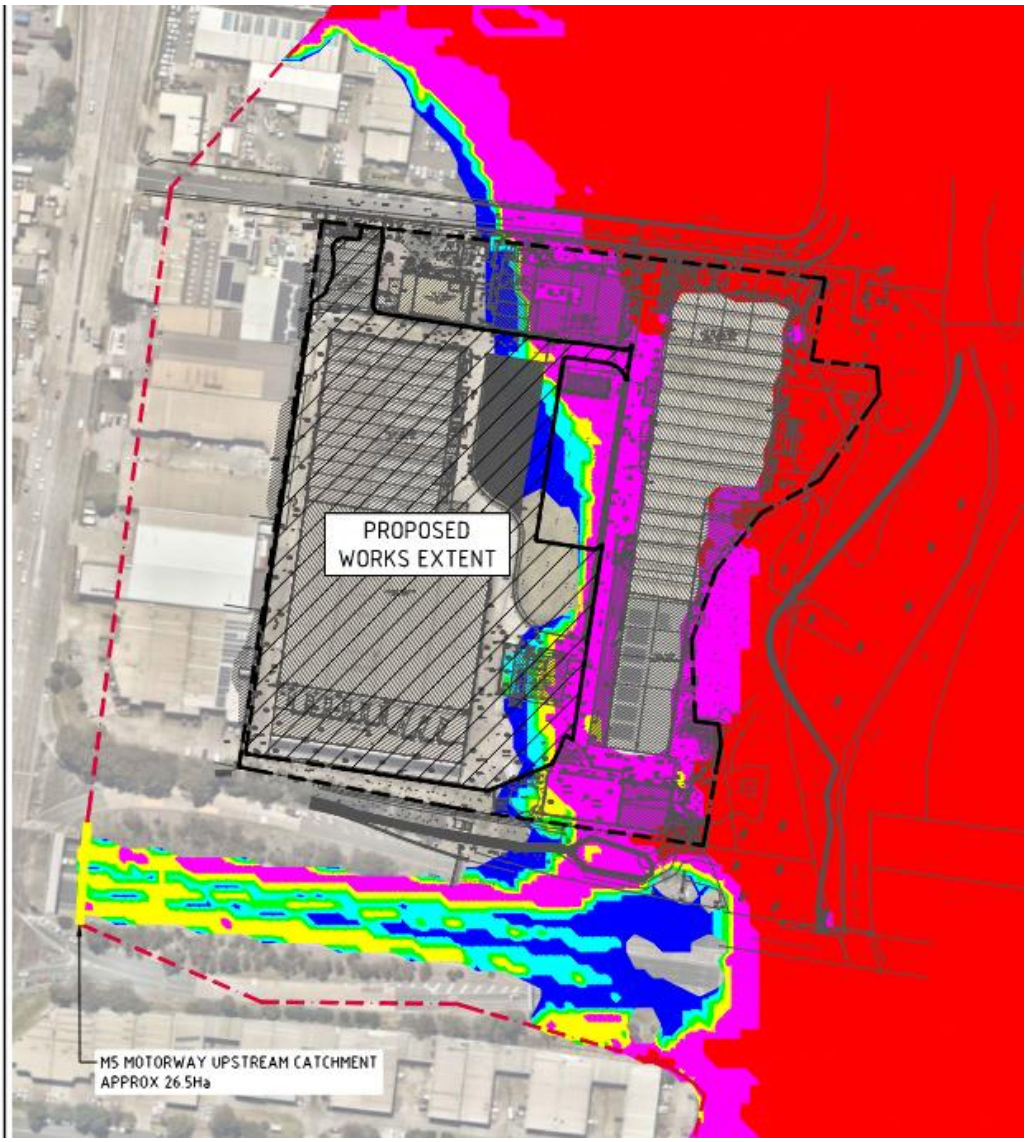


Figure 6.1 Safe access and egress to Gow Street during the 1% AEP storm event

A safe evacuation route to the site's north-west is available through the site's northern-western access point to Gow Street. Evacuees would be able to move to flood free areas via Fairford Road at the direction of the SES or other appropriate authority. In the PMF, floodwater in Salt Pan Creek spills into the property and inundates the eastern portion of the flood depths up to 1m. In this storm event, the north-western corner remains free of flooding and can serve as a permanent point of safe egress or emergency access in the event of site flooding.

A site establishment and evacuation plan has been prepared by the builder's Vaughan Construction and shown below on **Figure 6.2** and in **Appendix F**. The Plan displays the evacuation path and emergency assembly point to a car park on Gow street that is safe from the PMF storm. An emergency management control measures document has also been prepared and shown below in **Appendix G**. The document includes the site evacuation procedure in the event of an emergency requiring the evacuation of the site.

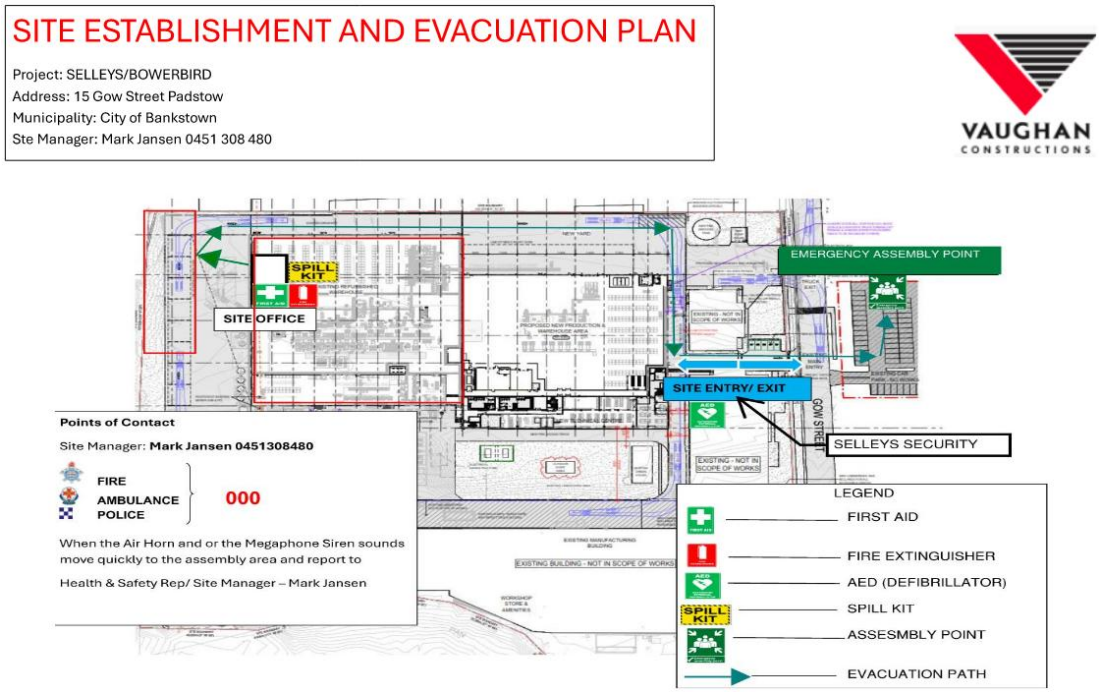


Figure 6.2 Site Establishment and Evacuation Plan (Source: Vaughan Construction)

6.5 Preparation Steps

It is the responsibility of Management to understand the risks and dangers of flooding relating to the development site, and the need to restrict access to the flood management basin (subject to flooding) in such an event.

It is recommended that key persons within Management are registered to be able to receive flood warning messages via SMS from the NSW SES. This should include a specific Flood Warden, as well as upper management personnel. Using the contents of this report, in conjunction with property specific information such as resident details and key contact person/s, the designated Flood Warden is to prepare an NSW SES Emergency Business Continuity Plan using the following website:

https://www.sesemergencyplan.com.au/business/

It is recommended that Emergency Flood Kits are prepared and stored in a safe and accessible location on site, nominally tenants are to prepare one for each building. This kit is to contain items such as a first aid kit, torches, batteries, bottled water, non-perishable food items, medication, blankets, spare clothes, important documents, etc. Adequate supplies are to be provisioned for in the event that all expected site occupants are to shelter in place.

Lastly, the evacuation framework contained in this report must be understood and adapted, as necessary. It is recommended that a copy or copies of this report are kept at several locations on site such as the construction site shed, maintenance manager, and office administrator. A thorough understanding of *Councils Local Flood Plan* should also be made.

It is noted that significant lead warning time would not be required to enable effective flood response plans to be initiated for this site to address safety of persons, however,

lead warning would be necessary for removal of vehicles from the site, or understanding when restriction of vehicles from entering the site should be made.

7 FLOOD RESPONSE

7.1 Flood Response Introduction

The following sub-sections of the report provide information on potential flood triggers that could be utilised by site management (during construction and operation) to be able to prepare their own flood response plans.

The site management may install flood depth gauges along the eastern boundary along Salt Pan Creek where floodwaters enter the site.

7.2 Response Triggers & Site Specific Measures During Construction

1. **Trigger 1 - A flood alert/watch/advice is issued by the BOM.**

- The BOM alert will be issued if flood producing rain is predicted. This provides an early warning that flooding may occur, however is not confirmation that flooding will occur. If this alert is issued then the designated Flood Warden should be on alert for further BOM, SES or site-specific Triggers.

2. **Trigger 2 – *General flood alert issued by the BOM.***

- A generalised flood warning would be issued when flooding is expected to occur in a given area. These would generally be provided by the BOM with three hours warning time is expected from issue of warning to peak flood level as per the "*Service Level Specification for Flood Forecasting and Warning Services for New South Wales – Version 2.0*" (Bureau of Meteorology, 2013).
- Any personnel should make the necessary preparations for site evacuation. Construction materials and machinery should be prepared to be taken off-site. Site visitors should be notified that inundation of the adjacent roads could potentially restrict egress from the site. The Flood Warden is to monitor further alerts from the BOM, SES, or site-specific triggers.
- It is noted that Trigger 3 may occur prior to Trigger 2 and the Flood Warden is required to consider this eventuality.

3. **Trigger 3 - Site flood level marker achieves flood depth of 0.1m-0.2m and/or adjacent streets are visibly inundated.**

- Flood Warden at this point should immediately evacuate any persons and machinery from the site via the designated evacuation route.
- Flood warden to contact SES for additional updates, if required.

End of Response Operations

Once the flood levels recede below the trigger level and the danger posed by flooding has passed, the NSW SES Canterbury-Bankstown Local Controller will issue an "all clear" message which will be conveyed in the same format as the warning message, via SMS. The site personnel can then return to the precinct.

8 CONCLUSION

Costin Roe Consulting Pty Ltd has been commissioned to develop this **CFERP** for the industrial development at 15 and 20 Gow Street, Padstow, NSW.

The report provides a summary of flood behaviour of local flooding which affects the site, and the different conditions which cause flooding on the site.

Flood preparedness and response techniques have been clarified, including warning triggers and distribution of the flood response procedures during construction stages of the development. During flooding events, the flood affected area is to be evacuated as early as possible and closed for all personnel and vehicles and access to the adjacent roads is to be restricted.

Further the report provides the framework for the preparation of the flood egress plans as required throughout the construction phases of the development.

9 REFERENCES

- NSW Flood Risk Management Manual 2023
- Chapter 2.2 – Flood Risk Management – Catchments affected by Stormwater Flooding, of Canterbury-Bankstown's DCP 2023 in relation to the development including review of potential impacts of the development on existing flooding, and potential impacts on the development from flooding
- Canterbury-Bankstown Stormwater System Report (Ref: WP-SIAONL-177/2023. Dated: 2 February 2023)
- Salt Pan Creek Flood Study (SPCFCS) (September 2011)
- Salt Pan Creek Floodplain Risk Management Study (SPCFRMS) (May 2015)
- SES (Nov 2019). Provision and Requirements for Flood Warning
- Bureau of Meteorology (2013). Service Level Specification for Flooding Forecasting and Warning Services for New South Wales – Version 2.0
- NSW Government (2023). Flood Impact and Risk Assessment. Flood Risk Management guideline LU01;
- Provision and Requirements for Flood Warning in New South Wales – SES (Nov 2019);
- Costin Roe Consulting (2024), Civil Engineering Report (CO14984.00-05c.rpt

10 APPENDICES

Appendix A

FLOOD RISK MANAGEMENT PLANS

STATE SIGNIFICANT DEVELOPMENT APPLICATION
15 GOW STREET, PADSTOW, NSW 2211
FLOOD IMPACT RISK ASSESSMENT (FIRA)

DRAWING LIST

DRAWING NO.	DRAWING TITLE
C014984.00-F100	DRAWING LIST & LOCALITY PLAN
C014984.00-F110	RAFTS MODEL CATCHMENT PLAN
C014984.00-F120	TUFLOW MODEL CONFIGURATION PLAN
C014984.00-F200	20% AEP PRE-DEVELOPMENT FLOOD LEVELS & DEPTHS PLAN
C014984.00-F201	20% AEP PRE-DEVELOPMENT FLOOD VELOCITY PLAN
C014984.00-F202	20% AEP PRE-DEVELOPMENT FLOOD HAZARD PLAN
C014984.00-F210	5% AEP PRE-DEVELOPMENT FLOOD LEVELS & DEPTHS PLAN
C014984.00-F211	5% AEP PRE-DEVELOPMENT FLOOD VELOCITY PLAN
C014984.00-F212	5% AEP PRE-DEVELOPMENT FLOOD HAZARD PLAN
C014984.00-F220	1% AEP PRE-DEVELOPMENT FLOOD LEVELS & DEPTHS PLAN
C014984.00-F221	1% AEP PRE-DEVELOPMENT FLOOD VELOCITY PLAN
C014984.00-F222	1% AEP PRE-DEVELOPMENT FLOOD HAZARD PLAN
C014984.00-F230	0.5% AEP PRE-DEVELOPMENT FLOOD LEVELS & DEPTHS PLAN
C014984.00-F231	0.5% AEP PRE-DEVELOPMENT FLOOD VELOCITY PLAN
C014984.00-F232	0.5% AEP PRE-DEVELOPMENT FLOOD HAZARD PLAN
C014984.00-F240	0.2% AEP PRE-DEVELOPMENT FLOOD LEVELS & DEPTHS PLAN
C014984.00-F241	0.2% AEP PRE-DEVELOPMENT FLOOD VELOCITY PLAN
C014984.00-F242	0.2% AEP PRE-DEVELOPMENT FLOOD HAZARD PLAN
C014984.00-F250	PMF PRE-DEVELOPMENT FLOOD LEVELS & DEPTHS PLAN
C014984.00-F251	PMF PRE-DEVELOPMENT FLOOD VELOCITY PLAN
C014984.00-F252	PMF PRE-DEVELOPMENT FLOOD HAZARD PLAN



SITE LOCALITY PLAN
N.TS

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F100

CONSULT AUSTRALIA

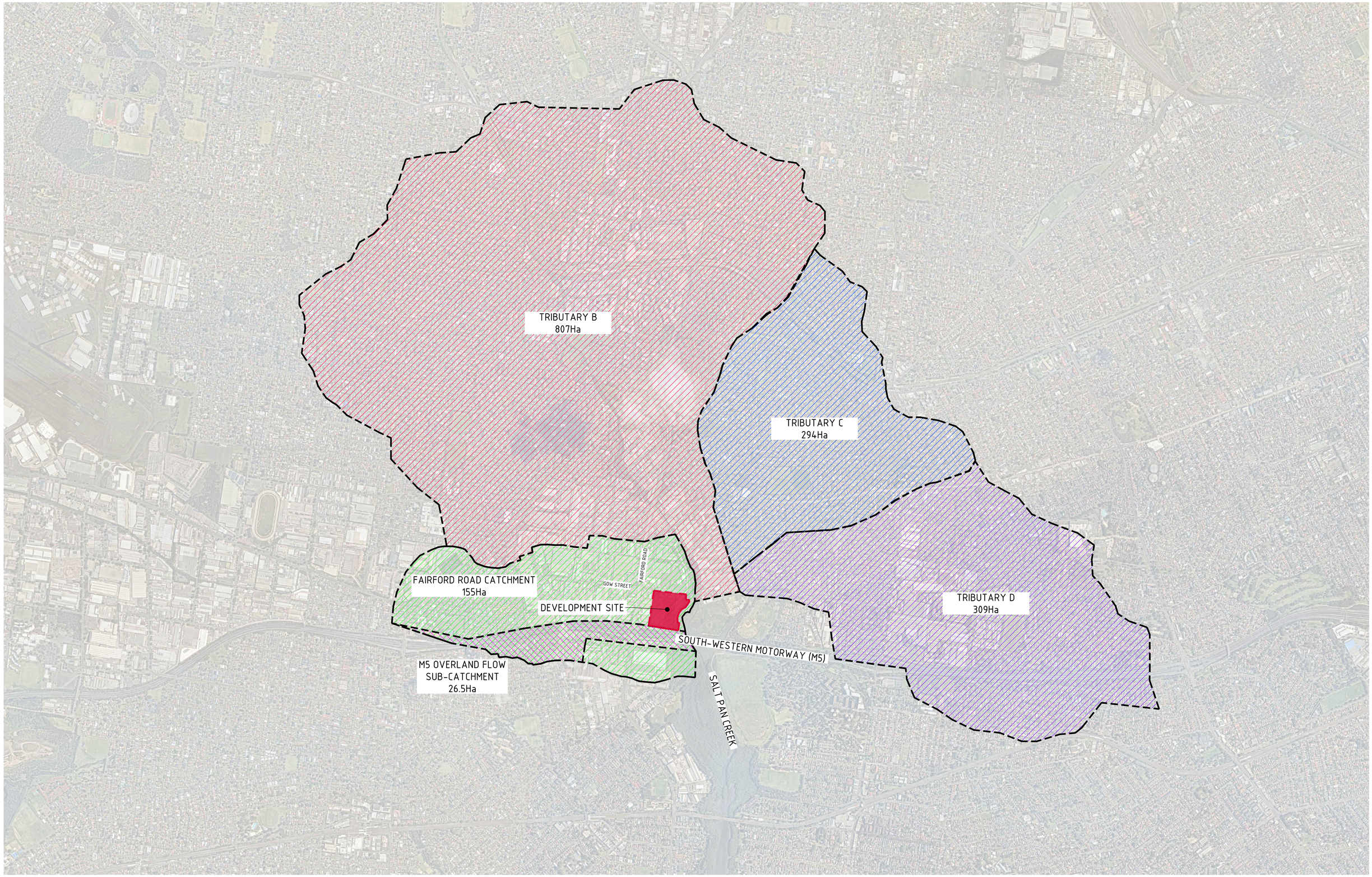
Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
DRAWING LIST & LOCALITY PLAN

DRAWING No C014984.00-F100

ISSUE B



RAFTS MODEL CATCHMENT PLAN
SCALE 1:10000

100m 0 100 200 300 400 500 600 700 800 900 1000m
SCALE 1:10000 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014.984.00-F 110

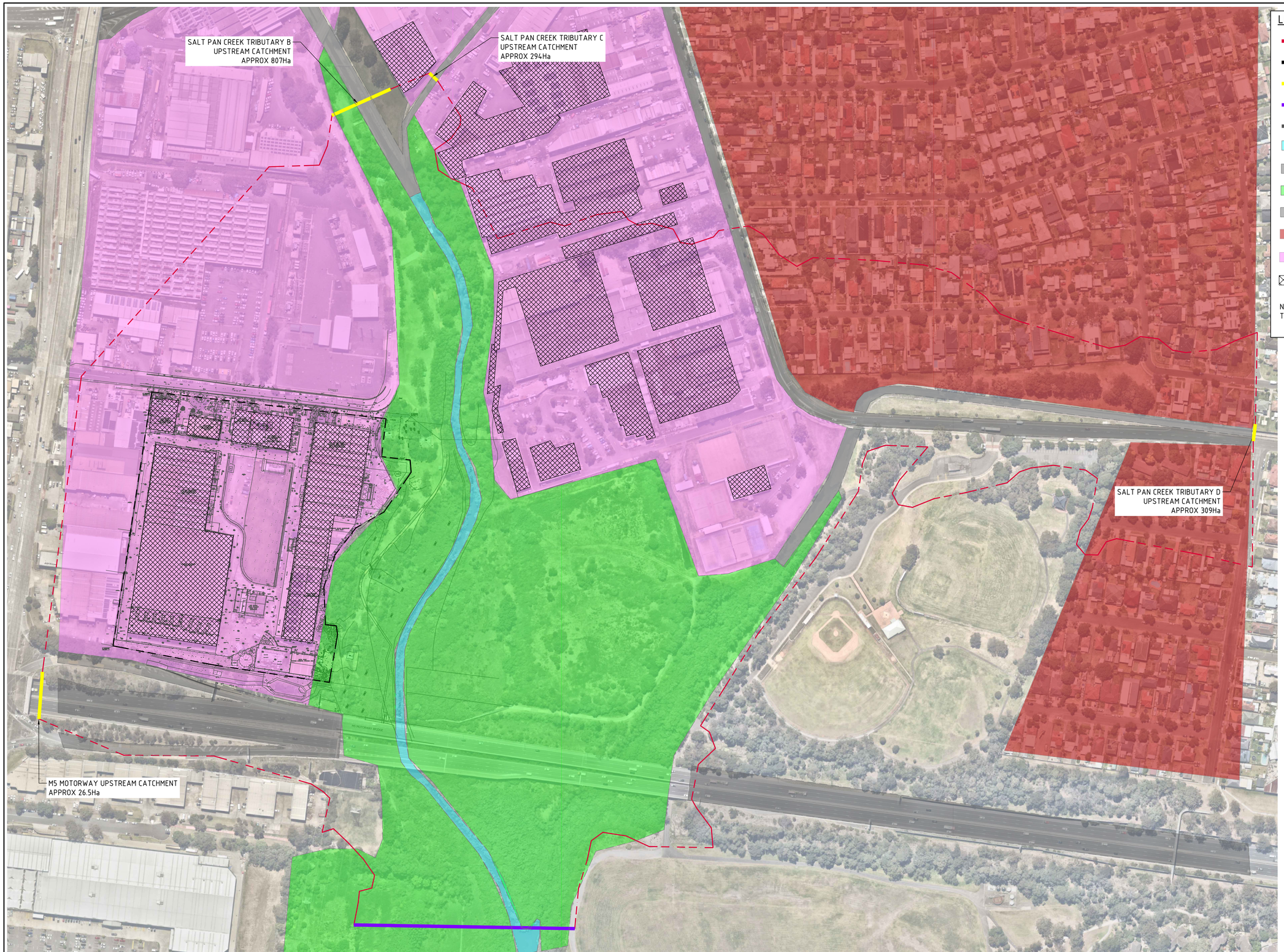
CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
RAFTS MODEL CATCHMENT PLAN

DRAWING No C014.984.00-F110
ISSUE B



LEGEND:

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- STORMWATER INFRASTRUCTURE
- NATURAL CHANNEL (MANNING'S N = 0.025)
- CONCRETE CHANNEL (MANNING'S N = 0.012)
- VEGETATED CREEK (MANNING'S N = 0.08)
- ROAD (MANNING'S N = 0.02)
- RESIDENTIAL (MANNING'S N = 0.3)
- INDUSTRIAL (MANNING'S N = 0.03)
- BUILDING (BLOCKOUT)

NOTE: ALL AREAS WITHIN STUDY EXTENT NOT HATCHED ASSUMED TO BE GRASSED WITH A DEFAULT MANNING'S n VALUE OF 0.04.

TUFLOW MODEL CONFIGURATION PLAN

SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m

SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS DATE ISSUE

ARCHITECT

CLIENT VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F120

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
TUFLOW MODEL CONFIGURATION PLAN

DRAWING No C014984.00-F120 ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

PROPOSED
WORKS EXTENT

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

3.20
3.00
2.80
2.60
2.40
2.80
2.60
2.40
3.20

LEGEND:

LEVELS DATUM IS AHD.

- 30.00 – FLOOD LEVEL CONTOUR (MAJOR) 1m INTERVALS
- 30.20 – FLOOD LEVEL CONTOUR (MINOR) 0.2m INTERVALS
- – FLOOD MODELLING BOUNDARY
- – SITE BOUNDARY
- – INFLOW HYDROGRAPH
- – OUTFLOW BOUNDARY
- SW – STORMWATER INFRASTRUCTURE

FLOOD DEPTH (m)

No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.020	0.050	
2	0.050	0.100	
3	0.100	0.200	
4	0.200	0.300	
5	0.300	0.400	
6	0.400	0.500	
7	0.500	0.750	
8	0.750	1.000	
9	1.000	5.000	

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

20% AEP PRE-DEVELOPMENT FLOOD LEVELS AND DEPTHS

SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m

SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS DATE ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F200

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
20% AEP PRE-DEVELOPMENT FLOOD LEVELS & DEPTHS PLAN

DRAWING No C014984.00-F200

ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

PROPOSED
WORKS EXTENT

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

LEGEND:

LEVELS DATUM IS AHD.

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- STORMWATER INFRASTRUCTURE

FLOOD VELOCITY (m/s)

No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.000	0.100	
2	0.100	0.200	
3	0.200	0.300	
4	0.300	0.400	
5	0.400	0.500	
6	0.500	0.600	
7	0.600	0.700	
8	0.700	0.800	
9	0.800	0.900	
10	0.900	1.000	
11	1.000	1.200	
12	1.200	1.400	
13	1.400	1.600	
14	1.600	1.800	
15	1.800	2.000	
16	2.000	2.250	
17	2.250	2.500	
18	2.500	2.750	
19	2.750	3.000	
20	3.000	3.500	
21	3.500	4.000	
22	4.000	4.500	
23	4.500	5.000	
24	5.000	7.500	
25	7.500	10.000	

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

20% AEP PRE-DEVELOPMENT FLOOD VELOCITY
SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m
SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F201

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
20% AEP PRE-DEVELOPMENT FLOOD VELOCITY PLAN

DRAWING No C014984.00-F201 ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

PROPOSED
WORKS EXTENT

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

LEGEND:

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- STORMWATER INFRASTRUCTURE
- H1
- H2
- H3
- H4
- H5
- H6

FLOOD HAZARD CLASSIFICATION AS PER
AUSTRALIAN RAINFALL & RUNOFF 2019, A GUIDE TO
FLOOD ESTIMATION - BOOK 6 - FLOOD HYDRAULICS

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

20% AEP PRE-DEVELOPMENT FLOOD HAZARD

SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m

SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F202

CONSULT AUSTRALIA

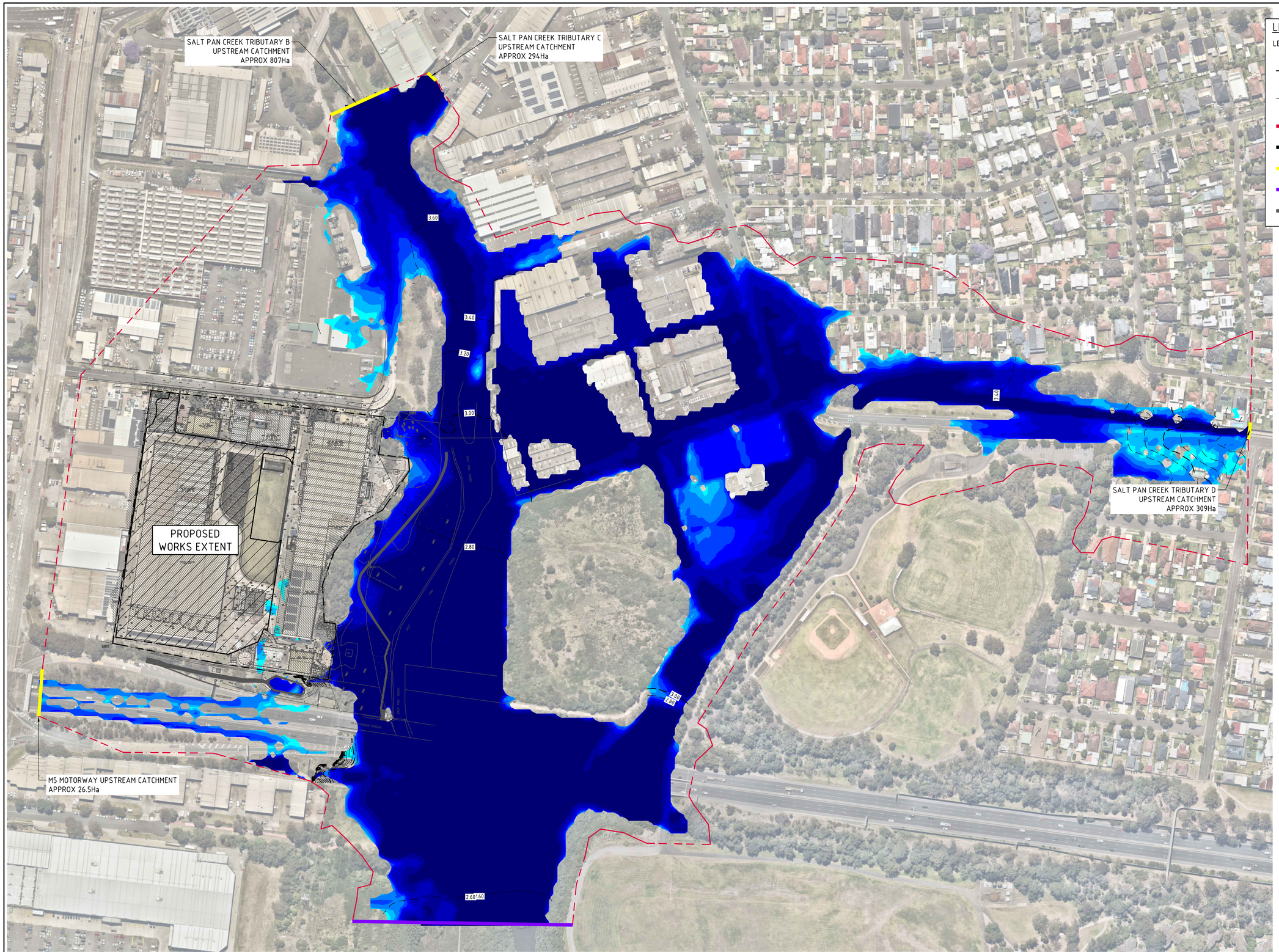
Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
20% AEP PRE-DEVELOPMENT FLOOD HAZARD PLAN

DRAWING No C014984.00-F202

ISSUE B



LEGEND:

LEVELS DATUM IS AHD.

- 30.00 – FLOOD LEVEL CONTOUR (MAJOR) 1m INTERVALS
- 30.20 – FLOOD LEVEL CONTOUR (MINOR) 0.2m INTERVALS
- – FLOOD MODELLING BOUNDARY
- – SITE BOUNDARY
- – INFLOW HYDROGRAPH
- – OUTFLOW BOUNDARY
- SW – STORMWATER INFRASTRUCTURE

FLOOD DEPTH (m)

No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.020	0.050	
2	0.050	0.100	
3	0.100	0.200	
4	0.200	0.300	
5	0.300	0.400	
6	0.400	0.500	
7	0.500	0.750	
8	0.750	1.000	
9	1.000	5.000	

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

5% AEP PRE-DEVELOPMENT FLOOD LEVELS AND DEPTHS

SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m

SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS DATE ISSUE

ARCHITECT

CLIENT VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F210

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
5% AEP PRE-DEVELOPMENT FLOOD LEVELS & DEPTHS PLAN

DRAWING No C014984.00-F210 ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

PROPOSED
WORKS EXTENT

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

LEGEND:

LEVELS DATUM IS AHD.

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- STORMWATER INFRASTRUCTURE

FLOOD VELOCITY (m/s)

No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.000	0.100	
2	0.100	0.200	
3	0.200	0.300	
4	0.300	0.400	
5	0.400	0.500	
6	0.500	0.600	
7	0.600	0.700	
8	0.700	0.800	
9	0.800	0.900	
10	0.900	1.000	
11	1.000	1.200	
12	1.200	1.400	
13	1.400	1.600	
14	1.600	1.800	
15	1.800	2.000	
16	2.000	2.250	
17	2.250	2.500	
18	2.500	2.750	
19	2.750	3.000	
20	3.000	3.500	
21	3.500	4.000	
22	4.000	4.500	
23	4.500	5.000	
24	5.000	7.500	
25	7.500	10.000	

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

5% AEP PRE-DEVELOPMENT FLOOD VELOCITY
SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m
SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F211

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
5% AEP PRE-DEVELOPMENT FLOOD VELOCITY PLAN

DRAWING No C014984.00-F211
ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

PROPOSED
WORKS EXTENT

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

LEGEND:

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- STORMWATER INFRASTRUCTURE
- H1
- H2
- H3
- H4
- H5
- H6

FLOOD HAZARD CLASSIFICATION AS PER
AUSTRALIAN RAINFALL & RUNOFF 2019, A GUIDE TO
FLOOD ESTIMATION – BOOK 6 – FLOOD HYDRAULICS

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

5% AEP PRE-DEVELOPMENT FLOOD HAZARD

SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m

SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F212

CONSULT AUSTRALIA

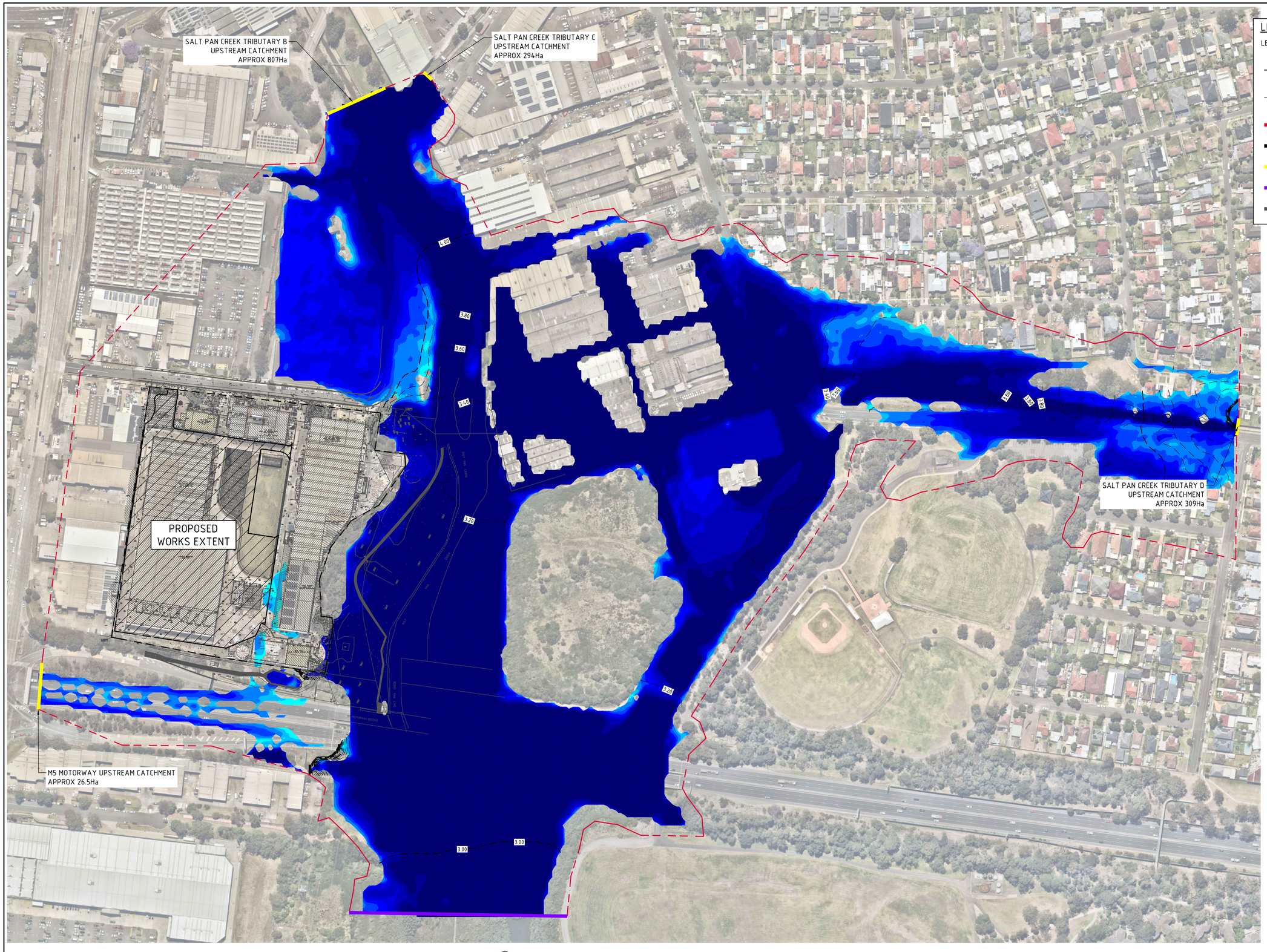
Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
5% AEP PRE-DEVELOPMENT FLOOD HAZARD PLAN

DRAWING No C014984.00-F212

ISSUE B



LEGEND:

LEVELS DATUM IS AHD.

- 30.00 – FLOOD LEVEL CONTOUR (MAJOR) 1m INTERVALS
- 30.20 – FLOOD LEVEL CONTOUR (MINOR) 0.2m INTERVALS
- – FLOOD MODELLING BOUNDARY
- – SITE BOUNDARY
- – INFLOW HYDROGRAPH
- – OUTFLOW BOUNDARY
- SW – STORMWATER INFRASTRUCTURE

FLOOD DEPTH (m)

No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.020	0.050	
2	0.050	0.100	
3	0.100	0.200	
4	0.200	0.300	
5	0.300	0.400	
6	0.400	0.500	
7	0.500	0.750	
8	0.750	1.000	
9	1.000	5.000	

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

1% AEP PRE-DEVELOPMENT FLOOD LEVELS AND DEPTHS

SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m

SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS DATE ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F220

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
1% AEP PRE-DEVELOPMENT FLOOD LEVELS & DEPTHS PLAN

DRAWING No C014984.00-F220 ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

PROPOSED
WORKS EXTENT

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

LEGEND:

LEVELS DATUM IS AHD.

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- SW - STORMWATER INFRASTRUCTURE

FLOOD VELOCITY (m/s)

No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.000	0.100	
2	0.100	0.200	
3	0.200	0.300	
4	0.300	0.400	
5	0.400	0.500	
6	0.500	0.600	
7	0.600	0.700	
8	0.700	0.800	
9	0.800	0.900	
10	0.900	1.000	
11	1.000	1.200	
12	1.200	1.400	
13	1.400	1.600	
14	1.600	1.800	
15	1.800	2.000	
16	2.000	2.250	
17	2.250	2.500	
18	2.500	2.750	
19	2.750	3.000	
20	3.000	3.500	
21	3.500	4.000	
22	4.000	4.500	
23	4.500	5.000	
24	5.000	7.500	
25	7.500	10.000	

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

1% AEP PRE-DEVELOPMENT FLOOD VELOCITY
SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m
SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F221

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
1% AEP PRE-DEVELOPMENT FLOOD VELOCITY PLAN

DRAWING No C014984.00-F221
ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

PROPOSED
WORKS EXTENT

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

LEGEND:

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- STORMWATER INFRASTRUCTURE
- H1
- H2
- H3
- H4
- H5
- H6

FLOOD HAZARD CLASSIFICATION AS PER
AUSTRALIAN RAINFALL & RUNOFF 2019, A GUIDE TO
FLOOD ESTIMATION - BOOK 6 - FLOOD HYDRAULICS

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

N

1% AEP PRE-DEVELOPMENT FLOOD HAZARD

SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m

SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F222

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446

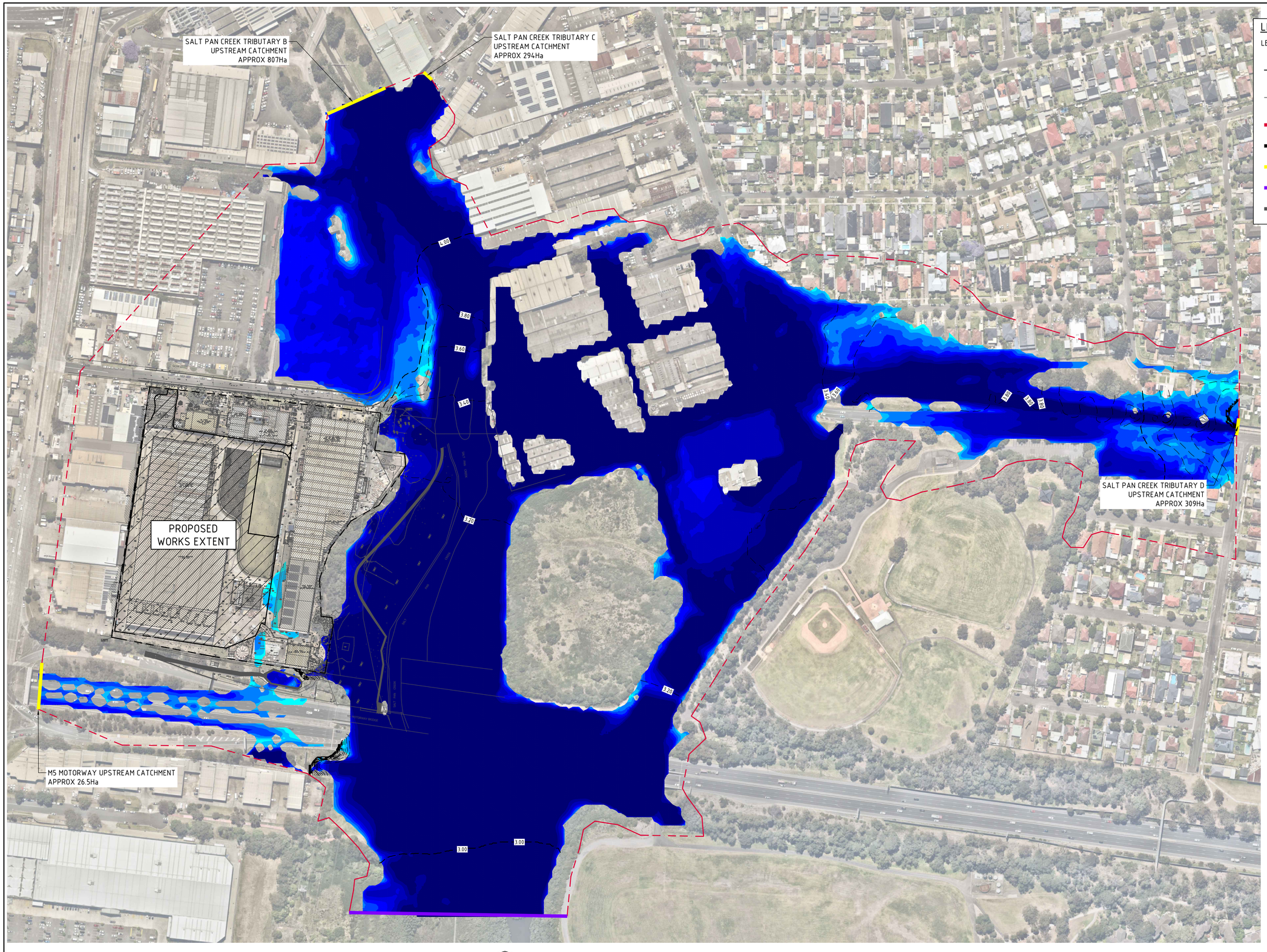
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
1% AEP PRE-DEVELOPMENT FLOOD HAZARD PLAN

DRAWING No C014984.00-F222

ISSUE B



LEGEND:

LEVELS DATUM IS AHD.

- 30.00 – FLOOD LEVEL CONTOUR (MAJOR) 1m INTERVALS
- 30.20 – FLOOD LEVEL CONTOUR (MINOR) 0.2m INTERVALS
- – FLOOD MODELLING BOUNDARY
- – SITE BOUNDARY
- – INFLOW HYDROGRAPH
- – OUTFLOW BOUNDARY
- SW – STORMWATER INFRASTRUCTURE

FLOOD DEPTH (m)

No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.020	0.050	
2	0.050	0.100	
3	0.100	0.200	
4	0.200	0.300	
5	0.300	0.400	
6	0.400	0.500	
7	0.500	0.750	
8	0.750	1.000	
9	1.000	5.000	

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

1% AEP PRE-DEVELOPMENT FLOOD LEVELS AND DEPTHS

SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m

SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS DATE ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F220

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
1% AEP PRE-DEVELOPMENT FLOOD LEVELS & DEPTHS PLAN

DRAWING No C014984.00-F220 ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

PROPOSED
WORKS EXTENT

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

LEGEND:

LEVELS DATUM IS AHD.

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- STORMWATER INFRASTRUCTURE

FLOOD VELOCITY (m/s)

No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.000	0.100	
2	0.100	0.200	
3	0.200	0.300	
4	0.300	0.400	
5	0.400	0.500	
6	0.500	0.600	
7	0.600	0.700	
8	0.700	0.800	
9	0.800	0.900	
10	0.900	1.000	
11	1.000	1.200	
12	1.200	1.400	
13	1.400	1.600	
14	1.600	1.800	
15	1.800	2.000	
16	2.000	2.250	
17	2.250	2.500	
18	2.500	2.750	
19	2.750	3.000	
20	3.000	3.500	
21	3.500	4.000	
22	4.000	4.500	
23	4.500	5.000	
24	5.000	7.500	
25	7.500	10.000	

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

0.5% AEP PRE-DEVELOPMENT FLOOD VELOCITY
SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m
SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS DATE ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F231

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
0.5% AEP PRE-DEVELOPMENT FLOOD VELOCITY PLAN

DRAWING No C014984.00-F231
ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

PROPOSED
WORKS EXTENT

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

LEGEND:

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- STORMWATER INFRASTRUCTURE
- H1
- H2
- H3
- H4
- H5
- H6

FLOOD HAZARD CLASSIFICATION AS PER
AUSTRALIAN RAINFALL & RUNOFF 2019, A GUIDE TO
FLOOD ESTIMATION - BOOK 6 - FLOOD HYDRAULICS

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

0.5% AEP PRE-DEVELOPMENT FLOOD HAZARD

SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m

SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F232

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446

PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
0.5% AEP PRE-DEVELOPMENT FLOOD HAZARD PLAN

DRAWING No C014984.00-F232

ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

PROPOSED
WORKS EXTENT

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

4.60
4.40
4.20
4.00
3.80
3.60

LEGEND:

LEVELS DATUM IS AHD.

- 30.00 – FLOOD LEVEL CONTOUR (MAJOR) 1m INTERVALS
- 30.20 – FLOOD LEVEL CONTOUR (MINOR) 0.2m INTERVALS
- – FLOOD MODELLING BOUNDARY
- – SITE BOUNDARY
- – INFLOW HYDROGRAPH
- – OUTFLOW BOUNDARY
- SW – STORMWATER INFRASTRUCTURE

FLOOD DEPTH (m)

No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.020	0.050	
2	0.050	0.100	
3	0.100	0.200	
4	0.200	0.300	
5	0.300	0.400	
6	0.400	0.500	
7	0.500	0.750	
8	0.750	1.000	
9	1.000	5.000	

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

N

0.2% AEP PRE-DEVELOPMENT FLOOD LEVELS AND DEPTHS
SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m
SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F240

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
0.2% AEP PRE-DEVELOPMENT FLOOD LEVELS & DEPTHS PLAN

DRAWING No C014984.00-F240
ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

PROPOSED
WORKS EXTENT

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

LEGEND:

LEVELS DATUM IS AHD.

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- STORMWATER INFRASTRUCTURE (SW)

FLOOD VELOCITY (m/s)

No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.000	0.100	
2	0.100	0.200	
3	0.200	0.300	
4	0.300	0.400	
5	0.400	0.500	
6	0.500	0.600	
7	0.600	0.700	
8	0.700	0.800	
9	0.800	0.900	
10	0.900	1.000	
11	1.000	1.200	
12	1.200	1.400	
13	1.400	1.600	
14	1.600	1.800	
15	1.800	2.000	
16	2.000	2.250	
17	2.250	2.500	
18	2.500	2.750	
19	2.750	3.000	
20	3.000	3.500	
21	3.500	4.000	
22	4.000	4.500	
23	4.500	5.000	
24	5.000	7.500	
25	7.500	10.000	

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

0.2% AEP PRE-DEVELOPMENT FLOOD VELOCITY
SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m
SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F241

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
0.2% AEP PRE-DEVELOPMENT FLOOD VELOCITY PLAN

DRAWING No C014984.00-F241
ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

PROPOSED
WORKS EXTENT

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

LEGEND:

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- STORMWATER INFRASTRUCTURE
- H1
- H2
- H3
- H4
- H5
- H6

FLOOD HAZARD CLASSIFICATION AS PER
AUSTRALIAN RAINFALL & RUNOFF 2019, A GUIDE TO
FLOOD ESTIMATION – BOOK 6 – FLOOD HYDRAULICS

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

N

0.2% AEP PRE-DEVELOPMENT FLOOD HAZARD
SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m
SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F242

CONSULT AUSTRALIA

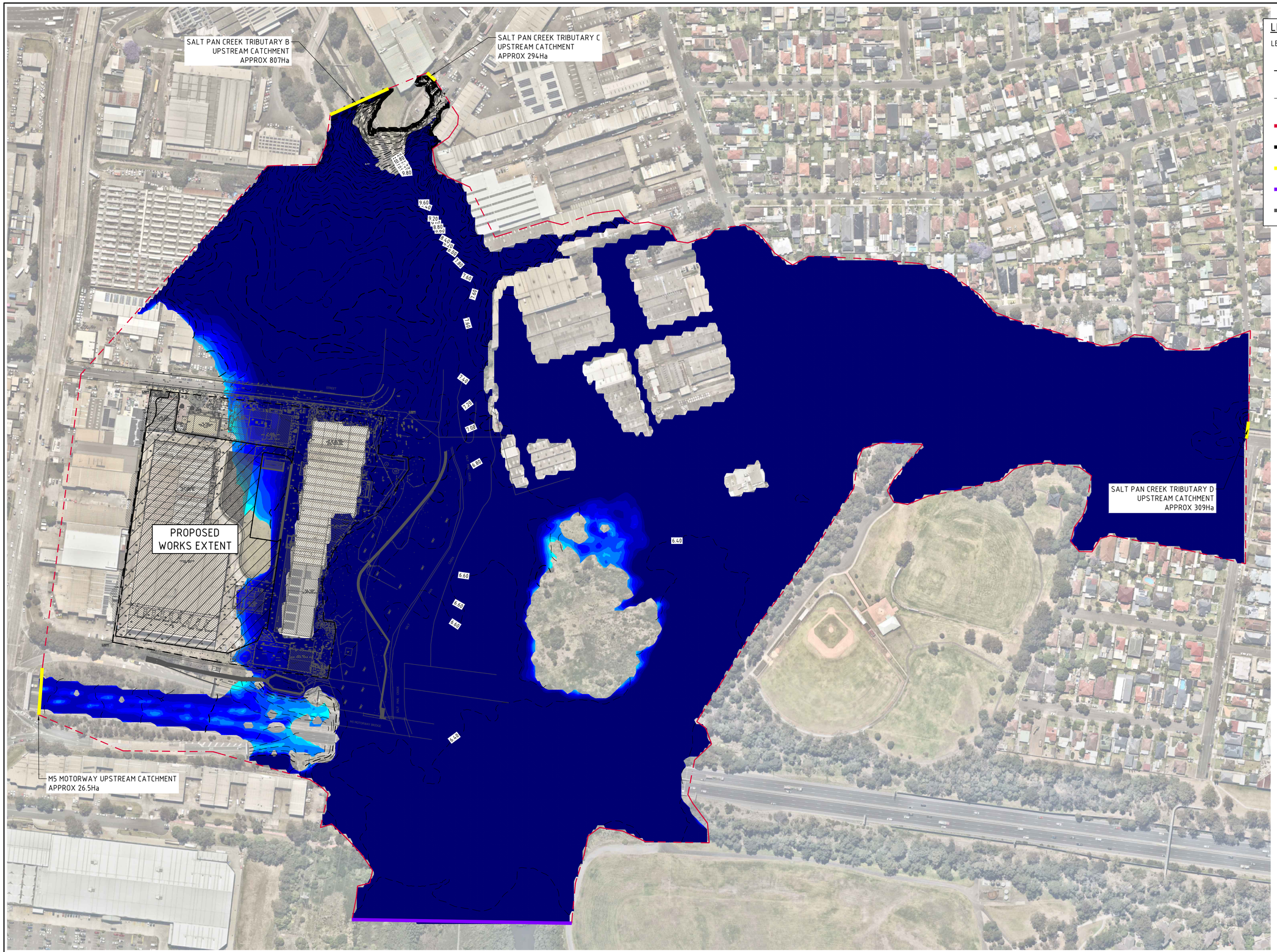
Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
0.2% AEP PRE-DEVELOPMENT FLOOD HAZARD PLAN

DRAWING No C014984.00-F242

ISSUE B



LEGEND:

LEVELS DATUM IS AHD.

- 30.00 – FLOOD LEVEL CONTOUR (MAJOR) 1m INTERVALS
- 30.20 – FLOOD LEVEL CONTOUR (MINOR) 0.2m INTERVALS
- – FLOOD MODELLING BOUNDARY
- – SITE BOUNDARY
- – INFLOW HYDROGRAPH
- – OUTFLOW BOUNDARY
- SW – STORMWATER INFRASTRUCTURE

FLOOD DEPTH (m)

No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.020	0.050	
2	0.050	0.100	
3	0.100	0.200	
4	0.200	0.300	
5	0.300	0.400	
6	0.400	0.500	
7	0.500	0.750	
8	0.750	1.000	
9	1.000	10.000	

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

PMF PRE-DEVELOPMENT FLOOD LEVELS AND DEPTHS

SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m

SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F250

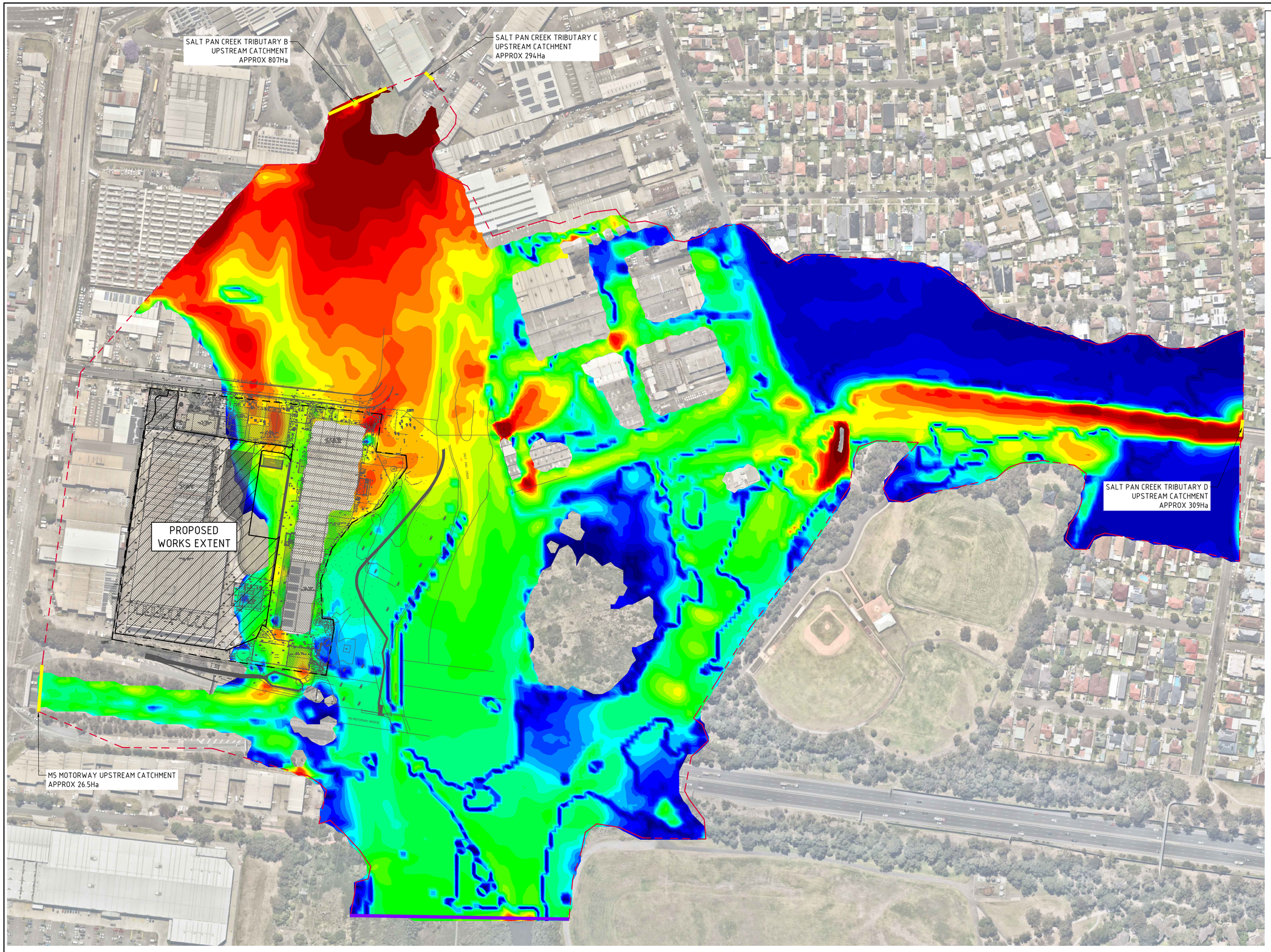
CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
PMF PRE-DEVELOPMENT FLOOD LEVELS & DEPTHS PLAN

DRAWING No C014984.00-F250

ISSUE B



LEGEND:

LEVELS DATUM IS AHD.

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- STORMWATER INFRASTRUCTURE

FLOOD VELOCITY (m/s)

No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.000	0.100	
2	0.100	0.200	
3	0.200	0.300	
4	0.300	0.400	
5	0.400	0.500	
6	0.500	0.600	
7	0.600	0.700	
8	0.700	0.800	
9	0.800	0.900	
10	0.900	1.000	
11	1.000	1.200	
12	1.200	1.400	
13	1.400	1.600	
14	1.600	1.800	
15	1.800	2.000	
16	2.000	2.250	
17	2.250	2.500	
18	2.500	2.750	
19	2.750	3.000	
20	3.000	3.500	
21	3.500	4.000	
22	4.000	4.500	
23	4.500	5.000	
24	5.000	7.500	
25	7.500	10.000	

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

PMF PRE-DEVELOPMENT FLOOD VELOCITY
SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m
SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F251

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
PMF PRE-DEVELOPMENT FLOOD VELOCITY PLAN

DRAWING No C014984.00-F251
ISSUE B

SALT PAN CREEK TRIBUTARY B
UPSTREAM CATCHMENT
APPROX 807Ha

SALT PAN CREEK TRIBUTARY C
UPSTREAM CATCHMENT
APPROX 294Ha

PROPOSED
WORKS EXTENT

SALT PAN CREEK TRIBUTARY D
UPSTREAM CATCHMENT
APPROX 309Ha

M5 MOTORWAY UPSTREAM CATCHMENT
APPROX 26.5Ha

LEGEND:

- FLOOD MODELLING BOUNDARY
- SITE BOUNDARY
- INFLOW HYDROGRAPH
- OUTFLOW BOUNDARY
- STORMWATER INFRASTRUCTURE
- H1
- H2
- H3
- H4
- H5
- H6

FLOOD HAZARD CLASSIFICATION AS PER
AUSTRALIAN RAINFALL & RUNOFF 2019, A GUIDE TO
FLOOD ESTIMATION - BOOK 6 - FLOOD HYDRAULICS

NOTE:
FLOOD CONDITIONS SHOWN FOR THE PRE-DEVELOPMENT CONDITION.
FLOODING NOT SHOWN FOR DEPTHS LESS THAN 20mm

PMF PRE-DEVELOPMENT FLOOD HAZARD
SCALE 1:1500

15m 0 15 30 45 60 75 90 105 120 135 150m
SCALE 1:1500 AT B1 SIZE SHEET

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
REVISED UPDATED SITE BOUNDARY LOCATION	28.10.24	B
ISSUED FOR INFORMATION	11.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT

CLIENT
VAUGHAN CONSTRUCTIONS

PROJECT
PROJECT BOWER BIRD
15 GOW STREET, PADSTOW
NSW 2211

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC			-	B1	AS SHOWN	C014984.00-F252

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
PMF PRE-DEVELOPMENT FLOOD HAZARD PLAN

DRAWING No C014984.00-F252
ISSUE B

Appendix B

MONTHLY RAINFALL AND CLIMATE STATISTICS

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years		Plot	Map
Temperature																	
Mean maximum temperature (°C)	28.5	27.9	26.4	23.8	20.6	17.8	17.4	19.1	21.8	24.0	25.4	27.5	23.4	55	1968 2023		
Mean minimum temperature (°C)	18.3	18.2	16.3	12.8	9.4	6.7	5.2	6.1	8.8	11.9	14.5	16.7	12.1	55	1968 2023		
Rainfall																	
Mean rainfall (mm)	94.6	109.6	113.5	82.6	63.4	76.5	48.4	49.4	44.5	61.4	76.4	66.5	884.4	55	1968 2023		
Decile 5 (median) rainfall (mm)	77.6	78.8	85.6	57.5	55.4	50.0	29.6	25.1	37.0	40.8	67.8	55.4	893.4	55	1968 2023		
Mean number of days of rain ≥ 1 mm	8.1	8.2	8.8	6.7	6.5	6.7	5.4	4.6	5.4	6.8	7.9	7.1	82.2	55	1968 2023		
Other daily elements																	
Mean daily sunshine (hours)																	
Mean number of clear days	5.0	4.2	5.0	6.9	5.4	6.5	9.3	10.0	6.7	5.6	4.4	5.0	74.0	25	1968 2010		
Mean number of cloudy days	12.1	10.7	10.1	7.8	8.4	8.4	6.1	5.2	6.3	9.4	9.5	9.7	103.7	25	1968 2010		
9 am conditions																	
Mean 9am temperature (°C)	22.2	21.6	20.2	17.4	13.8	10.7	9.6	11.6	15.1	18.2	19.3	21.4	16.8	42	1968 2010		
Mean 9am relative humidity (%)	72	77	77	75	79	80	78	70	64	62	67	67	72	42	1968 2010		
Mean 9am wind speed (km/h)	8.2	7.4	6.6	6.7	6.7	6.6	6.6	9.0	10.3	10.6	9.7	9.1	8.1	42	1968 2010		
9am wind speed vs direction plot																	
3 pm conditions																	
Mean 3pm temperature (°C)	26.8	26.4	25.0	22.6	19.5	17.0	16.4	18.0	20.2	22.1	23.5	25.9	22.0	42	1968 2010		
Mean 3pm relative humidity (%)	54	57	55	54	55	55	50	44	45	48	52	51	52	42	1968 2010		
Mean 3pm wind speed (km/h)	20.9	19.0	17.6	15.3	12.9	13.6	14.1	17.6	19.9	20.9	21.6	22.6	18.0	37	1968 2010		
3pm wind speed vs direction plot																	

CRC COSTIN ROE CONSULTING

BANKSTOWN AIRPORT AWS

Mean rainfall (mm)

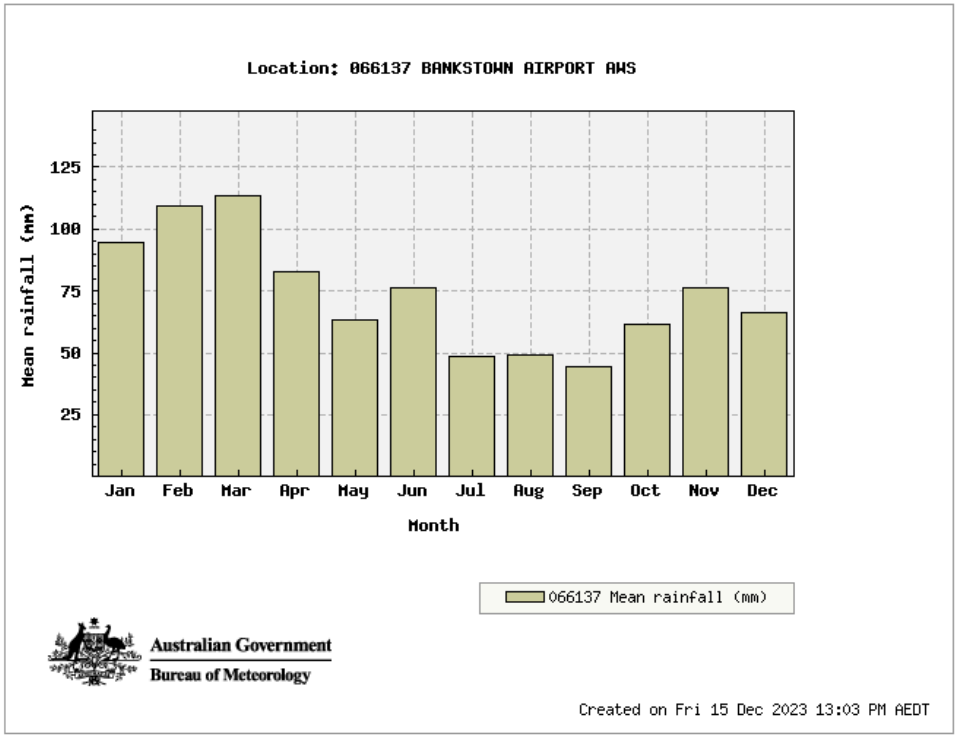
Site details

Site name: BANKSTOWN AIRPORT AWS | **Site number:** 066137 | **Commenced:** 1968
Latitude: 33.92 °S | **Longitude:** 150.98 °E | **Elevation:** 7 m | **Operational status:** Still Open

Yearly data | 30 year statistics | Comparison site | First statistic | Second statistic

Note: Only one option can be redrawn at a time

Include data for the year: 2023 Redraw



Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Mean rainfall (mm) for years 1968 to 2023	94.6	109.6	113.5	82.6	63.4	76.5	48.4	49.4	44.5	61.4	76.4	66.5	884.4	55

12.3 = Not quality controlled

Appendix C

CANTERBURY-BANKSTOWN LOCAL SES FLOOD PLAN

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

CANTERBURY-BANKSTOWN FLOOD EMERGENCY SUB PLAN

A Sub Plan of the Local Emergency Management Plan (EMPLAN)

Volume 1 of the Canterbury-Bankstown Local Flood Plan

Endorsed by the Canterbury-Bankstown

Local Emergency Management Committee

September 2021

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

AUTHORISATION

The Canterbury-Bankstown Flood Emergency Sub Plan is a sub plan of the Canterbury-Bankstown Local Emergency Management Plan (EMPLAN). It has been prepared in accordance with the provisions of the ***State Emergency Service Act 1989*** **(NSW)** and is endorsed by the Local Emergency Management Committee in accordance with the provisions of the ***State Emergency and Rescue Management Act 1989*** **(NSW)**.

Authorised

NSW SES Bankstown Unit Commander

Date: 24/9/21

Authorised

NSW SES Canterbury Unit Commander

Date: 24/9/21

Endorsed

Anthony Vangi

Chair, Local Emergency Management Committee

Date: 24-11-2021

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

PREVIOUSLY ENDORSED VERSION PRIOR TO LGA AMALGAMATION

The below table lists all previously endorsed versions of this plan.

Description	Date
Bankstown Local Flood Sub Plan	7 December 1989
Bankstown Local Flood Sub Plan 1997	19 June 1997
Bankstown Local Flood Sub Plan 1997, as amended by Bankstown City	1 June 1998, November 2015

AMENDMENT LIST

Suggestions for amendments to this plan should be forwarded to:

Community Planning and Engagement
NSW State Emergency Service
PO Box 6126, Wollongong NSW 2500
nswses.communityplanning@ses.nsw.gov.au

Amendments in the list below have been entered in this plan.

Amendment Number	Description	Updated by	Date

DISTRIBUTION LIST

Available for general use and distribution on the NSW State Emergency Service website www.ses.nsw.gov.au

This plan is Attribution (CC BY) under the Creative Commons licensing system, unless otherwise indicated. Copyright resides with the State of New South Wales, NSW State Emergency Service unless otherwise indicated.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

Contents

Canterbury-Bankstown Flood Emergency Sub Plan 1
Authorisation 2
Previously Endorsed Version Prior To LGA Amalgamation 3
Amendment List 3
Distribution List 3
1 OUTLINE AND SCOPE 6
1.1 Purpose 6
1.2 Authority 6
1.3 Activation 6
1.4 Scope 6
1.5 Goals 7
1.6 Key Principles 7
1.7 Roles and Responsibilities 7
1.8 Plan Maintenance and Review 7
1.9 Supplementary Documents 8
2 OVERVIEW OF NSW FLOOD HAZARD AND RISK 8
2.1 The Flood Threat 8
3 PREVENTION/ MITIGATION 9
3.1 Introduction 9
3.2 Land Use Planning 9
3.3 Floodplain Risk Management 9
4 PREPARATION 9
4.1 Introduction 9
4.2 Flood Emergency Planning 9
4.3 Flood Intelligence Systems 10
4.4 Development of Warning Systems 10
4.5 Briefing, training and exercising 11
4.6 Community Resilience to Flooding 11
5 RESPONSE 12
5.1 Introduction 12
5.2 Incident Management Arrangements 12
5.3 Use of Information and Collection of Intelligence 13

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

5.4 Provision of Information and Warnings to the Community 14
5.5 Protection of Property 15
5.6 Road and Traffic Control 15
5.7 Protection of Essential Services 16
5.8 Evacuation 16
5.9 Evacuee Management And Welfare 18
5.10 Flood Rescue 19
5.11 Resupply 20
5.12 All Clear and Return 20
5.13 End of Response Operations 21
5.14 Post Impact Actions 21
6 RECOVERY OPERATIONS 22
6.1 Introduction 22
6.2 NSW SES Recovery Role 22
7 ABBREVIATIONS 23
8 GLOSSARY 23
9 APPENDIX A – Map of Canterbury-Bankstown Local Government Area **..... 24**
10 APPENDIX B – Roles And Responsibilities **..... 25**
11 APPENDIX C – Community Specific Roles And Responsibilities **..... 37**

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

1 OUTLINE AND SCOPE

1.1 PURPOSE

1.1.1 The purpose of this plan is to set out the multi-agency arrangements for the emergency management of flooding in the Canterbury-Bankstown Local Government Area (LGA).

1.2 AUTHORITY

1.2.1 This plan is written and issued under the authority of the *State Emergency and Rescue Management Act 1989* (NSW) ('SERM Act'), the *State Emergency Service Act 1989* (NSW) ('SES Act') and the NSW State Emergency Management Plan (EMPLAN).

1.2.2 This plan is a sub plan to the Canterbury-Bankstown Local Emergency Management Plan (EMPLAN) and is endorsed by the Canterbury-Bankstown Emergency Management Committee (LEMC).

1.3 ACTIVATION

1.3.1 This plan does not require activation. The arrangements set out in this plan are always active.

1.3.2 The Canterbury-Bankstown Emergency Management Plan (EMPLAN) is active at all times in anticipation of the need to coordinate support and resources requested by combat agencies, including the NSW State Emergency Service (NSW SES).

1.4 SCOPE

1.4.1 The area covered by this plan is the Canterbury-Bankstown LGA. The Canterbury-Bankstown LGA and its principal towns, villages, rivers and creeks are shown in Appendix A.

1.4.2 The Council area is in the NSW SES Metro Zone and for emergency management purposes is part of the South West Metro Emergency Management Region.

1.4.3 The plan sets out the Canterbury-Bankstown level emergency management arrangements for prevention, preparation, response and initial recovery for flooding in the Canterbury-Bankstown LGA. Hazard and Risk information can be found in Volume 2, and NSW SES Response Arrangements can be found in Volume 3.

1.4.4 In this plan a flood is defined as a relatively high-water level which overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam, and/or local overland flooding associated with drainage before entering a watercourse, and/or coastal inundation resulting from super-elevated sea levels and/or waves (including tsunami) overtopping coastline defences.

1.4.5 The arrangements for the emergency management of tsunami are dealt with in the NSW State Tsunami Emergency Sub Plan.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

1.4.6 This plan outlines the local level arrangements for the management of downstream flood consequences of dam failure.

1.5 GOALS

1.5.1 The primary goals for flood emergency management in NSW are:

a. Protection and preservation of life.

b. Establishment and operation of flood warning systems.

c. Issuing of community information and community warnings.

d. Coordination of evacuation and welfare of affected communities.

e. Protection of critical infrastructure and community assets essential to community survival during and emergency incident.

f. Protection of residential property.

g. Protection of assets and infrastructure that support individual and community financial sustainability and aid assisting a community to recover from an incident; and

h. Protection of the environment and conservation values considering the cultural, biodiversity and social values of the environment.

1.6 KEY PRINCIPLES

1.6.1 The protection and preservation of human life (including the lives of responders and the community) is the highest priority.

1.6.2 Evacuation is the primary response strategy for people impacted by flooding.

1.7 ROLES AND RESPONSIBILITIES

1.7.1 General responsibilities of emergency service organisations and functional areas are set out in the NSW State EMPLAN and NSW State Flood Plan.

1.7.2 Specific roles and responsibilities of agencies, functional areas and organisations in relation to flooding within Canterbury-Bankstown are detailed within this plan, Appendix B and Appendix C.

1.7.3 Any agency with agreed responsibilities in this plan that are temporarily, or no longer able to fulfil their responsibilities must as soon as possible notify the:

a. NSW SES Incident Controller (for local or zone level responsibilities during response operations).

b. NSW SES Local commander (for local level responsibilities outside of response operations).

c. NSW SES Zone Duty Commander (for regional level responsibilities outside of response operations).

1.8 PLAN MAINTENANCE AND REVIEW

1.8.1 The NSW SES will maintain the currency of this plan by:

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

a. Ensuring that all supporting emergency services and functional areas, organisations and officers mentioned in it are aware of their roles and responsibilities.

b. Conducting exercises to test arrangements.

c. Reviewing the contents of the plan:

- When there are changes which alter agreed plan arrangements.
- When changes to land use strategic plans and policies increase the population at risk.
- After a flood including from after action reviews, reports, or inquiries; and
- As determined by the NSW SES Commissioner.

d. The plan is to be reviewed no less frequently than every five years or after a significant flood event.

1.9 SUPPLEMENTARY DOCUMENTS

1.9.1 Supplementary material published in previous versions of the Local Flood Plan is now maintained on the NSW SES website at: https://www.ses.nsw.gov.au/about-us/flood-storm-and-tsunami-plans/ including:

a. Flood Plan Glossary.

b. NSW SES Dam Failure Notification Flowchart.

c. NSW SES Resupply Flowchart.

2 OVERVIEW OF NSW FLOOD HAZARD AND RISK

2.1 THE FLOOD THREAT

2.1.1 The NSW SES maintains information on the nature of flooding and effects of flooding on the community in the Canterbury-Bankstown LGA. This is outlined in Volume 2 – Hazard and Risk in Canterbury-Bankstown.

2.1.2 Declared dams in or downstream / upstream of the Canterbury-Bankstown Local Government Area.

Dam Name	Owner
Potts Hill Reservoir 2 WS455 and WS456	Sydney Water Corporation
Prospect	Sydney Catchment Authority
Woronora	WaterNSW

2.1.3 Each Dam has a Dam Safety Emergency Plan with direct input from the NSW SES to ensure adequate alert levels are adopted to provide enough time to disseminate Emergency Warnings to the at-risk downstream communities.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

3 PREVENTION/ MITIGATION

3.1 INTRODUCTION

3.1.1 The Floodplain Development Manual outlines the NSW Government's Flood Prone Lands Policy which details the framework for managing flood prone land in New South Wales. Incorporation of floodplain risk management into land use planning is one of the key means to limit the exposure to flood risks to our communities and help build long term resilience to future flood events.

3.2 LAND USE PLANNING

3.2.1 **Strategy:** Work with landuse planning and consent authorities to advocate that the risks arising from floods are considered to prevent the creation of intolerable impacts of these hazards on the community.

Actions:

a. NSW SES will provide strategic input about land use planning matters which have or will create significant flood risk.

b. NSW SES will provide responses to land use planning proposal referrals that have or will create significant flood risk.

3.3 FLOODPLAIN RISK MANAGEMENT

3.3.1 **Strategy**: NSW SES advocates for the recognition of emergency management considerations through participation in the floodplain risk management program.

Actions:

a. NSW SES will provide coordinated and consistent emergency management advice to Councils and other agencies in relation to the management of land that is subject to flooding or coastal inundation; and

b. NSW SES will provide advice, support and technical resources for NSW SES representatives to contribute effectively to local Floodplain Management Committees.

4 PREPARATION

4.1 INTRODUCTION

4.1.1 Preparation includes arrangements or plans to deal with an emergency or the effects of an emergency.

4.2 FLOOD EMERGENCY PLANNING

4.2.1 **Strategy**: NSW SES develop, review and maintain Flood Sub Plans

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

Actions:

a. Develop and review this NSW SES Local Flood Plan as required. Local Flood Plans outline the specific arrangements for management of flood events within an LGA, and may include cross boundary arrangements; and

b. Review plans as per Section 1.8.

4.2.2 Local EMPLAN Consequence Management Guide for flood is not required but is recommended for communities covered by NSW SES Local Flood Plans.

4.3 FLOOD INTELLIGENCE SYSTEMS

4.3.1 **Strategy**: NSW SES develop and maintain a flood intelligence system to identify flood behaviour, its impact on the community and required response actions.

Actions:

a. Gather and assess flood information for the full range of flood types and severities.

b. Collect, collate, and assess information on the characteristics of communities at risk and the potential effects of flooding on communities at risk; and

c. Share flood intelligence information with supporting agencies.

4.4 DEVELOPMENT OF WARNING SYSTEMS

4.4.1 **Strategy**: Develop, maintain and prepare systems for the provision of flood warnings and associated warning services.

Actions:

a. All levels of government work in partnership to develop and maintain flood warning infrastructure.

b. NSW SES maintains a list of the requirements for flood warnings for flood gauges in NSW (including flood classifications, warning times required and key statistics) and can be found in the supplementary document to the NSW State Flood Plan (see Section 1.9). Gauges of relevance within the Canterbury-Bankstown LGA are also listed in Volume 3 of this plan.

c. The NSW SES will recommend new warning services and changes to warning alert levels for gauges to the NSW Flood Warning Consultative Committee.

d. The State Government, in partnership with Local Government, is responsible for developing and maintaining flash flood warning systems for local catchments where required.

e. Canterbury-Bankstown Council has engaged Manly Hydraulics Laboratory for the development and maintenance of a flash flood warning system at Ashford Avenue, Milperra and Kelso Levee (Kelso Creek) Panania.

f. Dam Owners will provide Dam Failure Warning Systems (where required) and consult NSW SES on alert levels and messaging. Alert level definitions are listed in Dam Emergency Plans.

g. NSW SES maintains a dedicated dam failure hotline and procedures to ensure priority dissemination of dam failure warnings.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

h. NSW SES develops and maintains warning and flood information products by:

- Utilising flood intelligence data.
- Developing pre-written warning and flood information products.
- Continuously reviewing warning and flood information products.
- Consulting with affected communities, key stakeholders, Dam Safety NSW and the NSW Flood Warning Consultative Committee.
- Maintain operational readiness.

4.5 BRIEFING, TRAINING AND EXERCISING

4.5.1 **Strategy**: Ensure NSW SES, supporting agencies, functional areas and the community are prepared and familiar with the strategies and arrangements within the Flood Sub Plan and supporting documents.

Actions:

a. NSW SES will consult stakeholders throughout the development of plans.

b. NSW SES will inform stakeholders of content changes after revisions.

c. NSW SES will ensure their facilities and resources are maintained and operationally ready.

d. NSW SES will train personnel for their expected flood operation roles; and

e. NSW SES will regularly brief stakeholders on the exercise arrangements contained in the NSW Flood Sub Plan.

4.6 COMMUNITY RESILIENCE TO FLOODING

4.6.1 **Strategy**: NSW SES provide and maintain a flexible volunteer workforce to support community resilience.

Actions:

a. Ensure ongoing recruitment and training of a diverse range of volunteers.

b. Ensure pre-planning to facilitate the management of spontaneous volunteers and community members during a flood.

4.6.2 **Strategy**: NSW SES work with individuals, communities, businesses and government agencies to build flood resilience.

Actions:

a. Work with communities to understand and manage the risks associated with floods, including providing business continuity guidance (NSW SES Business Floodsafe), family preparedness (NSW SES Home Floodsafe) and other engagement strategies.

b. NSW SES will collate, assess and disseminate flood information to the community.

c. Collaborate with individuals, businesses, government agencies and communities when developing flood intelligence, preparedness and response information.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

d. Plan for floods collaboratively with communities through community and stakeholder participation and engagement.

5 RESPONSE

5.1 INTRODUCTION

5.1.1 Flood response operations will begin:

a. On receipt of a Bureau of Meteorology (BoM) Severe Weather Warning or Thunderstorm Warning that includes heavy rain or storm surge; or

b. On the receipt of a BoM Flood Watch or Flood Warning; or

c. On receipt warnings for flash flood; or

d. On receipt of a dam failure alert; or

e. When other evidence leads to an expectation of flooding.

5.2 INCIDENT MANAGEMENT ARRANGEMENTS

5.2.1 **Strategy**: Maintain effective control of flood operations across New South Wales.

Actions:

a. The NSW SES uses the Australasian Inter-service Incident Management System (AIIMS) to manage the flood response.

b. Control of flood response will be at the lowest effective level and may be scaled to suit the incident.

c. The NSW SES State Duty Commander will appoint Incident Controllers and establish Incident Control Centres (see NSW SES facilities on map in Appendix A).

d. The Incident Controller, in consultation with participating supporting emergency services and Functional Areas will determine the appropriate breakdown of an incident area into Divisions and/or Sectors in accordance with the principles of AIIMS as well as the predefined Divisions and Sectors outlined within the NSW SES Intelligence System

5.2.2 **Strategy**: Maintain Incident Control Centre(s).

Actions:

a. NSW SES will operate Incident Control Centre(s) as required.

b. The NSW SES Incident Control Centre(s) will:

- Control resources from NSW SES and coordinate resources of supporting emergency services and functional areas.
- Manage Requests For Assistance (RFA) tasking and ensure they are actioned in a timely manner.
- Undertake response planning and determine future resourcing requirements; and

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

- Coordinate information flow, including warnings, public information and social media.

5.2.3 **Strategy**: Provide effective liaison between the NSW SES and supporting agencies or functional areas in accordance with Local EMPLAN.

Actions:

a. Supporting emergency services and Functional Areas should provide Liaison Officers to NSW SES Incident Control Centre(s) and/or Emergency Operation Centres as required; and

b. NSW SES will provide Liaison Officer(s) to Emergency Operations Centres as required.

5.2.4 **Strategy**: Coordinate resources and logistics support to ensure operational effectiveness.

Actions:

a. The NSW SES Incident Controller will notify agencies of potential access issues between locations, for the consideration of pre-deploying of resources.

b. The NSW SES may request resources and logistics support directly from a supporting emergency service or Functional Area.

c. Wherever possible, supporting organisations are to provide their own logistic support in consultation with NSW SES where appropriate.

d. The NSW SES Incident Controller will control air support operations and may utilise supporting agencies in the management of aircraft.

5.3 USE OF INFORMATION AND COLLECTION OF INTELLIGENCE

5.3.1 **Strategy**: Ensure flood information is effectively communicated and collected during a flood.

Actions:

a. Information relating to the consequences of flooding, response strategies, situational awareness and operational updates will be distributed by NSW SES to supporting emergency services and Functional Areas listed under this Plan.

b. All supporting emergency services and Functional Areas will accurately record and report information relevant to their activities and any real time flood information (including road closure information) to the NSW SES Incident Controller. The Emergency Operations Centre (EOC) or LEMO where an EOC is not established will provide sitreps direct to the IC or the NSW SES Liaison Officer.

c. The NSW SES may establish and operate a Joint Intelligence Unit to coordinate the collection, collation, interpretation, mapping, actioning and dissemination of information; and

d. Reconnaissance, mapping, damage assessments, intelligence validation and post flood evaluation will be coordinated by NSW SES. This may occur post impact and continue into the recovery phase.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

5.3.2 **Strategy**: Ensure flood intelligence is incorporated into operational decision-making.

Action: The NSW SES will use flood intelligence and official forecasts and warnings, to undertake an assessment of the predicted impact of a flood and to inform operational decision-making.

5.4 PROVISION OF INFORMATION AND WARNINGS TO THE COMMUNITY

5.4.1 **Strategy**: Timely and effective warnings are distributed to the community.

Actions:

a. The BoM issues public weather and flood warning products before and during a flood. These may include:

- Severe Thunderstorm Warnings with reference to heavy rainfall
- Regional Severe Thunderstorm Warnings with reference to heavy rainfall
- Detailed Severe Thunderstorm Warnings (for Sydney/Newcastle/ Wollongong) with reference to heavy rainfall,
- Severe Weather Warnings with reference to heavy rainfall and/or storm surge,
- Flood Watches, and
- Flood Warnings.

b. Councils will use the established flash flood warning system developed and maintained by Manly Hydraulics for Canterbury-Bankstown to provide warnings and information to NSW SES, key stakeholders and the community.

c. Dam Owners will utilise Dam Failure Warning Systems to provide warnings and information to NSW SES and communities (where appropriate).

d. NSW SES Incident Controllers will issue the following NSW SES flood information products incorporating warnings from the above, expected consequences and safety messages:

- Livestock and Equipment (pump) Warnings
- Local Flood Advices
- Flood Bulletins
- NSW SES Evacuation Warning
- NSW SES Evacuation Order
- NSW SES All Clear

e. NSW SES liaises with the Bureau of Meteorology to discuss the development of flood warnings as required.

f. NSW SES provides alerts and deliver flood information to affected communities using a combination of the following methods:

- Mobile and fixed public address systems.
- Emergency Alert (SMS and voice message alerting system).

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

- Telecommunications (including Auto dial systems).
- Standard Emergency Warning Signal.
- Doorknocking.
- Mobile and fixed sirens.
- Variable message signs.
- Community notices in identified hubs.
- Distribution through established community liaison networks, partnerships and relationships; and
- NSW SES social media and website.

g. NSW SES may request supporting agencies redistribute NSW SES alerts and information, including through the provision of doorknocking teams.

h. NSW SES may seek support from agencies and local Council to share the SES social media messages.

i. Road closure information will be provided to the community through the following agencies/methods:

- Transport for NSW 'Live Traffic' website: www.livetraffic.com or 'Transport InfoLine': 131 500.
- VMS messaging on roadways may also be used to advise motorists.

j. The Public Information and Inquiry Centre will be established by the NSW Police Force where required to provide information regarding evacuees and emergency information. Contact details will be broadcast once the centre is established.

k. The Disaster Welfare Assistance Line will be established by Disaster Welfare Services where required to provide information on welfare services and assistance. Assistance line contact details will be broadcast once Disaster Welfare Services commence.

5.5 PROTECTION OF PROPERTY

5.5.1 **Strategy**: Coordinate the protection of property from destruction or damage arising from floods.

Action: NSW SES, supporting agencies, and community volunteers will assist the community (where resources are available, feasible and safe to do so) in:

a. The protection of properties through flood protection systems (e.g. sandbagging) to minimise entry of water into buildings; and

b. The raising or moving of household furniture and commercial stock/equipment.

5.6 ROAD AND TRAFFIC CONTROL

5.6.1 **Strategy**: Coordinate the closing and re-opening of flood affected roads.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

Actions:

a. Canterbury-Bankstown Council will coordinate the closure and reopening of Council-managed roads once inspections have been carried out by the relevant authority.

b. The Transport Management Centre (TMC) in coordination with Transport for NSW will coordinate the closure and reopening of the state road network.

c. The NSW Police Force may close and re-open roads but will normally only do so if the Canterbury-Bankstown or Transport for NSW have not already acted or if requested by NSW SES and if public safety requires such action;

d. NSW SES will assist with erecting road closure signs and barriers when time and resources permit.

5.6.2 **Strategy**: Coordinate traffic control measures in flood affected areas.

a. The NSW SES Incident Controller may direct the imposition of traffic control measures into flood affected areas in accordance with the provisions of the *State Emergency Service Act, 1989* and the *State Emergency Rescue Management Act, 1989.*

b. The NSW SES Incident Controller may request the Local Emergency Operations Controller provide suitable personnel to assist with traffic coordination.

5.7 PROTECTION OF ESSENTIAL SERVICES

5.7.1 Arrangements for the protection of local assets are outlined in Volume 3 of this NSW SES local Flood Plan. In addition, Local and Region EMPLAN's contain infrastructure inventories.

5.7.2 **Strategy**: Minimise disruption to the community by ensuring protection of infrastructure and supply of essential energy and utility services.

Actions:

a. Transport Services Functional Area will keep the NSW SES informed of the status of transport network infrastructure.

b. The Energy and Utility Services Functional Area is to coordinate the assessment and restoration of essential energy and utility services (not including telecommunications).

c. The Telecommunications Services Functional Area is to coordinate the assessment and restoration of NBN, telecommunications and the Government Radio Network.

d. The Engineering Services Functional Area is to coordinate the assessment and restoration of critical public buildings for example hospitals; and

e. Functional Areas will keep the NSW SES informed of the status of utilities and infrastructure.

5.8 EVACUATION

5.8.1 Evacuation is the NSW SES's primary response strategy for managing the population at risk of flooding.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

5.8.2 Community specific evacuation arrangements are located in Volume 3 of this Plan.

5.8.3 **Strategy**: Conduct planning to ensure all evacuation constraints are considered.

Actions:

a. Evacuations will take place when there is a risk to public safety. Circumstances may include:

- Evacuation of people when their homes or businesses are likely to flood.
- Evacuation of people who are unsuited to living in isolated circumstances, due to flood water closing access; and
- Evacuation of people where essential energy and/or utility services are likely to fail or where buildings have been or may be made uninhabitable; and

b. The NSW SES will consider the following in evacuation decisions:

- Duration of evacuation.
- Characteristics of the community.
- Numbers requiring evacuation services.
- Availability of evacuation routes and transport.
- Time available for evacuation.
- Evacuee management requirements.
- Resources and delivery of evacuation information.
- Capability of the resources and venues needed for Evacuation Shelters

c. NSW SES Incident Controllers, and flood planners will carefully consider the risks involved in conducting evacuations.

d. All evacuation decisions will be made as per the current NSW SES policies and procedures, and consistent with the NSW Evacuation Management Guidelines.

e. Potential Evacuation Centres are located in Volume 3 / Local EMPLAN; and

f. The NSW Police Force will coordinate the provision of overall security for evacuated areas.

5.8.4 **Strategy**: Evacuate people pre-emptively from dangerous or potentially dangerous places and or locations created by the flood hazard to safe locations away from the hazard.

a. NSW SES will control and coordinate the evacuation of affected communities.

b. The NSW SES Incident Controller will warn communities to prepare for a possible evacuation, where circumstances allow such lead time.

c. The NSW SES Incident Controller will order any necessary evacuations and provide information to the community about when and how to evacuate.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

d. Support to evacuation operations may be requested from other emergency services and supporting agencies using arrangements in the local EMPLAN and supporting plans.

e. Health Services Functional Area will coordinate the evacuation of hospitals, health centres and aged care facilities (including nursing homes) in consultation with the NSW SES and Welfare Services.

f. School administration offices (Government and Private) will coordinate the evacuation of schools in consultation with the NSW SES and Welfare Services, if not already closed.

g. Caravan Park proprietors will inform the NSW SES Incident Controller when caravan park evacuations have been completed.

h. People who are reluctant or refuse to comply with any Evacuation Order will be referred to the NSW Police Force.

5.9 EVACUEE MANAGEMENT AND WELFARE

5.9.1 Research and experience in flood operations shows that most evacuees go to family, friends and commercial accommodation outside the impact area.

5.9.2 **Strategy**: Maintain the welfare of communities and individuals affected by the impact of a flood.

Actions:

a. NSW SES will provide initial welfare for evacuees where required but will hand the responsibility over to the Welfare Services Functional Area as soon as possible. In these cases, the NSW SES will brief the Welfare Services Functional Area at the earliest opportunity regarding the level of assistance required.

b. Welfare Services Functional Area will manage evacuation centres for affected residents and travellers in accordance with the Welfare Services Functional Area Supporting Plan.

c. Schools Administration (Government and Private) will manage the safety of students directly affected by flooding and will work with the NSW SES in the temporary closure of schools and will coordinate with NSW SES Transport and Welfare Services in the management of school evacuees.

d. Disaster Victim Registration will be controlled and coordinated by the NSW Police Force with the assistance of NSW SES and Welfare Services Functional Area.

e. NSW SES will provide details of all residents assisted in evacuations to the Welfare Services Functional Area as early as possible.

f. Where the expected remaining number of evacuees and the duration of evacuation is assessed to be beyond the capability and capacity of the established evacuation centre arrangements the SEOCON may establish Major Evacuation Centres or Mass Care facilities; and

g. The decision to establish Major Evacuation Centres or Mass Care Facilities will be made by the NSW SES and SEOCON in consultation with members of the State Emergency Management Committee.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

5.9.3 **Strategy**: Coordinate available and accessible health services for flood affected communities.

Action: The provision of environmental health advice, assessment of public health risks and coordination of immediate mental health support will be provided by Health Services Functional Area.

5.9.4 **Strategy**: Coordinate maintenance of food supplies for flood affected communities.

Actions: All matters relating to the primary production, manufacturing, processing and handling of all food from primary industries to retail, inclusive of all restaurants, food services and catering businesses should be referred to the NSW Food Authority through the Agriculture and Animal Services Functional Area.

5.9.5 **Strategy**: Maintain the welfare of animals impacted by a flood.

Actions:

a. Agriculture and Animal Services Functional Area will coordinate the welfare of livestock, pets, companion animals and wildlife including support to primary producers, animal holding establishments and community members; and

b. Agriculture and Animal Services Functional Area role will assist with evacuation, emergency care of animals and assessment, humane destruction and disposal of affected animals, and supply of emergency fodder, water and aerial support where necessary.

5.10 FLOOD RESCUE

5.10.1 **Strategy**: Control and coordinate flood rescue of people and domestic animals.

Actions:

a. NSW SES will perform flood rescue, where training and equipment is suitable and where a risk assessment has indicated that the risk to rescuers is acceptable.

b. Flood rescue operations will be conducted in accordance with the State Rescue Board Land Rescue Policy and the NSW State Rescue Board Flood Rescue Policy which sets out the framework, governance, responsibilities and requirements for the management and conduct of flood rescue in NSW.

c. NSW SES may request other supporting emergency services to undertake flood rescues on behalf of the NSW SES. Agencies must be authorised/accredited to undertake flood rescue operations in accordance with State Rescue Board requirements, as prescribed by NSW SES. Supporting emergency services must supply information regarding rescues performed to the NSW SES. Notification arrangements with NSW Police Force are outlined in the NSW State Rescue Board Flood Rescue Policy; and

d. Rescue agencies will conduct rescue of domestic small and large animals as per the State Rescue Board Land Rescue Policy (and may include Large Animal Rescue of family horses and cows at a residence or property). The rescue of livestock (which includes commercial animals found on farming and breeding

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

enterprises) will be coordinated through Animal and Agriculture Services Functional Area.

5.11 RESUPPLY

5.11.1 **Strategy**: Coordinate resupply to towns and villages isolated by flooding to minimise disruption to the community.

Actions:

a. NSW SES will advise communities and businesses if flood predictions indicate that areas are likely to become isolated, and indicative timeframes where possible.

b. Retailers should be advised to ensure sufficient stock is available for the duration of the flood.

c. When isolation occurs, NSW SES will establish loading points where retailers can instruct suppliers to deliver goods.

d. NSW SES will endeavour to deliver mail to isolated communities but may not be able to do so according to normal Australia Post timetables.

e. NSW SES will assist hospitals with resupply of linen and other consumables where able.

f. NSW SES may request resupply assistance from supporting agencies.

5.11.2 **Strategy**: Coordinate resupply to rural properties isolated by flooding.

Actions:

a. When requested, NSW SES will establish a resupply schedule and coordinate the resupply for isolated rural properties.

b. NSW SES will provide local suppliers with designated loading points. Resupply items are to be packaged by the supplier; and

c. Isolated households unable to afford resupply items will be referred to Welfare Services Functional Area for assistance.

5.12 ALL CLEAR AND RETURN

5.12.1 **Strategy**: Coordinate the safe return of communities to flood affected areas when the immediate danger to life and property has passed.

Actions:

a. NSW SES Incident Controller will determine when it is safe to progressively return in consultation with the relevant Emergency Operations Controller and supporting agencies, considering the impact on the following:

- Access and egress
- Communications
- Power supply
- Gas supply
- Infrastructure damage

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

- Hazardous materials; and
- Public health risks (including sewerage)

b. NSW SES Incident Controller will specify the level of access to affected communities as the following:

- Not suitable for access.
- Limited access by emergency services and response agencies.
- Limited access by residents and/or business operators; or
- Full access

c. NSW SES Incident Controller will issue an 'All Clear' message when the immediate danger to life and property has passed for areas assessed as safe; and

d. The NSW SES will facilitate the return of evacuees to their homes.

5.13 END OF RESPONSE OPERATIONS

5.13.1 **Strategy**: Conclude response operations.

Actions:

a. Response operations will conclude when:

- The physical impact of the flood has ceased.
- All requests for assistance related to the flood have been completed.
- The need for warning and evacuation no longer exist.
- There is no further likelihood of rescuing people.
- Resupply is no longer required (resupply operations may occur concurrently with the recovery phase).
- Response to fire and hazardous material incidents have concluded (not including subsequent clean-up of contaminated sites); and
- All affected areas have had an 'All Clear' issued.

5.14 POST IMPACT ACTIONS

5.14.1 **Strategy**: Learnings from the event are used to inform recovery and future events.

Actions:

a. NSW SES will continue to engage with communities after significant floods through convening one or more community forums, workshops or other opportunities to provide communities a chance to provide feedback, address any concerns and provide input into the recovery process. These will typically include other agencies such as the Bureau of Meteorology, Welfare Services and Canterbury-Bankstown representatives.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

b. NSW SES will ensure that damage assessment information is provided to the relevant Emergency Operations Controller to inform the recovery impact assessment.

c. NSW SES will conduct After Action Reviews, wherever possible, within three weeks of the end of response operations, which will involve all stakeholders. Findings will be shared and incorporated into improved disaster resilience planning.

d. NSW SES will undertake/coordinate a comprehensive review of intelligence and plans following significant flood events.

5.14.2 **Strategy:** Participate in post flood data collection analysis.

Actions: NSW SES will work with the NSW Department of Planning, Industry and Environment (DPIE) and City of Canterbury Bankstown (Council) on post flood data collection analysis including review of flood intelligence where necessary.

6 RECOVERY OPERATIONS

6.1 INTRODUCTION

6.1.1 Recovery is the process of returning an affected community to its proper level of functioning after an emergency. It will generally commence simultaneously with the Response phase.

6.1.2 Recovery operations will be initiated and conducted as outlined in the NSW State EMPLAN and as further detailed in the NSW Recovery Supporting Plan.

6.2 NSW SES RECOVERY ROLE

6.2.1 **Strategy**: NSW SES will support recovery operations and established Recovery Committees.

6.2.2 **Actions**:

a. NSW SES will provide representation to Recovery Committees as required and may have an ongoing role in the Recovery phase.

b. NSW SES roles on Recovery Committees may include providing information about any continuing response, guidance on mitigation strategies and general advice and assistance to the committee as a subject matter specialist and or expert.

c. NSW SES will provide information to Resilience NSW to support applications to Treasury for Natural Disaster Relief and Recovery Arrangements.

d. The NSW SES, in conjunction with a Recovery Committee, will provide a service to support the information needs of a community immediately following a flood; and

e. NSW SES and where required supporting agencies will assist with clean-up operations after floods, where possible when resources and personnel permit.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

7 ABBREVIATIONS

For a full list of abbreviations refer to the NSW State Flood Plan – Abbreviations.

8 GLOSSARY

Common emergency service terminology can be found within the Australian Disaster Resilience Glossary.

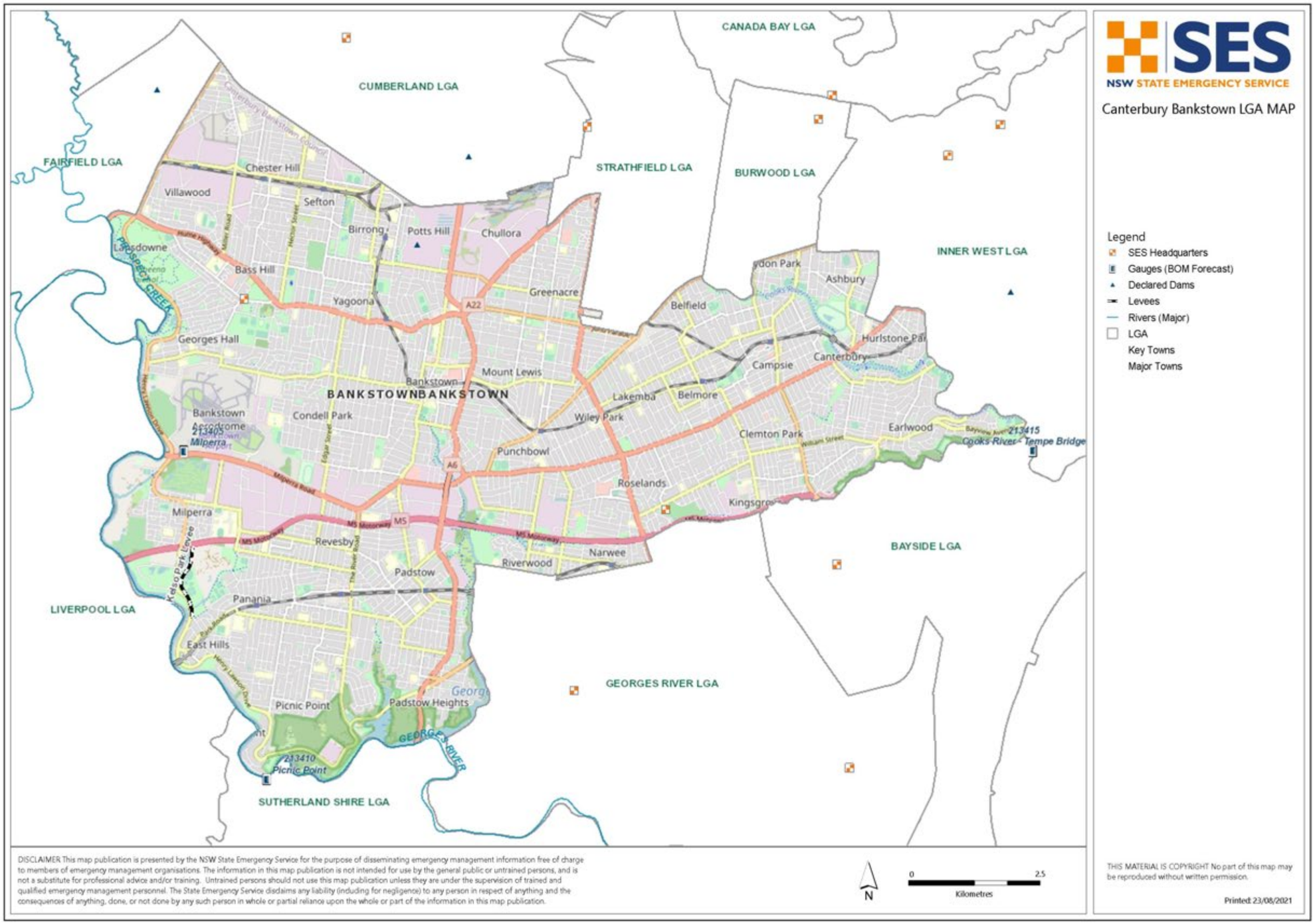
Readers should refer to EMPLAN Annex 9 – Definitions.

Refer to the NSW State Flood Plan for a complete glossary of terminology used throughout this plan and within NSW SES Flood Plans.

For a full list of definitions refer to the Supporting Document - State Flood Plan Glossary https://www.ses.nsw.gov.au/media/2650/glossary.pdf

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

9 Appendix A – Map of Canterbury-Bankstown Local Government Area



DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

10 Appendix B – Roles and Responsibilities

AGENCY	RESPONSIBILITIES
NSW State Emergency Service	The NSW SES is the designated Combat Agency for floods, storms and tsunami and controls response operations. NSW SES roles and responsibilities in relation to floods are detailed within the New South Wales State Flood Plan.

AGENCY	RESPONSIBILITIES
Agriculture and Animal Services Functional Area	The roles and responsibilities for Agriculture and Animal Services are outlined in the Agriculture and Animal Services Supporting Plan Roles and responsibilities in addition to the Supporting Plan are: • Disseminate briefing information to participating agriculture and animal services and related stakeholders. • When activated the Agriculture and Animal Services will coordinate the provision of required services which may include: – Coordinate response for animal welfare including pets, livestock and wildlife. – Supply and delivery of emergency fodder. – Emergency water replacement in certain circumstances; and – Financial, welfare and damage assessment assistance to flood affected primary producers. • Support recovery arrangements including: – Administer transport subsidies to primary producers.
Australian Government Bureau of Meteorology	The roles and responsibilities of the Australian Government Bureau of Meteorology are outlined in the NSW State Flood Plan.
City of Canterbury Bankstown (Council)	**Preparedness** • Establish and maintain floodplain and coastal risk management committees and ensure that key agencies and the community are represented. • Develop and implement floodplain risk management plans in accordance with the NSW Government's Flood Prone Land Policy and the Floodplain Development Manual. • Provide levee studies, flood studies and floodplain management studies to the NSW SES. • MHL engaged by Council to coordinate the development of warning services for catchments prone to flash flooding (small catchments), where appropriate.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

AGENCY	RESPONSIBILITIES
	• Participate in NSW SES-led flood emergency planning meetings, to assist in the preparation of Flood Sub-Plans. • Maintain a plant and equipment resource list for the Council area. • Contribute to community engagement activities. **Response** • Subject to the availability of Council resources, and compliance with Council safety standards, assist the NSW SES with flood operations including: – Traffic management on Council managed roads. – Provision of assistance to the NSW SES (plant, equipment and personnel where able and requested). – Warning and/or evacuation of residents and other people in flood liable areas. – Technical advice on the impacts of flooding. – Close and reopen Council roads) and advise the NSW SES, the NSW Police Force and people who contact the Council for road information. – Assist the NSW SES to provide filled sandbags and filling facilities to residents and business in areas which flooding is expected. • Assist with sharing SES public media warning notices. • Operate and maintain flood mitigation works including critical structures such as detention basins and levees and advise the NSW SES regarding their operation. • The operation of the flood gates in the Kelso Creek Levee is a function that will be undertaken by the NSW SES. Whilst the NSW SES will normally open and close the gates, Council may be requested to perform the function, but Council will not close or open the gates without a specific request from NSW SES. • Manage and protect Council-owned infrastructure facilities during floods. • Work with the NSW SES and DPIE to collect flood related data during and after flood events. **Recovery** • Provide for the management of health hazards associated with flooding including the carryout of business as usual repairs and clean-up debris and waste. • Ensure premises are fit and safe for reoccupation and assess any need for demolition.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

AGENCY	RESPONSIBILITIES
	• Provide services, assistance and advice to State Government in accordance with the State Recovery Plan.
Caravan Park Proprietor(s)	• Prepare a flood emergency plan for the Caravan Park. • Ensure that owners and occupiers of movable dwellings are aware that the caravan park is flood liable by providing a written notice to occupiers taking up residence and displaying this notice and emergency management arrangement within the park. • Ensure that owners and occupiers of movable dwellings are aware that if they are expecting to be absent for extended periods, they should: – Provide the manager of the caravan park with a contact address and telephone number in case of an emergency; and – Leave any movable dwelling in a condition allowing it to be relocated in an emergency (i.e.: should ensure that the wheels, axles and draw bar of the caravans are not removed and are maintained in proper working order). • Ensure that occupiers are informed of Flood Information. At this time, occupiers should be advised to: – Ensure that they have spare batteries for their radios. – Listen to a local radio station for updated flood information; and – Prepare for evacuation and movable dwelling (cabins) relocation. • Ensure that owners and occupiers of caravans are aware of what they must do to facilitate evacuation and movable dwelling relocation when flooding occurs. • Coordinate the evacuation of people and the relocation of movable dwellings when floods are rising and their return when flood waters have subsided. Movable dwellings will be relocated back to the caravan park(s) by owners or by vehicles and drivers arranged by the park managers. • Secure any movable dwellings that are not able to be relocated to prevent floatation; and • Inform the NSW SES of the progress of evacuation and/or movable dwellings relocation operations and of any need for assistance in the conduct of these tasks.
Childcare Centres and Preschools	• When notified of possible flooding or isolation, childcare centres and preschools should. – Liaise with the NSW SES and arrange for the early release of children whose travel arrangements are likely to be disrupted by flooding and/or road closures; and

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

AGENCY	RESPONSIBILITIES
	– Assist with coordinating the evacuation of preschools and childcare centres.
Dams Safety NSW	The roles and responsibilities of the Dams Safety NSW (formerly NSW Dam Safety Committee) are outlined in the NSW State Flood Plan.
Department of Defence	Arrangements for Defence Assistance to the Civil Community are detailed within the State EMPLAN (section 448).
Department of Industry	The roles and responsibilities for the Department of Industry (Crown Lands and Water Division) are outlined in the NSW State Flood Plan.
Energy and Utilities Services Functional Area	The roles and responsibilities for Energy and Utilities Services are outlined in the Energy and Utility Services Supporting Plan (EUSPLAN). Roles and responsibilities in addition to the Supporting Plan are: • Assist NSW SES with identification of infrastructure at risk of flood damage where resources are available. • Facilitate local utility service distribution providers (electricity, gas, water, wastewater) to: – Provide advice to the NSW SES of any need to disconnect power/gas/water/wastewater supplies or of any timetable for reconnection. – Advise the NSW SES of any hazards from utility services during flooding. – Advise the public with regard to electrical hazards during flooding, and to the availability or otherwise of the electricity supply. – Clear or make safe any hazard caused by power lines or electricity distribution equipment. – Reconnect customers'electrical/gas/water/wastewater installations, when certified safe to do so and as conditions allow. – Assist the NSW SES to identify infrastructure at risk of flooding for incorporation into planning and intelligence.
Engineering Services Functional Area	The roles and responsibilities for Engineering Services are outlined in the Engineering Services Supporting Plan.
Environmental Services Functional Area	The roles and responsibilities for Environmental Services are outlined in the Environmental Services (ENVIROPLAN) Supporting Plan.
Floodplain Management Australia	The roles and responsibilities of Floodplain Management Australia are outlined in the New South Wales State Flood Plan.
Fire and Rescue NSW (as per NSW State Flood Plan)	**Preparedness** • Identify and notify the NSW SES of any locations at risk of fire (within Fire Districts (13) or hazardous materials that pose a significant threat to surrounding populations due to the impact of a flood for incorporation into NSW SES flood intelligence and planning; and

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

AGENCY	RESPONSIBILITIES
	Response • Meet the agreed arrangements described in the NSW SES and Fire and Rescue NSW Mutual Aid Agreement. • Provide Incident Management personnel and Liaison Officers to the NSW SES where required. • When requested by NSW SES, provide support to the NSW SES in response to flood emergencies. • Assist the NSW SES with the warning and/or evacuation of at-risk communities. • Assist the NSW SES with the monitoring/reconnaissance of flood prone areas. • Provision of Land Based and In Water Flood Rescue Operators as required. • Provision of appropriately trained personnel to perform Down the Wire (DTW) functions as required. • Conduct Hazmat operations including asbestos risks, rising from flood emergencies in coordination with the SES Incident Controller. • Decontamination of Flood Rescue Operators as required. • Assist the NSW SES with the resupply of isolated communities and/or properties. • Assist the NSW SES with property protection tasks including sandbagging. • Provide resources for pumping flood water out of buildings and from low-lying areas. • Assist with clean-up operations, including the hosing out of flood affected properties. • Provide trained staff to support a joint intelligence unit, if established by NSW SES, including Remotely Piloted Aircraft System (RPAS) pilots to assist with field observations. • Assist the NSW SES to undertake damage assessment including structural collapse risks. • Coordinate the pre-deployment of fire resources to communities within NSW Fire Districts if access is expected to be lost, in consultation with the NSW SES; and • Coordinate the deployment of the FRNSW High trans Pump to locations in consultation with NSW SES.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

AGENCY	RESPONSIBILITIES
	Recovery • Participate in After Action Reviews as required. • Assist with clean-up operations, including the hosing out of flood affected properties.
Health Services Functional Area	The roles and responsibilities for Health Services Functional Area are outlined in the Health Services (HEALTHPLAN) Supporting Plan. Roles and responsibilities in addition to the Supporting Plan are: • Ensure that appropriate business continuity plans are developed for essential health infrastructure and are activated during floods.
Local Emergency Operations Controller (LEOCON)	• Monitor flood operations. • If requested, coordinate support for the NSW SES Incident Controller.
Local Emergency Management Officer (LEMO)	• If requested by the NSW SES Incident Controller, advise appropriate agencies and officers of the start of response operations.
Manly Hydraulics Laboratory (MHL)	The roles and responsibilities of Manly Hydraulic Laboratory are outlined in the NSW State Flood Plan.
Marine Rescue NSW (as per NSW State Flood Plan)	**Response** • When requested by NSW SES, assist in flood operations when training and equipment are available and suitable including assistance with: – Warning and/or evacuation of at-risk communities. – Providing communications personnel. – Property protection tasks including sandbagging; and – Flood rescue operations.
NSW Ambulance	The roles and responsibilities for NSW Ambulance are outlined in the Health Services (HEALTHPLAN) Supporting Plan.
NSW Department of Education	**Preparedness** • Liaise with the NSW SES and arrange for the early release of students whose travel arrangements are likely to be disrupted by flooding and/or road closures (or where required, for students to be moved to a suitable location until normal school closing time). • Ensure that evacuation plans for flood liable schools have arrangements for flooding; and • Assist NSW SES with community engagement and capacity building programs. **Response** • Assist with the coordination of the evacuation of schools and the immediate welfare of students until returned to the appropriate carer.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

AGENCY	RESPONSIBILITIES
	• Pass information to school bus drivers/companies and/or school principals on expected or actual impacts of flooding; and • Provide space in schools for evacuation centres where necessary.
NSW Department of Industry, Planning and Environment (as per NSW State Flood Plan)	**Prevention** • Oversee the delivery of the NSW Flood Prone Land Policy including financial support through the Floodplain Management Program. Provide technical advice to Councils and state agencies including assistance with the identification of risks, the preparation and implementation of Floodplain Risk Management Plans and associated mitigation and management actions and understanding flood mitigation schemes including levees. • Work with the NSW SES on the Flood Data Access Program to improve the provision of flood information through the NSW Flood Data Portal. • Assist the Department of Industry-Water in the preparation of rural floodplain management plans under the *Water Management Act 2000* (NSW); and • Provision of strategic technical advice to support floodplain risk management and environmental water management in rural areas of the Murray Darling Basin. **Preparedness** • Assist the NSW SES in the exercising of Flood Sub Plans. • Management of the state government's water level gauges for the flood warning network in tidal areas in NSW (Manly Hydraulic Laboratory operates this system as a service provider on behalf of DPIE.). • Advise NSW SES about conditions which may lead to coastal inundation or retarded river drainage near the coast. **Response** • Provide related advice on flood risks to the NSW SES on request; and • Work with the relevant local Council and NSW SES to collect flood related data during and after flood events. **Recovery** Support recovery committees as required.
NSW Food Authority	The roles and responsibilities for NSW Food Authority are outlined in the Food Industry Emergency Sub Plan.
NSW National Parks and Wildlife Services (as per NSW State Flood Plan)	**Preparedness** • Assist the NSW SES with identification of road infrastructure in National Parks at risk of flooding.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

AGENCY	RESPONSIBILITIES
	Response • Close and reopen National Parks and Wildlife Service roads when affected by flood waters and advise the NSW SES of its status. • Facilitate the safe reliable access by emergency resources on National Parks and Wildlife Service managed roads. • Assist the NSW SES with the communication of warnings and information provision to the public through variable message signs and other appropriate means; and Close and direct people to leave camping grounds at risk of flooding in National Parks and Wildlife Service managed areas.
NSW Police Force (as per NSW State Flood Plan)	**Preparedness** • Participate in NSW SES briefings, training and exercises as required. **Response** • Provide a Liaison Officer to the NSW SES Operation Centre if required. • When requested by NSW SES, in flood operations when training and equipment are available and suitable. – Assist with warning and/or evacuation of at-risk communities. – Assist with monitoring / reconnaissance of flood prone areas. – Assist with flood rescue operations. • Conduct road and traffic control operations in conjunction with Council and/or Transport NSW. • Coordinate searches for missing people within flood affected areas. • Coordinate security of supply lines, evacuated and damaged areas. • Manage Disaster Victim Registration; and • Operate the Public Information and Inquiry Centre, if requested or otherwise needed during flood events. **Recovery** • Participate in After Action Reviews as required.
NSW Rural Fire Service (as per NSW State Flood Plan)	**Preparedness** • Participate in NSW SES briefings, training and exercises as required; and • Meet the agreed arrangements described in the NSW SES/NSW RFS Memorandum of Understanding. **Response**

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

AGENCY	RESPONSIBILITIES
	• Provide a Liaison Officer to the NSW SES Operation Centre or Emergency Operations Centre as required. • Provide Incident Management Personnel when requested. • Provide trained staff to support a joint intelligence unit, if established by NSW SES. • Provide aviation support, management and advice as requested through the State Air Desk. • Provide speciality aircraft and appropriately trained personnel to perform Down the Wire (DTW) functions as required. • Assist with Damage Assessments; and • Provide Strike Teams during flood operations when requested by NSW SES. This may include assistance with: – Warning and/or evacuation of at-risk communities. – Monitoring / reconnaissance of flood prone areas. – Property protection tasks including sandbagging. – Pumping flood water out of buildings and from low-lying areas. – Back-up radio communications. – Clean-up operations, including the hosing out of flood affected properties. – The resupply of isolated communities and/or properties; and – Decontamination of NSW SES Flood Rescue Operators as required. **Recovery** • Participate in After Action Reviews as required.
Resilience NSW	The roles and responsibilities of Resilience NSW are outlined in the NSW State Flood Plan.
Owners of Declared Dams within or upstream of the LGA (as per NSW State Flood Plan)	**Preparedness** • Assist the NSW SES with community engagement programs. • Provide NSW SES with information necessary for response planning and warning distribution. • Assist the NSW SES identify correlations between water level and/or discharges at the dam for use in flood response operations (warning and evacuation); and • Consult with the NSW SES State Headquarters in the development of Dam Emergency Plans, including the development of dam failure alerts, in accordance with the Dam Safety Committee Guidelines.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

AGENCY	RESPONSIBILITIES
	Response • Where water level monitoring or other instrumentation allows, provide NSW SES with flood advices as per pre-agreed thresholds for use in downstream flood response operations (warnings). • Notify NSW SES of potential or actual dam failures in accordance with the Dam Emergency Plan and Dam Safety NSW Guidelines. • Close at-risk camping grounds/recreational areas within their managed areas. • In the case of declared dams whose risks are intolerable, assist the NSW SES in planning to warn and evacuate people at risk of dam failure and maintain and operate any special Dam Failure Warning Systems and/or automatic telemetered monitoring devices to assist with early detection of incidents which are installed until such time that the risks have been lowered to an acceptable level; and Owners of gated dams: • Provide all available information to the BoM and the NSW SES on storage levels and actual and prospective water releases and their likely impacts on downstream river levels. • Advise the downstream community of prospective and actual water releases, except in those circumstances where the BoM would issue flood warnings; and • Where possible actively work with NSW SES and the BoM to reduce the impacts of flooding on communities through management of water releases within identified safe parameters and within statutory licencing provisions under the *Water Management Act 2000* and *Water NSW Act 2014*.
Public Information Services Functional Area	The roles and responsibilities for Public Information Services are outlined in the Public Information Services Supporting Plan. Roles and responsibilities in addition to the Supporting Plan are: • On receipt of advice from NSW SES of any weather event likely to result in significant multi agency operational activity, the Public Information Functional Area Coordinator PIFAC determines if a daily multi-agency teleconference is required to ensure that the information needs of each agency are being met and to address any issues. These teleconferences continue through the response phase into the recovery phase.
Transport for NSW	• Transport for NSW coordinates information on road conditions for emergency services access. • Transport for NSW coordinates the management of the road network across all modes of transport.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

AGENCY	RESPONSIBILITIES
	• Transport for NSW in conjunction will assist the NSW SES with the evacuation of at-risk communities by maintaining access and egress routes. • Transport for NSW will assist the NSW SES with the communication of flood warnings and information provision to the public through Live Traffic and Social Media according to the VMS protocols and procedures. • Assist the NSW SES with identification of road infrastructure at risk of flooding. • Transport for NSW will coordinate the public transport network and advise of the cancellation or redirection of services including bus services.
SEOCON/SEOC	The roles and responsibilities of the SEOCON/SEOC are outlined in the New South Wales State Flood Plan.
Surf Life Saving NSW (as per NSW State Flood Plan)	**Preparedness** • Contribute to NSW SES reviews into plans, policies and procedures as required; and • Participate in NSW SES briefings, training and exercises as required. **Response** • Assist the NSW SES with the warning and/or evacuation of at-risk communities. • Provide accommodation in Surf Life Saving facilities for evacuation centres where required; and • Assist the NSW SES with flood rescue operations, where training and equipment are suitable.
Telecommunications Services Functional Area	The roles and responsibilities for Telecommunications Services are outlined in the Telecommunications Services (TELCOPLAN) Supporting Plan.
Transport Services Functional Area	The roles and responsibilities for Transport Services are outlined in the Transport Services Supporting Plan. Roles and responsibilities in addition to the Supporting Plan are: • Participate in risk management studies. • Assist the NSW SES to identify transport infrastructure at risk of flood damage for incorporation into planning and intelligence; and • Coordinate the provision of traffic and transport operations as consistent with the roles of Transport organisations.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

AGENCY	RESPONSIBILITIES
Water NSW	The roles and responsibilities for Water NSW are outlined in the New South Wales State Flood Plan.
Welfare Services Functional Area	The roles and responsibilities for Welfare Services are outlined in the Welfare Services Functional Area Supporting Plan.

DocuSign Envelope ID: E823F10B-2A8C-4AE2-BEF0-540204DA31B8

11 Appendix C – Community Specific Roles and Responsibilities

Community Members	**Preparedness** • Understand the potential risk and impact of flooding. • Prepare homes and property to reduce the impact of flooding. • Understand warnings and other triggers for action and the safest actions to take in a flood. • Households, institutions and businesses develop plans to manage flood risks, sharing and practicing this with family, friends, employees and neighbours. • Have an emergency kit; and • Be involved in local emergency planning processes. **Recovery** • Assist with community clean-up if required and able to do so. Participate in After Action Reviews if required.
Manly Hydraulics	• Provide flood information to the NSW SES Canterbury and Bankstown Unit Commanders or Local Commander. • Distribute flood warnings and flood information provided by the NSW SES Canterbury and/or Bankstown Unit Commander or Local Commander.

Appendix D

CANTERBURY-BANKSTOWN STORMWATER SYSTEM REPORT (REF:WP-SIAONL-177/2023 DATED: 2 FEBRUARY 2023)

Level 1, 66 - 72 Rickard Road, Bankstown NSW
PO Box 8, Bankstown NSW 1885
Tel: (02) 9707 9010 - Fax: (02) 9707 9408
DX 11220 BANKSTOWN
council@cbcity.nsw.gov.au

CITY OF CANTERBURY BANKSTOWN

To: Costin Roe Consulting
4/8 Windmill St
MILLERS POINT NSW 2000

STORMWATER SYSTEM REPORT (updated)
33 & 15 Gow Street & 48-60 Fairford Road, PADSTOW NSW 2211

Date: 02-Feb-2023
Ref: WP-SIAONL-177/2023
Development type: **Industrial / Industrial Extension**

NO — FLOOD/OVERLAND FLOW STUDY REQUIRED

The site is affected by the following Council stormwater system components:

- Overland flowpath for excess stormwater runoff from the upstream catchment and associated with the drainage system (Salt Pan Creek) located east of the site.

The site will be subject to stormwater inundation from this overland flowpath during large storm events. Refer to the attached **"100 Year ARI Flood & PMF Extent Maps from Fairford Road Catchment Study"** showing the flood contours to m AHD**. Provision should be made on site, and at boundary fences, for this stormwater runoff to pass unobstructed over the site. Stormwater flowing naturally onto the site must not be impeded or diverted.

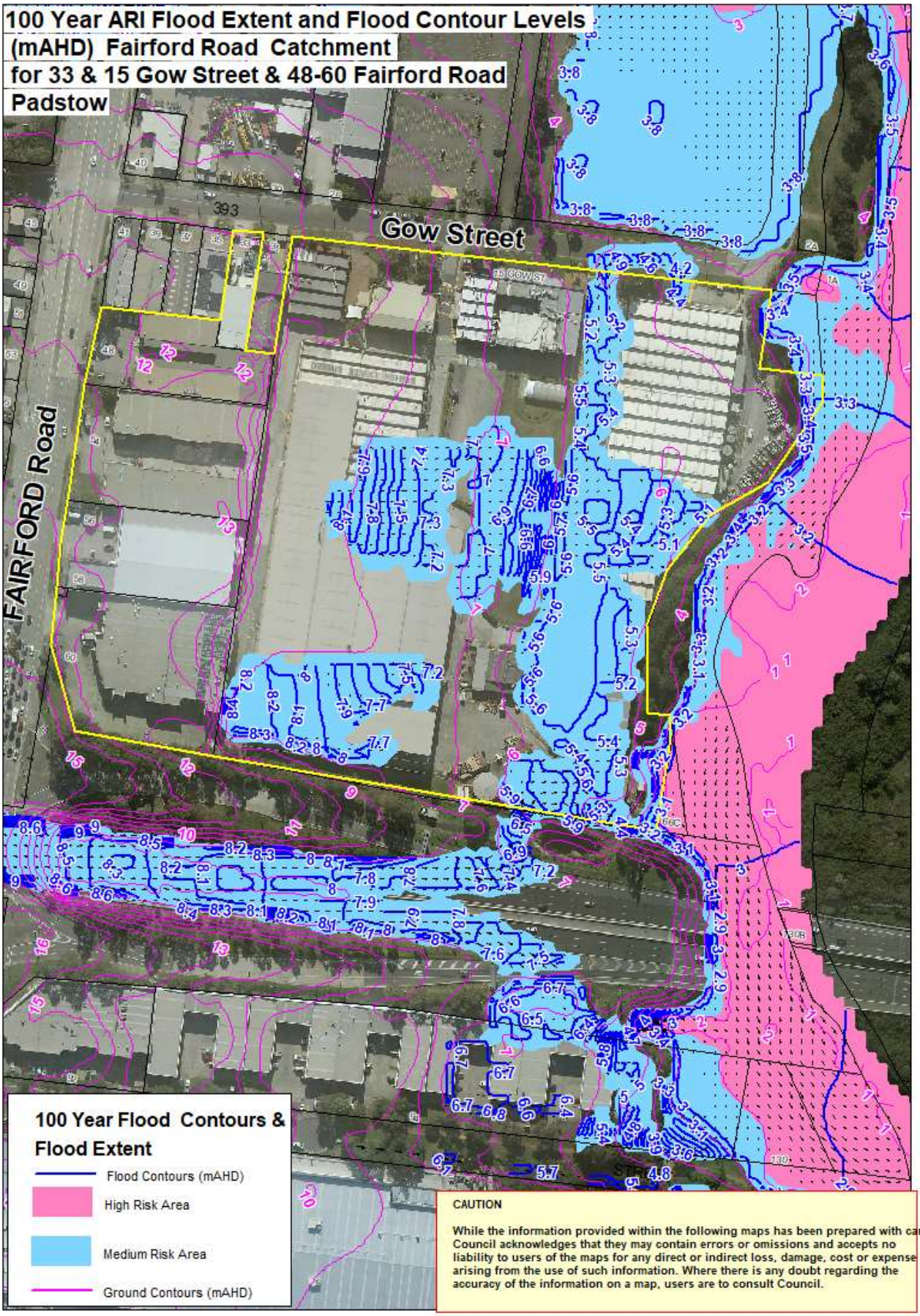
The proposed development including floor levels, shall comply with the development controls specified in Part B12 Schedule 5, of Bankstown's Development Control Plan 2015 - Catchments Affected by Stormwater Flooding.

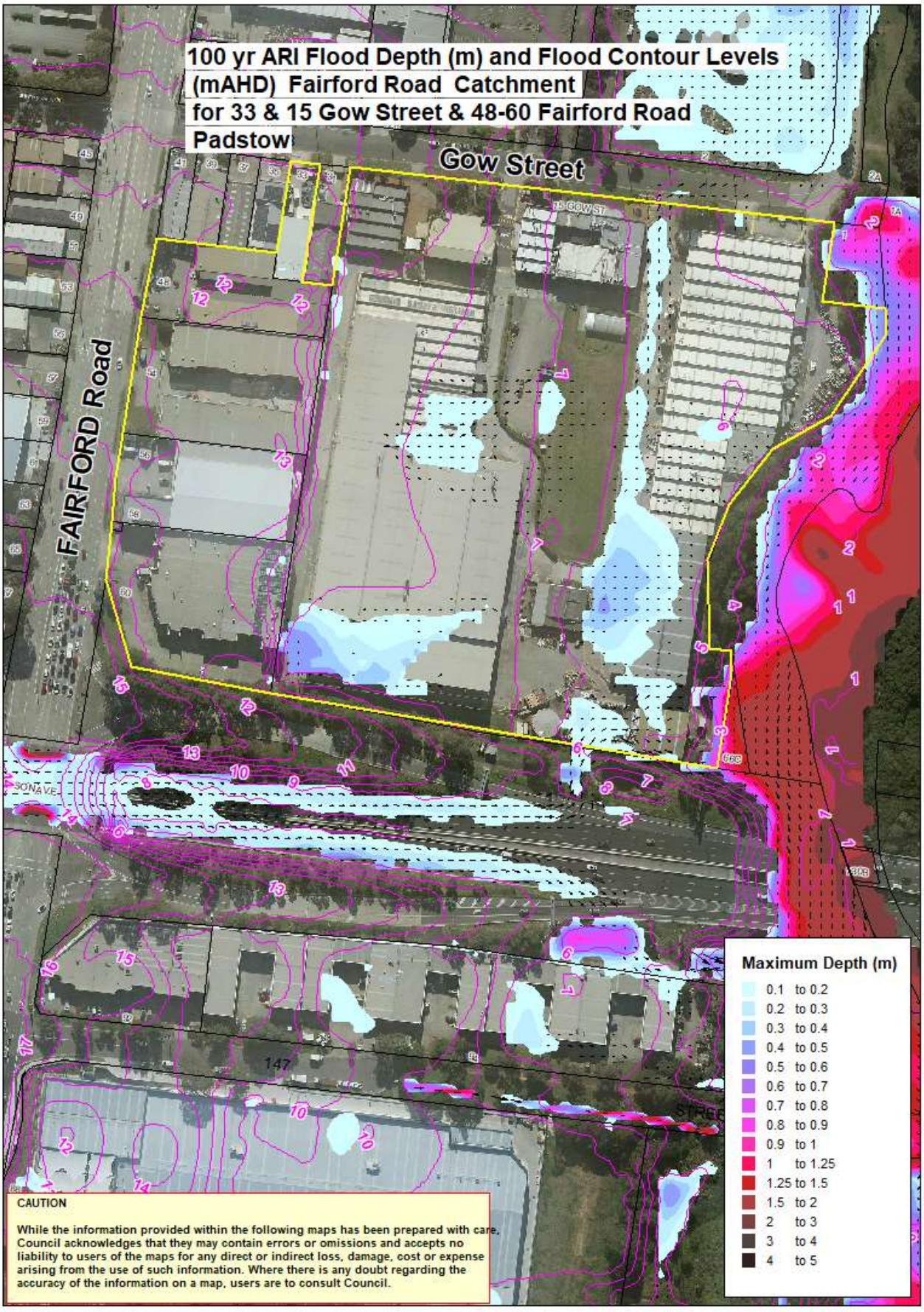
Runoff on the site, and naturally draining to it is to be collected and disposed of to Council's requirements detailed in Bankstown Council's *Development Engineering Standards****.

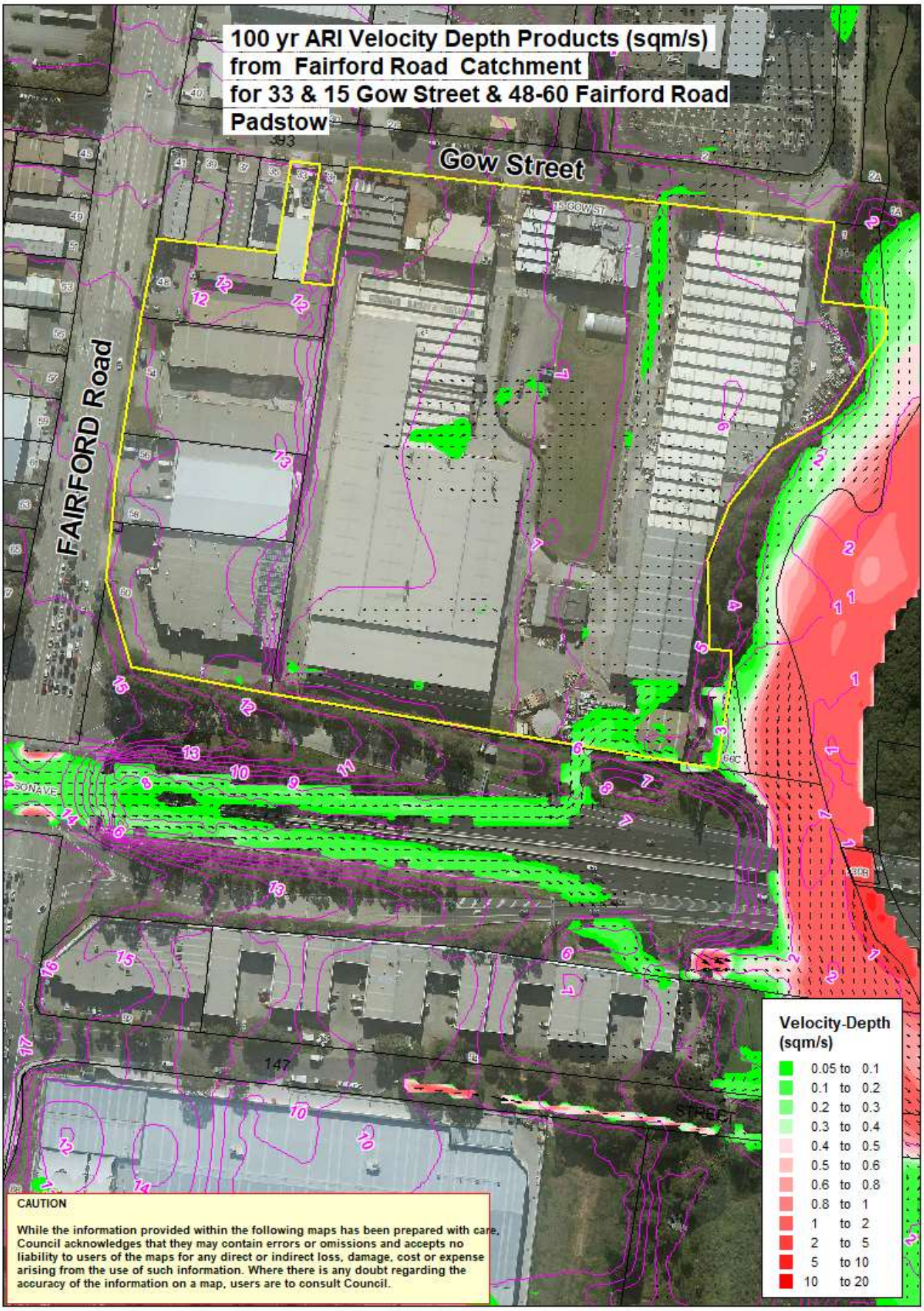
This report relates to the exposure of the subject site to Council's stormwater system, both underground and overland. It does not assess the suitability or otherwise of this site for the proposed development.

*	Average Recurrence Interval
**	Australian Height Datum
***	Bankstown Council's *Development Engineering Standards* and *Bankstown's Development Control Plan 2015* is available from Council's Customer Service Centre.
PMF	Probable Maximum Flood

Pushpa Goonetilleke
ENGINEER

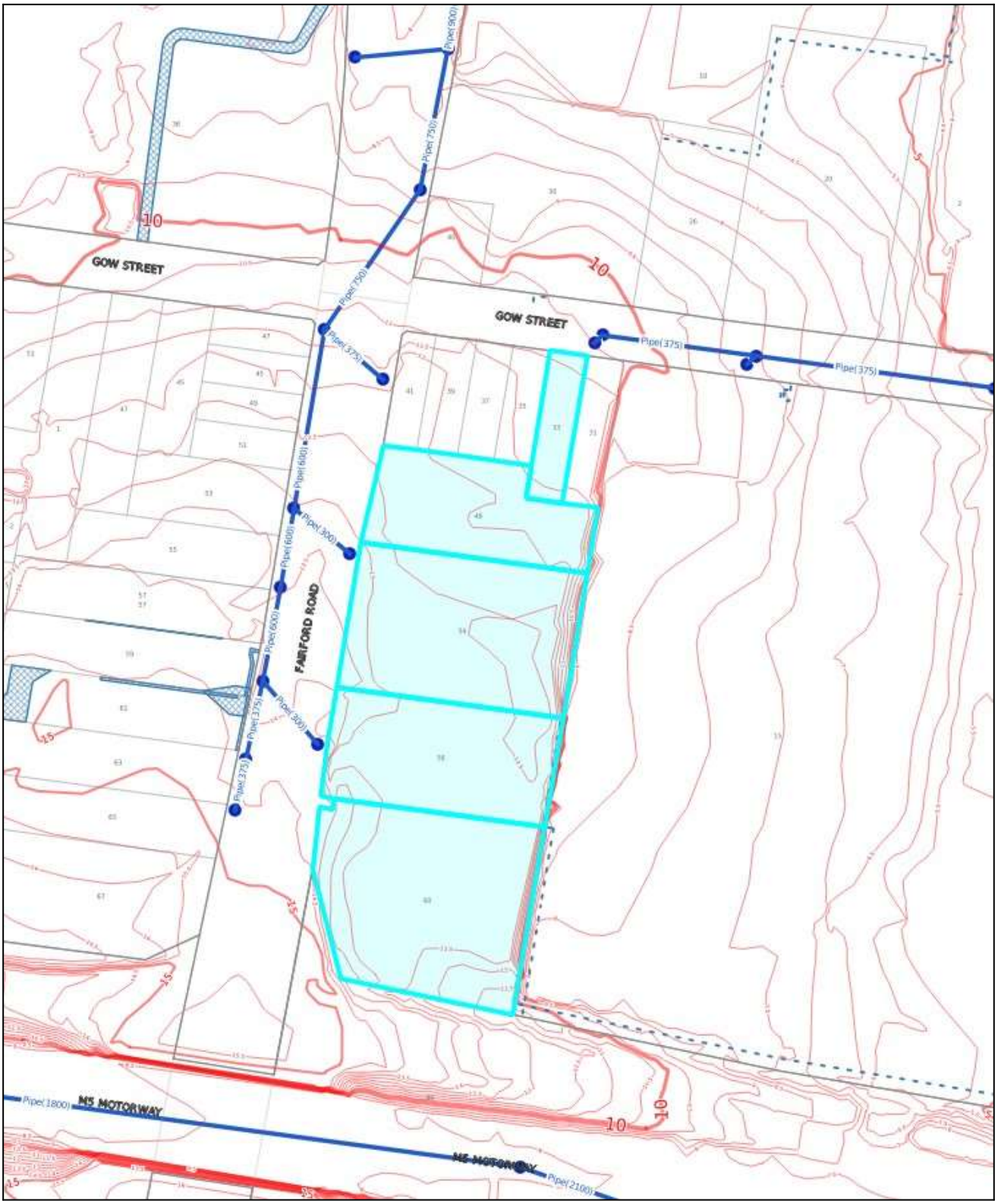

100 Year ARI Flood Extent and Flood Contour Levels (mAHD) Fairford Road Catchment for 33 & 15 Gow Street & 48-60 Fairford Road Padstow
Gow Street
FAIRFORD Road
393
100 Year Flood Contours & Flood Extent
Flood Contours (mAHD)
High Risk Area
Medium Risk Area
Ground Contours (mAHD)
CAUTION
While the information provided within the following maps has been prepared with care, Council acknowledges that they may contain errors or omissions and accepts no liability to users of the maps for any direct or indirect loss, damage, cost or expense arising from the use of such information. Where there is any doubt regarding the accuracy of the information on a map, users are to consult Council.


100 yr ARI Flood Depth (m) and Flood Contour Levels
(mAHD) Fairford Road Catchment
for 33 & 15 Gow Street & 48-60 Fairford Road
Padstow
Gow Street
FAIRFORD Road
Maximum Depth (m)
0.1 to 0.2
0.2 to 0.3
0.3 to 0.4
0.4 to 0.5
0.5 to 0.6
0.6 to 0.7
0.7 to 0.8
0.8 to 0.9
0.9 to 1
1 to 1.25
1.25 to 1.5
1.5 to 2
2 to 3
3 to 4
4 to 5
CAUTION
While the information provided within the following maps has been prepared with care, Council acknowledges that they may contain errors or omissions and accepts no liability to users of the maps for any direct or indirect loss, damage, cost or expense arising from the use of such information. Where there is any doubt regarding the accuracy of the information on a map, users are to consult Council.


100 yr ARI Velocity Depth Products (sqm/s)
from Fairford Road Catchment
for 33 & 15 Gow Street & 48-60 Fairford Road
Padstow
Gow Street
FAIRFORD Road
Velocity-Depth (sqm/s)
0.05 to 0.1
0.1 to 0.2
0.2 to 0.3
0.3 to 0.4
0.4 to 0.5
0.5 to 0.6
0.6 to 0.8
0.8 to 1
1 to 2
2 to 5
5 to 10
10 to 20
CAUTION
While the information provided within the following maps has been prepared with care, Council acknowledges that they may contain errors or omissions and accepts no liability to users of the maps for any direct or indirect loss, damage, cost or expense arising from the use of such information. Where there is any doubt regarding the accuracy of the information on a map, users are to consult Council.


PMF Extent and Contour Levels (mAHD)
from Fairford Road Catchment
for 33 & 15 Gow Street & 48-60 Fairford Road
Padstow
Gow Street
FAIRFORD Road
CAUTION
While the information provided within the following maps has been prepared with car
Council acknowledges that they may contain errors or omissions and accepts no
liability to users of the maps for any direct or indirect loss, damage, cost or expense
arising from the use of such information. Where there is any doubt regarding the
accuracy of the information on a map, users are to consult Council.
PMF Contours & Extent
PMF Contours (mAHD)
Ground Contours
PMF Extent

GIS Map for 48-60 Fairford Rd & 33 Gow St, Padstow



DATE: Jan 31, 2023, 3:13 PM

1:2,257

Metres 50 100

PREPARED BY: Pushpa G

Whilst all care has been taken in the preparation of this base map, Council accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for graphical presentation only.

Aerial Map for 48-60 Fairford Rd & 33 Gow St, Padstow



DATE Jan 31, 2023, 3:14 PM

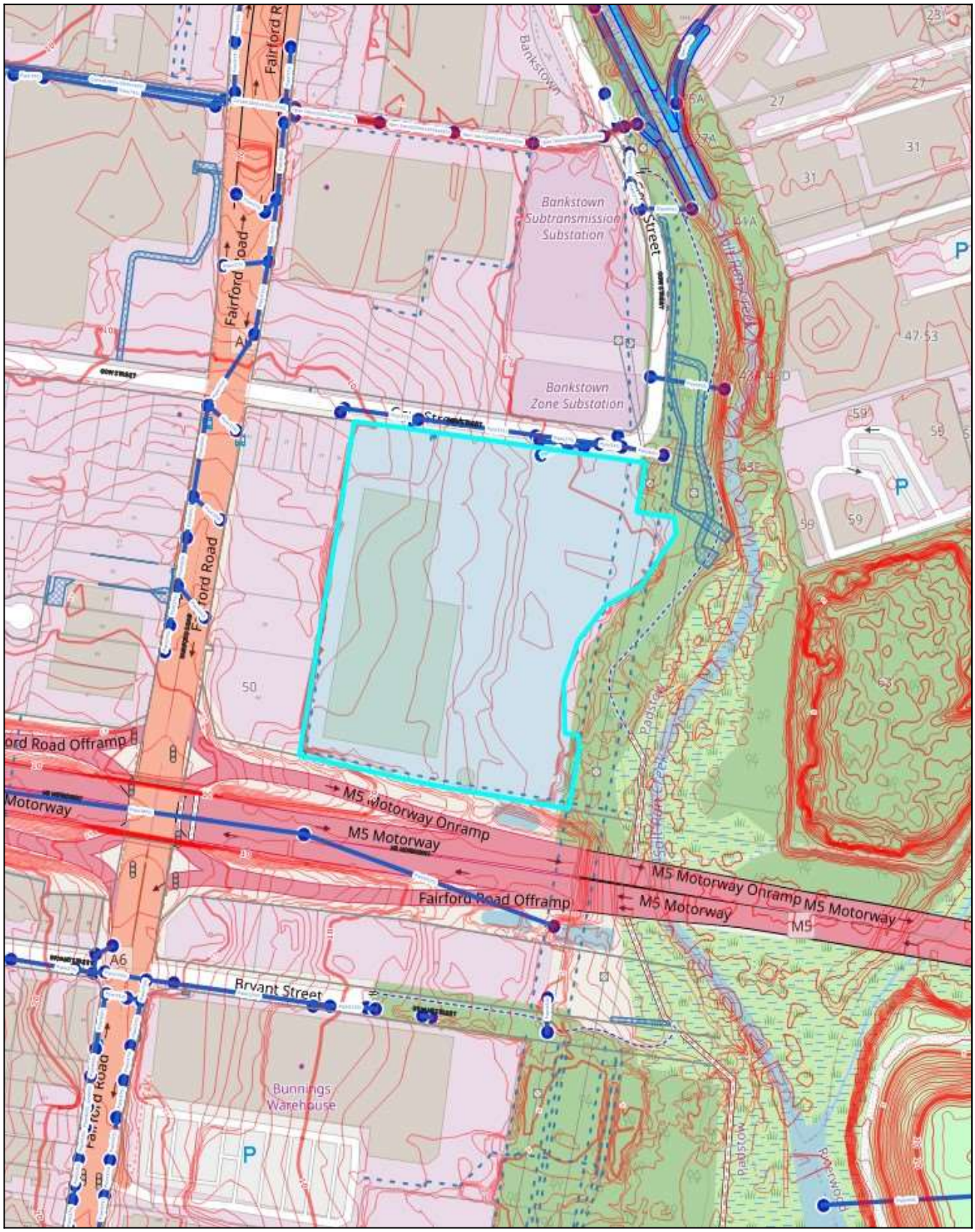
1:2,257

Metres 50 100

PREPARED BY Ushpa G

Whilst all care has been taken in the preparation of this base map Council accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for graphical presentation only.

15 Gow Street, Padsow



DATE: Feb 2, 2023, 2:15 PM

1:4,514

Metres 100 200

PREPARED BY: Pushpa G

Whilst all care has been taken in the preparation of this base map, Council accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for graphical presentation only.

LEGEND

Parcel Frontage

Parcel Boundary

Parcel Easements (Line)

Parcel Easements (Polygon)



Contours (Major 10m)

Contours (Intermediate 5m)

Contours (Minor <5m)

Drains

Pits



Appendix E

SITE ESTABLISHMENT AND EVACUATION PLAN

SITE ESTABLISHMENT AND EVACUATION PLAN

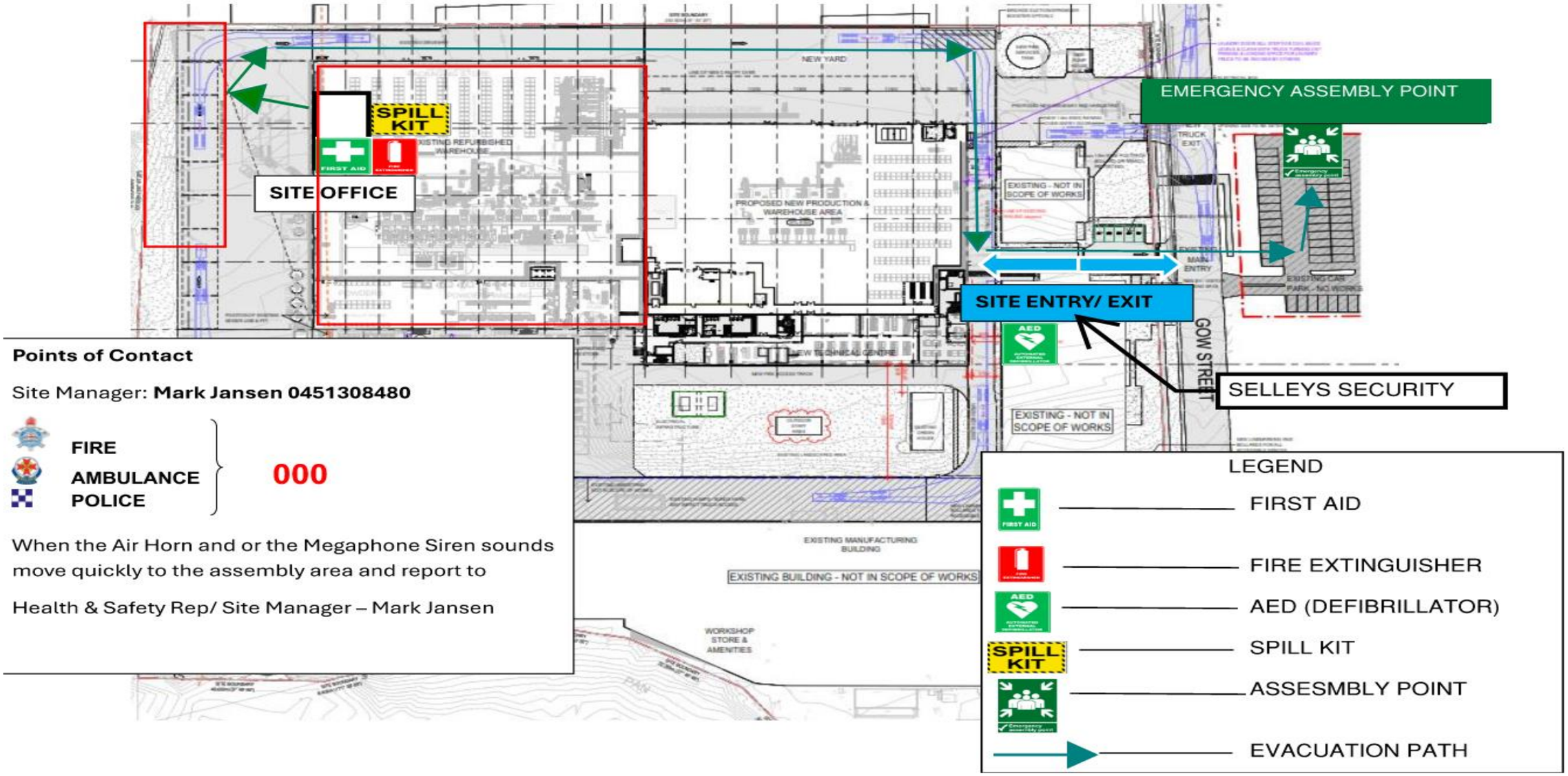
Project: SELLEYS/BOWERBIRD

Address: 15 Gow Street Padstow

Municipality: City of Bankstown

Ste Manager: Mark Jansen 0451 308 480

VAUGHAN CONSTRUCTIONS



Points of Contact

Site Manager: **Mark Jansen 0451308480**

FIRE
AMBULANCE
POLICE

000

When the Air Horn and or the Megaphone Siren sounds move quickly to the assembly area and report to

Health & Safety Rep/ Site Manager – Mark Jansen

LEGEND

- FIRST AID
- FIRE EXTINGUISHER
- AED (DEFIBRILLATOR)
- SPILL KIT
- ASSESMBLY POINT
- EVACUATION PATH

Appendix F

EMERGENCY MANAGEMENT CONTROL MEASURES

EMERGENCY MANAGEMENT CONTROL MEASURES

Project Name:	***Project Bowerbird***	**Project No.**	***21.202***
Project Address:	**15 Gow Street, Padstow NSW 2211**	**Assessment / Revision Date:**	*01/10/2025*
Prepared in Consultation with:	*Dimitry Sofatzis (PM), Rasto Bajnoci(SM), Mark Jansen (SM), Russell Eccles (HSE), Cindy Roldan (HSE-A)*		

SITE EVACUATION PROCEDURE (Fire, Flood, Bomb Threat, etc.)

In the event of an emergency situation requiring the evacuation of the site (fire, flood, etc), the notification is one long continuous blast of the warning horn.

Personnel are to	Emergency Equipment Required	Training required
1. Stop Work	• Capacity to call 000 • Evacuation horn / alarm system in place and tested • Emergency Assembly Area(s) and signs • Site Emergency Contacts details clearly displayed • Fire Extinguisher(s) (for small fires)	• Site Induction • Warden / fire extinguisher training
2. Turn off plant & equipment (if possible)		
3. Proceed to Emergency Evacuation Assembly Point located next to the front gate		
4. Await further instruction. DO NOT LEAVE SITE		
5. Site Manager / Foreman are to identify sub-contractor/s foreman or leading hands to verify that all persons are accounted for		
6. Site Manager / Foreman to notify Project Manager, Construction Manager or Director of Vaughan Constructions		
7. Isolate services if applicable		
8. Do not re-enter until authorised by Fire Brigade or the appropriate attending authority.		

MEDICAL / FIRST AID INCIDENT MANAGEMENT

If a worker / visitor to the site is injured in any way the following procedure(s) will be instigated.

Conscious Patient / First Aid Treatment	**Emergency Equipment Required**	**Training required**
1. First aid to be administered to person at the scene if not already at the first aid room **2.** Person to be taken to first aid room (if not already there) and monitored and / or additional first aid applied as required	• First aid kit / equipment - Portable - Non-portable / Large • Stretcher	• First Aid person qualified to HLTAID003 – Provide First Aid. • Stretcher handling
Conscious Patient / Medical Treatment Required	**Emergency Equipment Required**	**Training required**
1. First aid to be administered to person at the scene if not already at the first aid room **2.** Person to be taken to first aid room (if not already there) and / or additional first aid applied as required. **Note:** If the injured person has suspected spinal or neck injuries they are not to be moved unless in immediate danger from another safety related issue. **3.** Ambulance to be contacted to transport person for medical treatment (if required) **4.** Injured person to be monitored by first aid person until ambulance arrives and relieves them	• First aid kit / equipment - Portable - Non-portable / Large • Stretcher • Capacity to call 000 • Site Emergency Contacts details clearly displayed	• First Aid person qualified to HLTAID003 – Provide First Aid. • Stretcher handling
Unconscious Patient / Emergency	**Emergency Equipment Required**	**Training required**
1. If person is unconscious first aid to be administered and the appropriate emergency service organisation (ambulance) to be contacted. 2. Injured person is not to be moved unless they are in immediate danger from another safety related issue. **3.** Injured person to be monitored by first aid person until ambulance arrives and relieves them	• First aid kit / equipment - Portable - Non-portable / Large • Stretcher • Site Emergency Contacts details clearly displayed • Defibrillator	• First Aid person qualified to HLTAID003 – Provide First Aid. • Stretcher handling • HLTAID001: Provide Cardiopulmonary resuscitation

ELECTRIC SHOCK INCIDENT MANAGEMENT

If a worker / visitor to the site is injured in any way the following procedure(s) will be instigated.

Conscious Patient	**Emergency Equipment Required**	**Training required**
1. First aid to be administered to person at the scene if not already at the first aid room **Note:** Have additional person (electrician where required) check area has been made safe and power is isolated	• First aid kit / equipment - Portable - Non-portable / Large • Stretcher • Capacity to call 000 • Site Emergency Contacts details clearly displayed	• First Aid person qualified to HLTAID003 – Provide First Aid. • Stretcher handling
2. Person to be taken to first aid room (if not already there) and monitored and / or additional first aid applied as required		
3. Person to be sent for medical evaluation to check electric shock has not altered heart beating rhythm **Note:** Ambulance to be contacted to transport person for medical treatment (as required)		
4. Injured person to be monitored by first aid person until ambulance arrives and relieves them		
Unconscious Patient / Emergency	**Emergency Equipment Required**	**Training required**
5. If person is unconscious first aid to be administered and the appropriate emergency service organisation (ambulance) to be contacted. **Note:** Have additional person (electrician where required) check area has been made safe and power is isolated	• First aid kit / equipment - Portable - Non-portable / Large • Stretcher • Site Emergency Contacts details clearly displayed • Defibrillator	• First Aid person qualified to HLTAID003 – Provide First Aid. • Stretcher handling • HLTAID001: Provide Cardiopulmonary resuscitation

TRENCHING & EXCAVATION RESCUE PROCEDURE

In the event of ground collapse.	Emergency Equipment Required	Training required
1. Contact the Emergency Services on **000 immediately**	• First aid kit / equipment - Portable - Non-portable / Large • Stretcher • Site Emergency Contacts details clearly displayed • Defibrillator • Hand tools • Safety harness, lanyard (safety rope long enough to suit purpose)	• First Aid person qualified to HLTAID003 – Provide First Aid. • Stretcher handling • HLTAID001: Provide Cardiopulmonary resuscitation
2. Try and locate the person by looking for signs such as tools, clothing, etc		
3. Where possible batter the sides of the excavation in the collapsed area and install shoring to help protect trapped person and any rescuers		
4. Remove collapsed soil with had digging tools only. **5. Note:** Using excavation machinery may cause increased injuries to the trapped person.		
6. Do not allow personnel on top of the collapsed soil as this will increase the ground pressure on the trapped person		
7. If the excavation works are over 1.5 metres deep, the rescuers are to wear safety harnesses and lifelines that extend to the surface		
8. When rescuers are near the trapped person, hands should be used only to remove soil where practicable so as not to cause further injury. **9. Note:** where digging tools are used, they are to be used with extreme caution		
10. When the trapped person is located, soil should be cleared from the head and chest area first to check for breathing and a pulse		
11. If no signs of life are detected then start Cardio Pulmonary Resuscitation (CPR)		
12. If the trapped persons chin is pressed onto their chest, tilt the head back as soon as possible so as to open up the airway to the lungs. 13. **Note:** This can be done while other rescuers are freeing the soil from the upper part of the person's body before commencing CPR.		
14. **DO NOT** try and remove the trapped person by tying a rope around them and pulling on the rope		
15. Where possible and safe to do so, leave the person in the excavation until the emergency services or qualified medical personnel arrive. **NOTE:** At no time is a person to place themselves at risk whilst attempting to undertake any of the above procedures		

RETRIEVAL PROCEDURE FOR INJURED PERSON IN TRENCH / EXCAVATION		
Conscious Patient / Non-Emergency	**Emergency Equipment Required**	**Training required**
1. First aid to be administered to injured person 2. If able person is to be assisted from the trench / excavation 3. Stretcher to be used (if required) to remove person from trench / excavation 4. Person to be taken to first aid shed / site office for assessment.	• First aid kit / equipment - Portable - Non-portable / Large • Hard Stretcher with securing straps	• First Aid person qualified to HLTAID003 – Provide First Aid. • Stretcher handling
Unconscious Patient / Emergency		
1. First aid to be administered and the appropriate emergency service organisation(s) (ambulance / fire brigade) to be contacted. 2. If person is not in immediate danger wait for emergency service to arrive 3. If person is in medical distress, then use stretcher to remove person from trench / excavation	• First aid kit / equipment - Portable - Non-portable / Large • Hard Stretcher with securing straps • Site Emergency Contacts details clearly displayed • Defibrillator	• First Aid person qualified to HLTAID003 – Provide First Aid. • Stretcher handling • HLTAID001: Provide Cardiopulmonary resuscitation
Lifting injured person from excavation stretcher		
1. If injured person not in immediate danger wait for emergency services 2. Injured person to be secured to stretcher using supplied straps 3. Lifting slings to be connected to all corners of spine board stretcher 4. Appropriate lifting equipment (crane, excavator) to be used to carefully lift injured person from the excavation. **Note:** Caution to be taken that lifting equipment does not place pressure on edge of the excavation that may increase potential for trench collapse. **Note:** If excavator is used it must be fitted with burst protection valves, working load limit (WLL) is not to be exceeded and appropriate lifting point to be used.	• First aid kit / equipment - Portable - Non-portable / Large • Hard Stretcher with securing straps • Site Emergency Contacts details clearly displayed • Defibrillator • Lifting slings (fitted with current test tag) Lifting equipment (crane / excavator, etc)	• First Aid person qualified to HLTAID003 – Provide First Aid. • Stretcher handling • HLTAID001: Provide Cardiopulmonary resuscitation

RETRIEVAL PROCEDURE FOR PERSONNEL INJURED AT HEIGHT (EG: ON ROOF / ETC)		
Should a worker require retrieval if injured while working on the roof the following procedure(s) will be instigated.		
Conscious Patient / Non-Emergency – Stair Tower Assistance	**Emergency Equipment Required**	**Training required**
1. First aid to be administered to person	• First aid kit / equipment - Portable	• First Aid person qualified to HLTAID003 – Provide First Aid.
2. Person to exit roof area using stair tower if able **Note:** Double width (stretcher) stair tower to be installed where site access requirements permit		
Conscious Patient / Non-Emergency – Scissor Lift Assistance	**Emergency Equipment Required**	**Training required**
1. First aid to be administered to person	• First aid kit / equipment - Portable • Stretcher • Suitable scissor lift or boom lift	• First Aid person qualified to HLTAID003 – Provide First Aid. • Qualified scissor & boom lift operators
2. Scissor to be taken to nearest practical retrieval location and raised to required height **Note:** - Personnel operating scissor lift to have read and signed onto Vaughan Constructions elevated work platform safe work method statement **3.** Locations for scissor lift access to be maintained at all times within the work area.		
4. Movable platform to be pushed as far able out onto work area. **Note:** assessment to be made for load rating of rescue area at the time of the incident relevant to patient assistance required		
5. End guardrail securing pins to be removed and guardrail lowered down to platform		
6. Patient to be assisted into scissor lift (using stretcher if required) **Note:** if a stretcher is used the opposite end movable platform is to be pushed out to allow sufficient space for the patient and stretcher to fit into the scissor lift.		
7. End guardrail to be raised back up and secured into position		
8. Movable platform to be retracted and scissor lift lowered to ground level		

Unconscious Patient / Emergency	Emergency Equipment Required	Training required
1. If person is unconscious first aid to be administered and the appropriate emergency service organisation (ambulance) to be contacted. Scissor lift to be made available to assist emergency service personnel to remove patient from the work at height area. **Note:** If the injured person has suspected spinal or neck injuries they are not to be moved unless in immediate danger from another safety related issue.	• Capacity to call 000 • First aid kit / equipment • Portable • Stretcher • Site Emergency Contacts details clearly displayed • Defibrillator (plywood or similar non-conductive material to be placed under patient if defibrillator is used on a metal surface i.e. roof) • Suitable scissor lift or boom lift	• First Aid person qualified to HLTAID003 – Provide First Aid. • Stretcher handling • HLTAID001: Provide Cardiopulmonary resuscitation • Qualified scissor & boom lift operators

EMERGENCY RESCUE PROCEDURE FOR PERSONNEL USING A SAFETY HARNESS SYSTEM

Should a worker require rescuing from a fall while using a safety harness for whatever reason the following procedures may need to be implemented:

	Emergency Equipment Required	Training required
1. The following retrieval methods where applicable may need to be considered: - Use of scissor lift - Use of Boom lift	• Suitable scissor lift or boom lift • Capacity to call 000 • Site Emergency Contacts details clearly displayed	• Qualified scissor & boom lift operators
2. Contact the Site Manager / Foreman and inform them of what has happened. **NOTE:** At no time is a worker to place themselves at risk whilst attempting to undertake any of the above procedures It is important to remember that if a person is suspended in a harness, there is limited time to retrieve the worker before **Suspension trauma** sets in. It is therefore imperative to **immediately** instigate a rescue following an arrested fall If self-rescue is impossible or if the rescue cannot be performed promptly and the person is still conscious, the casualty must be instructed to 'pump' his/her legs to activate muscles and reduce the possibility of venous pooling. Footholds or foot straps can and should be used to alleviate pressure and these provide support for 'muscle pumping'. Also pushing down vigorously with legs will help as will positioning their body in a horizontal position or slight leg-high position.		
3. Contact the Emergency Rescue Services on **000 immediately** if any of the above procedures cannot be used.		

RETRIEVAL PROCEDURE FOR WORK ON MOBILE ELEVATED WORK PLATFORMS

Prior to any person working on a Mobile Elevated Work Platform, workers must familiarise themselves with the emergency decent controls at ground level on the MEWP.

Should a worker require rescuing from a MEWP for whatever reason (i.e. equipment failure, injury / illness of the operator) the following procedures may need to be implemented:

	Emergency Equipment Required	Training required
1. A person who is familiar with the emergency ground controls on the MEWP and working in close proximity should try to carefully lower the platform (be advised that the ground controls will override the platform controls) Ensure that no persons are underneath the platform when using the emergency decent device.	• Suitable scissor lift or boom lift • Capacity to call 000 • Site Emergency Contacts details clearly displayed	• Qualified scissor & boom lift operators
2. Where it is not possible to use the emergency decent device. The following retrieval methods where applicable may need to be considered: - Use of Boom lift - Use of scissor lift		
3. Contact the Site Manager / General Foreman and inform them of what has happened. **NOTE:** At no time is a worker to place themselves at risk whilst attempting to undertake any of the above procedures It is important to remember that if a person is suspended in a harness, there is limited time to retrieve the worker before **Suspension trauma** sets in. It is therefore imperative to **immediately** instigate a rescue following an arrested fall If self-rescue is impossible or if the rescue cannot be performed promptly and the person is still conscious, the casualty must be instructed to 'pump' his/her legs to activate muscles and reduce the possibility of venous pooling. Footholds or foot straps can and should be used to alleviate pressure and these provide support for 'muscle pumping'. Also pushing down vigorously with legs will help as will positioning their body in a horizontal position or slight leg-high position.		
4. Contact the Emergency Rescue Services on **000 immediately** if any of the above procedures cannot be used.		

RETRIEVAL PROCEDURE FOR PERSONNEL INJURED IN THE CEILING SPACE		
Should a worker require retrieval if injured while working on the roof the following procedure(s) will be instigated.		
Conscious Patient / Non-Emergency – Stair Tower Assistance	**Emergency Equipment Required**	**Training required**
1. First aid to be administered to person 2. Person to exit ceiling space using stair tower if able	• First aid kit / equipment - Portable	• First Aid person qualified to HLTAID003 – Provide First Aid.
Conscious Patient / Non-Emergency – Scissor Lift Assistance	**Emergency Equipment Required**	**Training required**
1. First aid to be administered to person - Scissor to be taken to nearest practical retrieval location and raised to required height **Note:** - Personnel operating scissor lift to have read and signed onto Vaughan Constructions elevated work platform safe work method statement - No materials are to be stored around near the cool room walls that could obstruct / hinder the use of the scissor lift. 2. Movable platform to be pushed as far able out onto ceiling space **3.** End guardrail securing pins to be removed and guardrail lowered down to platform 4. Patient to be assisted into scissor lift (using stretcher if required) **5.** Note: if a stretcher is used the opposite end movable platform is to be pushed out to allow sufficient space for the patient and stretcher to fit into the scissor lift. 6. End guardrail to be raised back up and secured into position 7. Movable platform to be retracted and scissor lift lowered to ground level	• First aid kit / equipment - Portable • Stretcher • Suitable scissor lift or boom lift	• First Aid person qualified to HLTAID003 – Provide First Aid. • Qualified scissor & boom lift operators

Unconscious Patient / Emergency	Emergency Equipment Required	Training required
1. If person is unconscious first aid to be administered and the appropriate emergency service organisation (ambulance) to be contacted. Scissor lift to be made available to assist emergency service personnel to remove patient form the ceiling space area. **Note:** If the injured person has suspected spinal or neck injuries they are not to be moved unless in immediate danger from another safety related issue.	• Capacity to call 000 • First aid kit / equipment • Portable • Stretcher • Site Emergency Contacts details clearly displayed • Defibrillator (plywood or similar non-conductive material to be placed under patient if defibrillator is used on a metal surface i.e. roof) • Suitable scissor lift or boom lift	• First Aid person qualified to HLTAID003 – Provide First Aid. • Stretcher handling • HLTAID001: Provide Cardiopulmonary resuscitation • Qualified scissor & boom lift operators

EMERGENCY RESCUE PROCEDURE FOR PERSONNEL USING A SAFETY HARNESS SYSTEM

Should a worker require rescuing from a fall while using a safety harness for whatever reason the following procedures may need to be implemented:

	Emergency Equipment Required	Training required
1. The following retrieval methods where applicable may need to be considered: - Use of Boom lift - Use of scissor lift	• Suitable scissor lift or boom lift • Capacity to call 000 • Site Emergency Contacts details clearly displayed	• Qualified scissor & boom lift operators
2. Contact the Site Manager / General Foreman and inform them of what has happened. **NOTE:** At no time is a worker to place themselves at risk whilst attempting to undertake any of the above procedures It is important to remember that if a person is suspended in a harness, there is limited time to retrieve the worker before **Suspension trauma** sets in. It is therefore imperative to **immediately** instigate a rescue following an arrested fall If self-rescue is impossible or if the rescue cannot be performed promptly and the person is still conscious, the casualty must be instructed to 'pump' his/her legs to activate muscles and reduce the possibility of venous pooling. Footholds or foot straps can and should be used to alleviate pressure and these provide support for 'muscle pumping'. Also pushing down vigorously with legs will help as will positioning their body in a horizontal position or slight leg-high position.		
4. Contact the Emergency Rescue Services on **000 immediately** if any of the above procedures cannot be used.		

EMERGENCY PROCEDURE FOR CONTACT WITH OVERHEAD ELECTRICAL ASSETS

If contact is made with an overhead electrical asset or electrical arcing occurs, the emergency plan should be initiated, including the following

	Emergency Equipment Required	Training required
1. All work in the area to cease immediately	• Site emergency warning system	• Warden training
2. If safe to do so, operator / driver should attempt to break contact with overhead electrical asset	• N/A	• N/A
3. Operator (or driver) should remain inside the cabin	• N/A	• N/A
4. If it is essential to leave the operators cabin due to fire or other life threatening reason: • The operator / driver should jump clear (and remain clear after jump) of the equipment • No person should approach or touch the equipment and ground at the same time • When moving away from the equipment, the operator / driver should hop slowly, shuffle or jump away from the equipment (with feet together) until at least 10mtrs from the nearest part of the equipment	• N/A	• N/A
5. Warn all other workers / personnel to keep at least 10mtrs clear of the equipment, this includes ensuring that they do not touch any part of the equipment or load and do not attempt to enter the plant / vehicle until the relevant authorities have deemed the site is safe.	• Bollards & flagging	• Warden training
6. Provide first aid and seek medical assistance as required	• Site Emergency Contacts details clearly displayed • First aid kit / equipment - Portable • Stretcher • Defibrillator • Capacity to call 000	• First Aid person qualified to HLTAID003 – Provide First Aid. • HLTAID001: Provide Cardiopulmonary resuscitation • Warden training • Stretcher handling
7. Immediately notify senior management who can notify the authorities and asset owner (if they are not on site)	• Capacity to make phone calls • Site Emergency Contacts details clearly displayed	• Mobile phone

SPILL CONTROL		
OIL AND FUEL CONSIDERATIONS:	**Emergency Equipment Required**	**Training required**
1. Stop the leak at the source	• Capacity to call 000 • Site Emergency Contacts details clearly displayed • Spill kit available on site	
2. Determine the type and size of the spill		
3. Protect storm water drains by forming barriers or blocking them (use equipment from spill kit)		
4. Prevent any runoff into storm water drains - use the containment booms, located in the spill prevention kits, to confine small spillages.		
Note The authority (EPA) need to be notified of any spills that cause or potentially threaten environmental harm.		
5. Wear personnel protective equipment (PPE) located in the spill prevention kits to prevent skin and eye contamination and to avoid breathing any vapour. PPE includes overalls, splash apron, eye goggles, gloves (PVC or neoprene), footwear, and appropriate breathing apparatus.		
6. Clean up method will be dictated by the quantity spilled		
7. If necessary contact the relevant emergency authority to assist in the containment and clean up		
8. Ensure that the spill area has been appropriately cleaned, and is no longer a hazard.		

This document is an un-controlled copy when printed or downloaded from the company intranet system. Revisions will not automatically be updated.

TURBID/ SEDIMENT LADEN WATER:		
	Emergency Equipment Required	**Training required**
1. Inform Supervisor of problem, /exact location and the estimated volume magnitude	• Capacity to call 000 • Site Emergency Contacts details clearly displayed • Spill kit available on site	
2. If uncontrollable, notify Project Environment Manager		
3. Divert flow away from existing waterways		
4. Create barriers and block any storm water drains		
5. Contain the spill by forming a barrier around the affected area. Establish emergency berm (earth or sandbags) to contain trap storm water/sediment laden water or reduce flow. Where possible turbid/sediment laden divert dirty water to suitably sized operational sediment control point or basin device.		
6. Work on the source control / restoration of original control device e.g. tank, embankment, basin		
7. Remove sediment build-up deposit		

MOBILE PLANT / TRAFFIC MANAGEMENT INCIDENT MANAGEMENT		
1. No person is to place themselves in danger while attempting to assist in a mobile plant incident	**Emergency Equipment Required**	**Training required**
2. Mobile plant incident occurs (this may be a collision, roll over, structural failure, etc)	• Capacity to call 000 • Site Emergency Contacts details clearly displayed • First aid kit / equipment - Portable • Stretcher • Fire Extinguisher(s) (for small fires) • Spill kit available on site • Bollards & flagging	• First Aid person qualified to HLTAID003 – Provide First Aid. • Warden / fire extinguisher training • Stretcher handling
3. Isolate shut down plant if possible		
4. Attend to injured person(s) by following medical / first aid incident management procedure **Note:** If the injured person has suspected spinal or neck injuries they are not to be moved unless in immediate danger from another safety related issue.		
5. Contact emergency services (if required)		
6. Control any fires and / or fuel leaks		
7. Isolate the area where practicable **NOTE:** At no time is a worker to place themselves at risk whilst attempting to undertake any of the above procedures		

BUILDING COLLAPSE / STRUCTURAL DAMAGE		
Major Structure / Building Collapse	**Emergency Equipment Required**	**Training required**
1. Activate site evacuation to check if all persons are accounted for. 2. The area surrounding the structure / building should be cordoned off at a sufficient distance so that persons cannot be exposed to any falling debris 3. No persons should enter the structure / building until it has been professionally inspected to determine its structural integrity 4. Where practicable (if safe) isolate services to structure / building 5. Contact emergency services (if required) 6. Attend to injured person(s) by following medical / first aid incident management procedure **Note:** If any injured person has suspected spinal or neck injuries they are not to be moved unless in immediate danger from a safety related issue. 7. Control any fires and / or fuel leaks **Note:** At no time is a worker to place themselves at risk whilst attempting to undertake any of the above procedures	• Capacity to call 000 • Site Emergency Contacts details clearly displayed • First aid kit / equipment - Portable • Stretcher • Fire Extinguisher(s) (for small fires) • Spill kit available on site • Bollards & flagging	• First Aid person qualified to HLTAID003 – Provide First Aid. • Warden / fire extinguisher training • Stretcher handling
Minor Structural Collapse	**Emergency Equipment Required**	**Training required**
1. Activate site evacuation to check if all persons are accounted for. 2. Isolate the immediate area surrounding the structure / building at a sufficient distance so that persons cannot be exposed to any associated hazards and / or falling debris 3. Assist any person from the area if safe to do so 4. Contact emergency services (if required) 5. Shut down and isolate any plant & equipment or services (if required & where safe to do so) 6. Attend to injured person(s) by following medical / first aid incident management procedure **Note:** If any injured person has suspected spinal or neck injuries they are not to be moved unless in immediate danger from a safety related issue 7. Control any fires and / or fuel leaks **Note:** At no time is a worker to place themselves at risk whilst attempting to undertake any of the above procedures	• Capacity to call 000 • Site Emergency Contacts details clearly displayed • First aid kit / equipment - Portable • Stretcher • Fire Extinguisher(s) (for small fires) • Spill kit available on site • Bollards & flagging	• First Aid person qualified to HLTAID003 – Provide First Aid. • Warden / fire extinguisher training • Stretcher handling

The signature below confirms that they have been inducted into this Emergency Management Control Measure through consultation in its development and understand the procedures and their specific responsibilities during an emergency:		
Names	**Signature**	**Date**


COSTIN ROE
CONSULTING

Appendix K Community & Stakeholder Management Plan

Construction Environmental Management Plan

SSD 71052213

Vaughans Constructions Pty Ltd

SLR Project No.: 640.032024.00001

VAUGHAN CONSTRUCTIONS

COMMUNITY AND STAKEHOLDER MANAGEMENT PLAN

FOR

PROJECT BOWERBIRD
SELLEYS PADSTOW

AT

15 GOW STREET

PADSTOW 2211

Project No. 21-202

SEPTEMBER 2025

(Revision 0)

Table of Contents

Contents

PROJECT PARTICULARS 3
1.1 Builders Details 3
1.2 Project / Site Details 3
1.3 Community and Stakeholders 3
2.0 INTRODUCTION 4
3.0 OBJECTIVE 5
4.0 PERMIT APPROVALS 5
5.0 COMMUNICATION STRATEEGY 5
5.1 Before Commencement 5
5.2 During Construction 6
5.3 Customer and Community Feedback 6
6.0 PROJECT SPECIFIC REQUIREMENTS 7
6.1 Location and Site Description 7
6.2 Project Scope 7
6.3 Progression & Duration of Construction Works 7
6.4 Construction Hours 7
6.5 Signage 7
6.6 Traffic & Parking 9
6.7 Noise 9
6.8 Vibration Controls 9
6.9 Air & Dust Management 11
6.10 Stormwater & Sediment Control 11
6.11 Habitats (protected flora / fauna) 11
6.12 Heritage and Archaeology 12
7.0 CSMP AVAILABILITY AND LOCATION 12
8.0 COUNCIL INFRASTRUCTURE 12
9.0 APPENDICES 13
9.1 Complaints and Corrective Action Register (Buildpass) 13

This document is an un-controlled copy when downloaded, printed or copied. Revisions will not automatically be updated.

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

Role	**Name:**	**Phone:**	**Email**
Pre-Construction Manager:	David Upton	0412 719 623	david.upton@vaughans.com.au
Design Manager	Damien Silva	0427 577 954	damien.silva@vaughans.com.au
Contract Administrator	Elijah Bangura	0411 205 470	elijah.baancura@vaughans.com.au
Site Manager:	TBA		
WHS Representative:	TBA		

1.2 Project / Site Details

Site Address:	15 Gow Street Padstow 2211
Project Description:	Refurbishment of existing warehouse space, construction of a new warehouse to house production facilities
Project Duration:	383 working days

1.3 Community and Stakeholders

Stakeholders

- Dulux Group including Selleys

- General public and road users of Gow Street.

- 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

Community

Residential noise catchment area (NCA)	Receiver ID	Address	Receiver type	Approximate distance to the Project, metres
NCA01	R01	7 Olsen Street, Guildford	Residential	60
NCA01	R02	1 Olsen Street, Guildford	Residential	60
NCA01	R03	2 Olsen Street, Guildford	Residential	10
NCA01	R04	12 Olsen Street, Guildford	Residential	10
NCA02	R05	2 Davidson Road, Guildford	Residential	90
NCA02	R06	55 Dudley Road, Guildford	Residential	10
NCA02	R07	45 Dudley Road, Guildford	Residential	10
NCA02	R08	39 Dudley Road, Guildford	Residential	10
NCA02	R09	462 Blaxcell Street, Guildford	Residential	10
NCA02	R10	460b Blaxcell Street, Guildford	Residential	20
NCA02	R11	40 Dudley Road, Guildford	Residential	60
NCA02	R12	36 Dudley Road, Guildford	Residential	60
NCA02	R13	26 Dudley Road, Guildford	Residential	70
NCA03	R14	9 Rawson Road, Guildford	Residential	300
-	R15	51 Rawson Road, Guildford	Childcare	260
-	R16	3 Ferndell Street, South Granville	Place of worship	230
-	R17	24 Ferndell Street, South Granville	Industrial	10
-	R18	10 Straits Avenue, South Granville	Industrial	30
-	R19	4-6 Straits Avenue, South Granville	Industrial	30
-	R20	7-11 Ferndell Street, South Granville	Industrial	50
-	R21	11a Ferndell Street, South Granville	Industrial	50
NCA04	R22	36 Everley Road, Chester Hill	Residential	340

2.0 INTRODUCTION

Vaughan Constructions have been appointed by Dulux Group as the Principal Contractor to build a new industrial production facility which includes refurbishment and conversion of an existing warehouse, construction of a new warehouse and construction of a three storey technical centre.

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 Preconstruction Manager 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 STRATEEGY

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 Selleys Padstow;
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 October, several actions need to be taken:

No.	Description	By	When
5.1.1	Coordination meeting with the Client Project Manager to review matters such as: - work methodology - contamination management - stakeholder management	Preconstruction Manager	Ongoing
5.1.2	A letter box drop to businesses	Site Manager	1 wk prior

5.1.3	Advice to Council as to commencement of works	Project Manager	1 wk prior
5.1.4	Erection of hoardings, notice boards (client and internal) 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 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 - Client Project Manager - Town Hall briefings (particularly during contamination management)	Project Manager / Selleys	Fortnightly
5.2.4	Contractor inductions / employee "tool box" and coordination meetings to reinforce the CLP	Project Manager / Site manager	Fortnightly
5.2.5	Erection and maintenance of work site and directional signage and notice boards	Site Manager	As required
5.2.6	Community Liaison & Meetings	Project Manager / Selleys	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 Client Project Manager. 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: Selleys Padstow
15 Gow Street Padstow 2211

Local Government Area: Canterbury Bankstown.

6.2 Project Scope

The Selleys, Padstow project will be completed in one stage. This will include the demolition an existing warehouse building, maintenance shed and canteen, including hazardous materials removal, refurbishment of an existing warehouse and construction of a new tank farm, technical centre and associated facilities. These buildings will house new state of the art production facilities.

6.3 Progression & Duration of Construction Works

The construction works given in the project overview are scheduled to be completed within approximately 353 working days. Construction is scheduled for commencement in October 2025 and completion by the end of March 2027.

The site and construction works are located within an industrial zoned area. However, it is an operational site and therefore, clear, succinct and regular communication is essential.

Whilst working in an operational environment, safety of the existing workforce, public and the construction workers is paramount to Vaughan Constructions. Hoardings / fencing will be erected to isolate all work areas. If construction workers are required to work outside the fenced area, outside the site boundaries, works will be arranged and in coordination with neighbouring 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 frontage of Gow Street 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;

A notice board will also be provided in a prominent location within the existing operational area which will include such communication as:

- Activities for the week
- Traffic management plans and any changes for the week
- Air monitoring results
- Contamination management plans

6.6 Traffic & Parking

Traffic and parking can be cause for disruption and complaints from community and stakeholders. Following demolition of the canteen building a new site access will be created using an existing vehicle access points off Gow Street and will be used for site access for the entire construction duration. Traffic Controllers will be used when required throughout the construction period.

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 as 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 drains 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.

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 CSMP 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.

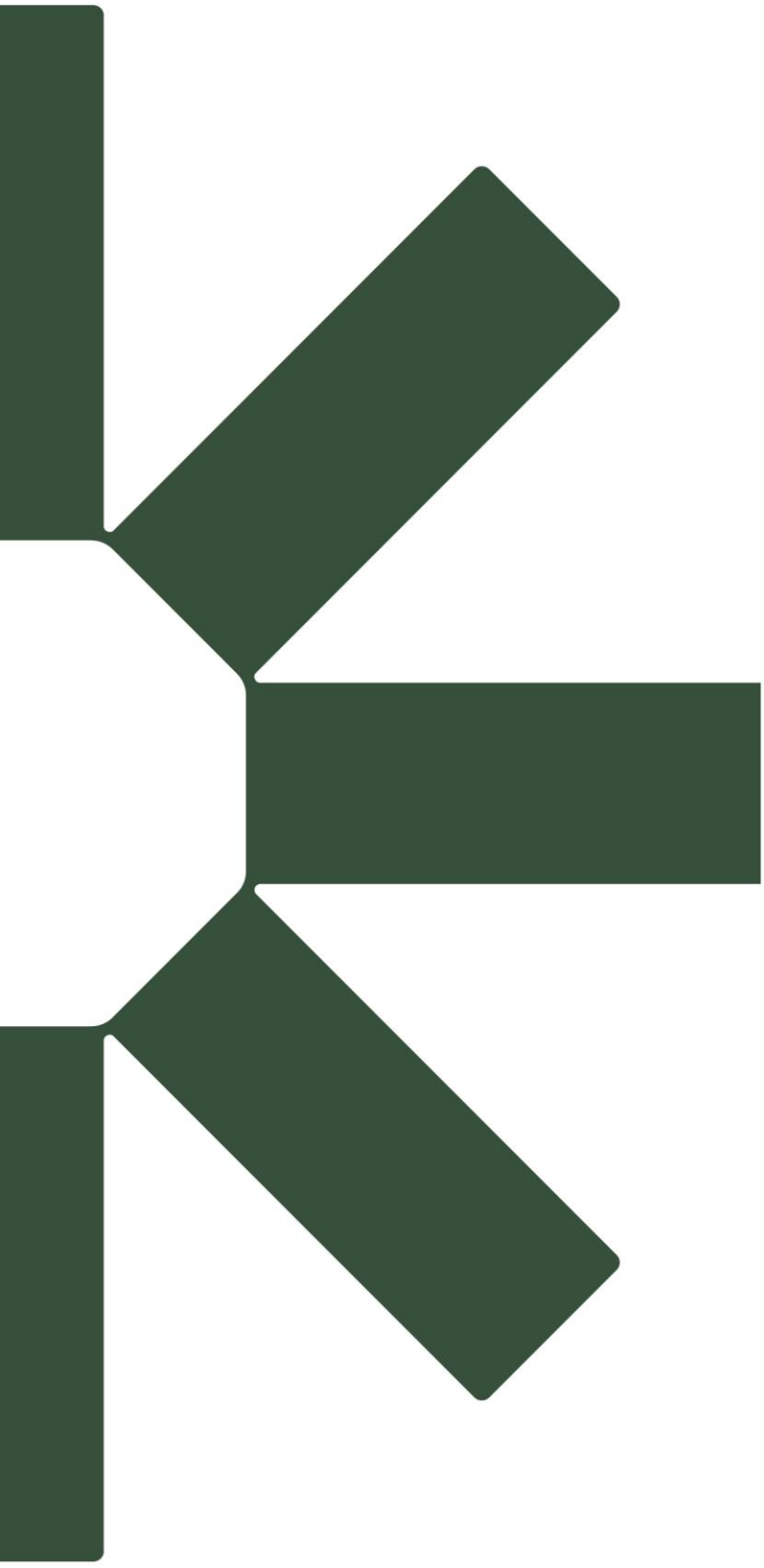
The parties affected by any alterations to this document shall be notified through either tool box talks on site or through electronic transmission of the amended document.

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.

9.0 APPENDICES

9.1 Complaints and Corrective Action Register (Buildpass)



Making Sustainability Happen