Construction Environmental Management Plan

SSD-45998963 Horsley Road Multi-Level Warehouse, Milperra

339 and 349 Horsley Road, Milperra (Lot 140 and 141 DP 550194)

Hale Capital Development Management Pty Ltd

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Prepared by:

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Australia

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Revision	Date	Prepared By	Checked By	Authorised By
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Basis of Report

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

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

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

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1.0 Introduction

1.1 Development Overview

This Construction Environmental Management Plan (CEMP) has been prepared by SLR Consulting Australia Pty Ltd on behalf of Hale Capital Development Management Pty Ltd (Hale Capital). Milperra Multilevel warehouse (SSD-45998963) project, involves the construction and operation of a warehouse and distribution centre, including site preparation works and the provision of infrastructure at 339 and 349 Horsley Road, Milperra, more formally described as Lot 140 DP 550194 and Lot 141 DP 550194 (see **Figure 1**).

This report has been prepared to ensure appropriate management practices are followed during the site's construction in accordance with the mitigation measures presented within the specialist technical reports. The Environmental Impact Statement can be found on the Department of Planning and Environment (DPE) website.

Hale Capital Development Management Pty Ltd obtained the State Significant Development (SSD) Consent SSD 45998963 on 9 June 2023 from the Department of Planning and Environment (DPE) for the construction and operation of a multi-level warehouse facility, comprising two (2) warehouse and distribution centre buildings (see **Figure 2**). Vaughan Constructions has been appointed as the Principal Contractor for the construction. A copy of SSD 45998963 is attached as **Appendix A**.

The SSD 45998963 provides for the Development approval of the construction and operation of an ambient multi-level warehouse or distribution centre (excluding local distribution premises), including:

- Ancillary offices;
- Hardstand/car parking areas;
- Demolition of existing structures and site preparation;
- Earthworks;
- Landscaping; and
- Signage.

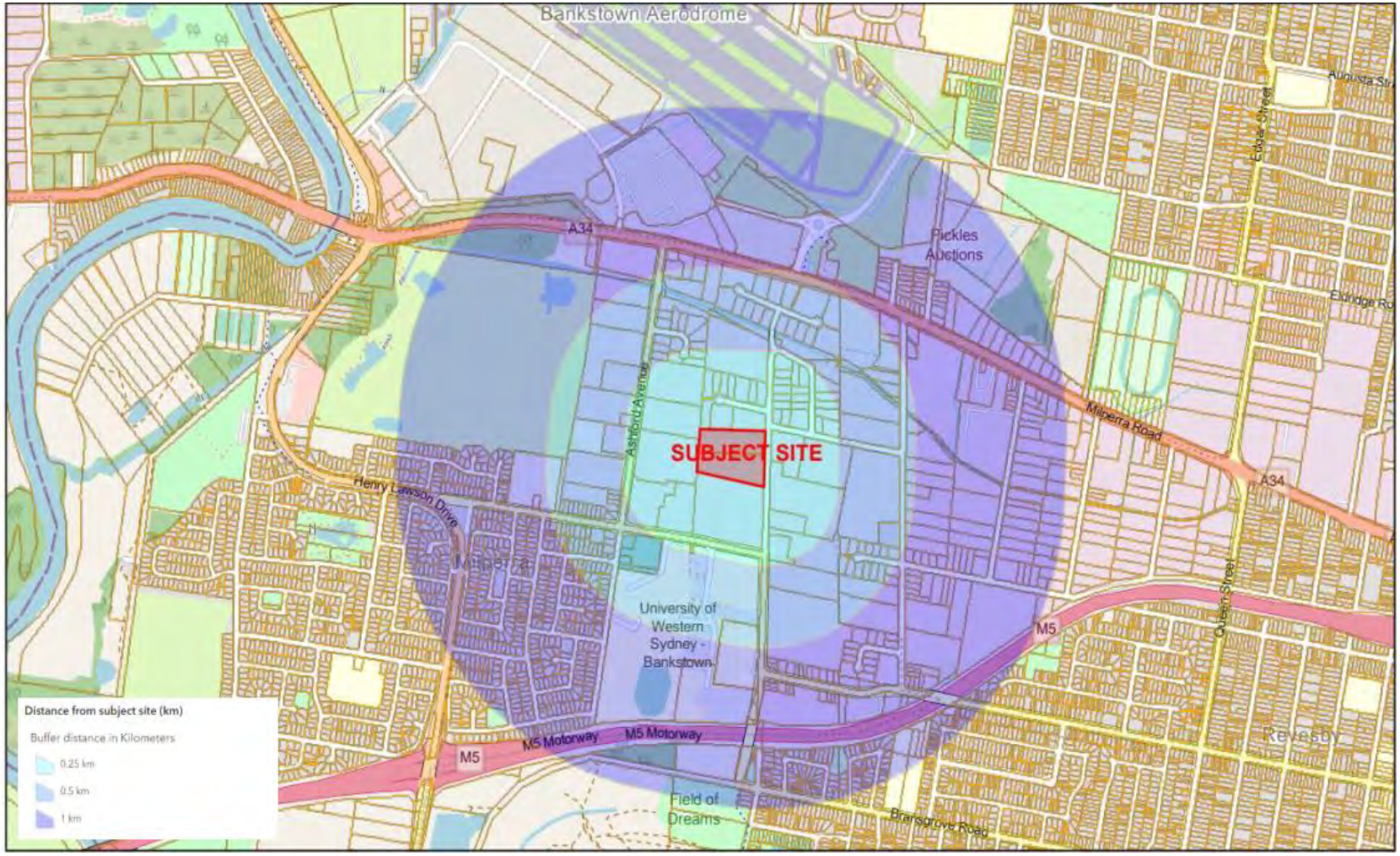


Figure 1 Context Map (Source: Willowtree Planning, 2022

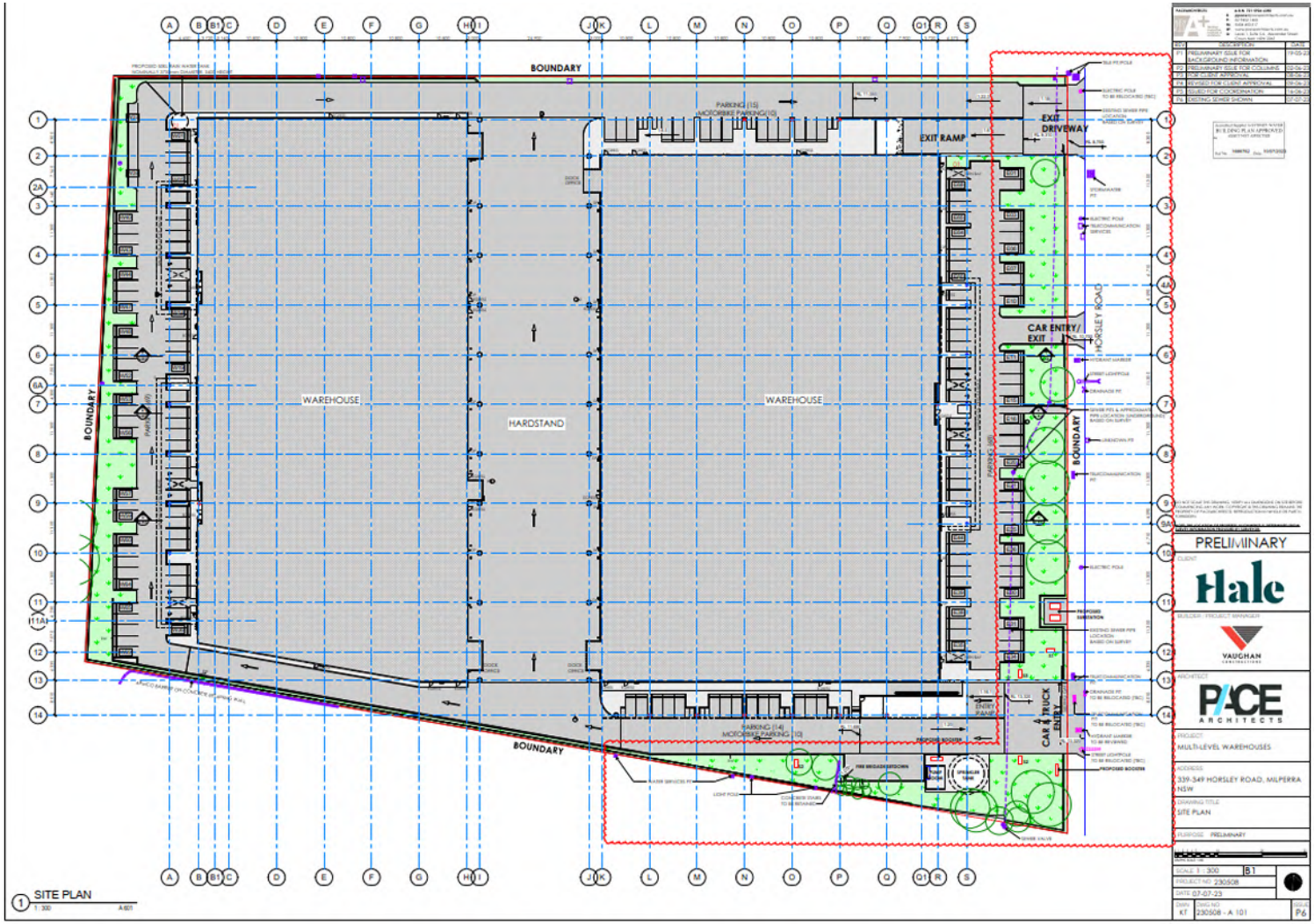


Figure 2 Site Plan (Source: Pace Architects, 2022)

Figure 3 Aerial Image (Source: Willowtree Planning, 2022)

Figure 4 Urban Context (Source: Willowtree Planning, 2022)

1.2 CEMP Context

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

This CEMP contains the following key components:

- Environmental management framework, including key contacts, roles and responsibilities, and regulatory requirements;
- Environmental incidents and non-compliance management strategy;
- Complaints management strategy;
- Environmental management commitments and responsibilities;
- Monitoring, inspections, and reporting requirements;
- Contingency Management Plan;
- Sub-plans, including:
    - Construction Traffic Management Plan;
    - Erosion and Sediment Control Plan;
    - Vegetation Management Plan;
    - Remediation Action Plan;
    - Acid Sulfate Soil Management Plan;
    - Unexpected contamination finds procedure within the Remediation Action Plan; and
    - Unexpected heritage finds procedure within the Aboriginal Cultural Heritage.

1.3 Scope

This CEMP has been prepared to satisfy Conditions C1 and C2 of SSD 45998963. The specific requirements of these consent conditions, along with where these requirements have been addressed within this CEMP, are listed in **Table 1**. In addition to this, all conditions of consent relevant to this CEMP are attached at **Appendix B**, including reference to where they have been addressed.

Table 1 CEMP Scope

Condition	Section
C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Section 1.3
(a) detailed baseline data;	Appended Management Plans
(b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);	Section 3.3
(ii) any relevant limits or performance measures and criteria; and	Appended Management Plans
(iii) the specific performance indicators that are proposed to be used to judge the performance of, or	Appended Management Plans

Condition	Section
guide the implementation of, the development or any management measures;	
(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Section 4 Appended Management Plans
d) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	Section 5 Appended Management Plans
(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	Section 6
(f) a program to investigate and implement ways to improve the environmental performance of the development over time;	Section 7
(g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and	Section 5
(h) a protocol for periodic review of the plan.	Section 7
Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Noted
C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	This Plan, refer to Condition C1 cross references above
C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:	
(a) Construction Traffic Management Plan (see condition B1);	Section 4.4 Appendix G
(b) Erosion and Sediment Control Plan (see condition B7);	Section 4.5 Appendix H
(c) unexpected contamination finds procedure (see condition B29);	Section 4.9 Appendix K
(d) measures to manage the removal and construction of retaining walls on the northern boundary to ensure adjoining properties are not impacted; and	Section 2.6
(e) Community Consultation and Complaints Handling, including measures specific to adjoining properties.	Section 4.9
C4. The Applicant must: (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and	This CEMP and appended management plans will be referred to the Secretary for approval
(b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	Noted

1.4 Objectives

The objectives of this CEMP are to:

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

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

1.5 Preparation

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

Table 2 Author Qualifications

Name, Role & Division	Qualifications	Experience
Jessica Keegan Project Consultant Environmental Assessment & Management	M Env M and S B SW/A	Jessica is a Project Environmental Consultant with a year of Industry experience, working in sand and hard rock quarries. Jessica has gained experience in Environmental Reporting, Site Compliance Monitoring and Reporting, Water Consumption Management Plans, Surface Water monitoring, and Environmental Management Planning. Jessica previously has worked as a Senior Social Worker with experience in(not limited to) Government, and Stakeholder Consultation, Stakeholder and Community Engagement, and community and stakeholder engagement.
Stephen Shoesmith Principal Consultant - Environmental Assessment & Management	Master of Integrated Environmental Management Bachelor of Environmental Science	Stephen is a Principal Consultant in the SLR Environmental Assessment & Management team and has demonstrated environmental management, impact assessment and policy experience. Stephen has significant site and corporate experience in environmental management, project management, environmental impact assessment, land restoration, decommissioning and closure planning, risk assessment as well as facilitation and preparation of Management Plans. Stephen has also worked as a regulator within the Department of Planning, Industry and Environment, which included post approval reviews, Policy reforms and Major Project Assessments.

1.6 Implementation

The CEMP and Sub-Plans will then be submitted for the approval of the Planning Secretary in accordance with SDD 45998963, Condition C2.

In Accordance with SSD 45998963, Condition C4:

- Construction will not commence until the CEMP and relevant Sub-Plans are approved by the Planning Secretary.
- Construction of the development will be carried out in accordance with SSD 45998963.

- Construction of the development will be carried out in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

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

1.7 Consultation

In accordance with SSD 45998963, consultation has been undertaken with the applicable stakeholders which is summarised in **Table 3**, and documentation attached at **Appendix C.**

Section 6.1.25 of the EIS (Willowtree Planning, 2022), demonstrates that genuine consultation has already taken place with stakeholders, seeking feedback on the proposed development, in line with the NSW DPE's Undertaking Engagement Guidelines for State Significant Projects.

Table 3 Consultation

Condition	Comment
C3 (e) Community Consultation and Complaints Handling, including measures specific to adjoining properties.	This CEMP Section 4.9. Evidence of consultation with neighbouring landholders is provided in **Appendix C**.
Traffic and Access B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council;	Evidence of consultation undertaken is provided in the Traffic Management Plan (**Appendix G)**..
Stormwater Management System B9. Prior to the commencement of construction of the development's stormwater management system, the Applicant must finalise its detailed design. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be designed in consultation with Council;	Consultation in progress. Evidence of consultation undertaken to date is provided in **Appendix C**

2.0 Development Description

2.1 Location

The land to which this relates is recognised as 339 Horsley Road, Milperra and 349 Horsley Road, Milperra, within the City of Canterbury- Bankstown local government area (LGA) see **Figure 1** and **3**). It is centrally situated within an IN1 General Industrial zone which is further surrounded by IN2 Light Industrial and SP2 Infrastructure zones (see **Figure 4**). The subject site comprises a total area of approximately 3.377 hectares and occupies two land allotments. It is legally described as follows:

- Lot 140 DP 550194 with a lot of area of 1.758 hectares; and
- Lot 141 DP 550194 with a lot of area of 1.619 hectares.

The site is within the existing Milperra industrial precinct, predominantly characterised by established industrial development. The existing site comprises of a one storey factory building and a brick office brick office building at 339 Horsley Road and two one-storey warehouse buildings and a one-storey rendered office with at-grade parking and concrete driveway at 349 Horsley Road. Historically, the site has been utilised for agricultural and industrial land uses, including market gardens, storage of freight and steel manufacturing.

The site is located on the western side of Horsley Road, bound by a primary frontage of 172.5m to Horsley Road to the east. Milperra Road is to the north and the M5 Southwestern Motorway to the south are service the site. The site is in proximity to the Western Sydney University to the south, Bankstown Airport to the north and the Bankstown Golf Club to the west. The surrounding land uses of the site are industrial in nature.

2.2 Construction Hours

Construction hours will be in accordance with Conditions B14 and B15 Development Consent SSD 45998963. Hours of work must comply with the hours detailed in **Table 4** below.

Table 4 Hours of Work

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

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

a) works that are inaudible at the nearest 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

d) safety reasons; or

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

2.3 Construction Site Access

Vehicle movements will be facilitated via access points on Horsley Road. For detailed entry and exit points refer to **Figure 5**.

2.4 Construction Contact Details

Table 5 lists the key contacts during construction.

Table 5 Contact Details

Role	Name	Contact Details
Superintendent	Fei Chen	0426 677 681
Principal Contractor Project Manager	Scott Fitzgerald	0428 807 765
Principal Contractor Site Manager	Ali Mourad	0416 317 404

2.5 Summary of Construction Activities

Construction will be carried out in three (3) phases consisting of:

- Site preparation involving demolition, remediation, earthworks, and infrastructure.
- Warehouse construction and fit-out.
- Site demobilisation, post-construction site rehabilitation, landscaping and finishing works

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

Table 6 Site Preparation Works

Project Element	Proposed Works
Demolition works	All existing buildings and structures on site, decommissioning of existing onsite sewerage, stormwater drainage systems existing pad mount substation (see **Figure 6** below**).**
Tree removal	Removal of 70 trees in accordance with the Arboricultural Impact Assessment and Tree Protection Management Plan (canopy consulting,2022)
Infrastructure Works	A new pad mount substation, in consultation with Ausgrid.
Site remediation works	The following order of remedial works shall be undertaken: 1. Excavation, isolation, and removal of any asbestos. 2. Decommissioning, excavation, and removal of UPSS and petroleum hydrocarbon impacted soils. 3. Dewatering and treatment of any hydrocarbon contaminated excavations 4. Backfilling of excavations and importation of additional imported fill materials to reinstate excavations and supply clean fill as necessary for the proposed site development. 5. Adhere to the processes outlined in the Remedial Action Plan, contained within Appendix 21 of this EIS.
Easement relinquishment	Easements listed in section 3.3.2.1 of the EIS will be relinquished.
Bulk earthworks	Bulk earthworks will facilitate a large flat building pad of 10.75mm AHD. The bulk earthworks design plan contained within Figure 10 and Appendix B of the EIS will be adhered to (s**ee Figure 7 and** Figure 8 below).

2.6 Removal and Construction of Retaining Walls

Table 7 outlines the measures to manage the removal and construction of retaining walls on the northern boundary to ensure adjoining properties are not impacted, in compliance with C3 of SDD 45998963. Please refer to **Appendix D** for reference drawings.

Table 7 Removal and Construction of Retaining Walls Control Measures.

Stage	Control Measures
Stage 1 – Demo of existing damaged retaining wall	- Consultation with neighbouring property to arrange access at suitable time to conduct the work - Installation of hoarding 2 metres back from the wall to be demolished to separate the neighbouring property from the work area - Excavate behind wall on the project side of the property boundary to expose the retaining wall in stages until down to foundation level - Removal of the block wall sections by hand and small 2t excavator to prevent risk of wall collapse during demolition - All material disposal to be managed on the project side of the hoarding to eliminate interaction between neighbours and construction
Stage 2 – Construct new retained earth walls on boundary	- New retained earth walls to be constructed in layers from the project side - Hoarding erected on the neighbours side to remain in place until new boundary walls are complete - Construct new footing and planter box to Structural Engineers details - Remove temporary hoarding from neighbours property - Erect temporary fencing on boundary to stay in place until project handover
Stage 3 – Construct new garden beds on boundary	- Retain minimum distance from boundary of 4.5m of existing concrete pavement to prevent damage to neighbour's boundary wall - Construct new block walls on boundary to retain garden beds
Reference drawing (Appendix D)	- Costin Roe Sketch CO14618.01-SKC01-230718 Rev A

2.7 Construction Schedule

The construction will be completed over several construction stages as soon in **Table 7** below, however, any such staging does not constitute staged development as defined under Section 4.22 of the EP&A Act. Construction is anticipated to commence in July 2023 (subject to development consent) and involve up to a 12-to-18-month construction programme. This will include bulk earthworks, provision of services and building construction.

All construction access to the development would be made via the existing crossover on Horsley Road. Vehicles shall utilise Horsley Road when travelling to and from the site representing the shortest route to the local and regional road networks, minimising the impact of construction.

Table 7 Project Stages

Project Phase	Proposed Construction Activities	Forecast Commencement	Forecast Duration	Forecast Completion
1	Site preparation involving demolition, remediation, earthworks and infrastructure.	July 2023	7 months	February 2024
2	Warehouse construction and fit-out.	November 2023	14 months	January 2025
3	Site demobilisation, post-construction site rehabilitation, landscaping and finishing works.	November 2024	5 months	March 2025

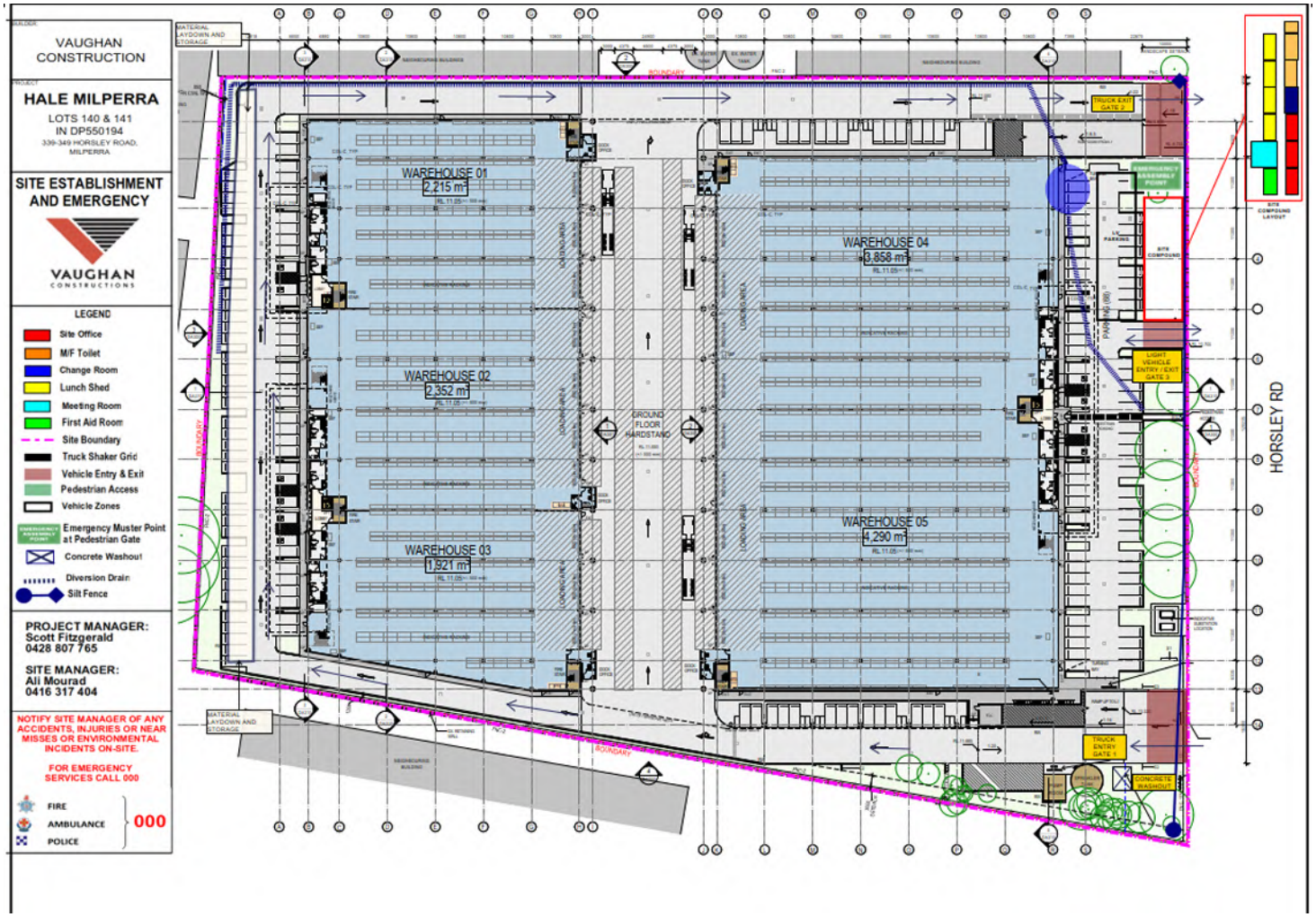


Figure 5 Site Access: Site Mobilisation Plan

Figure 6 Demolition Plan (Source: SBA Architects, 2022)

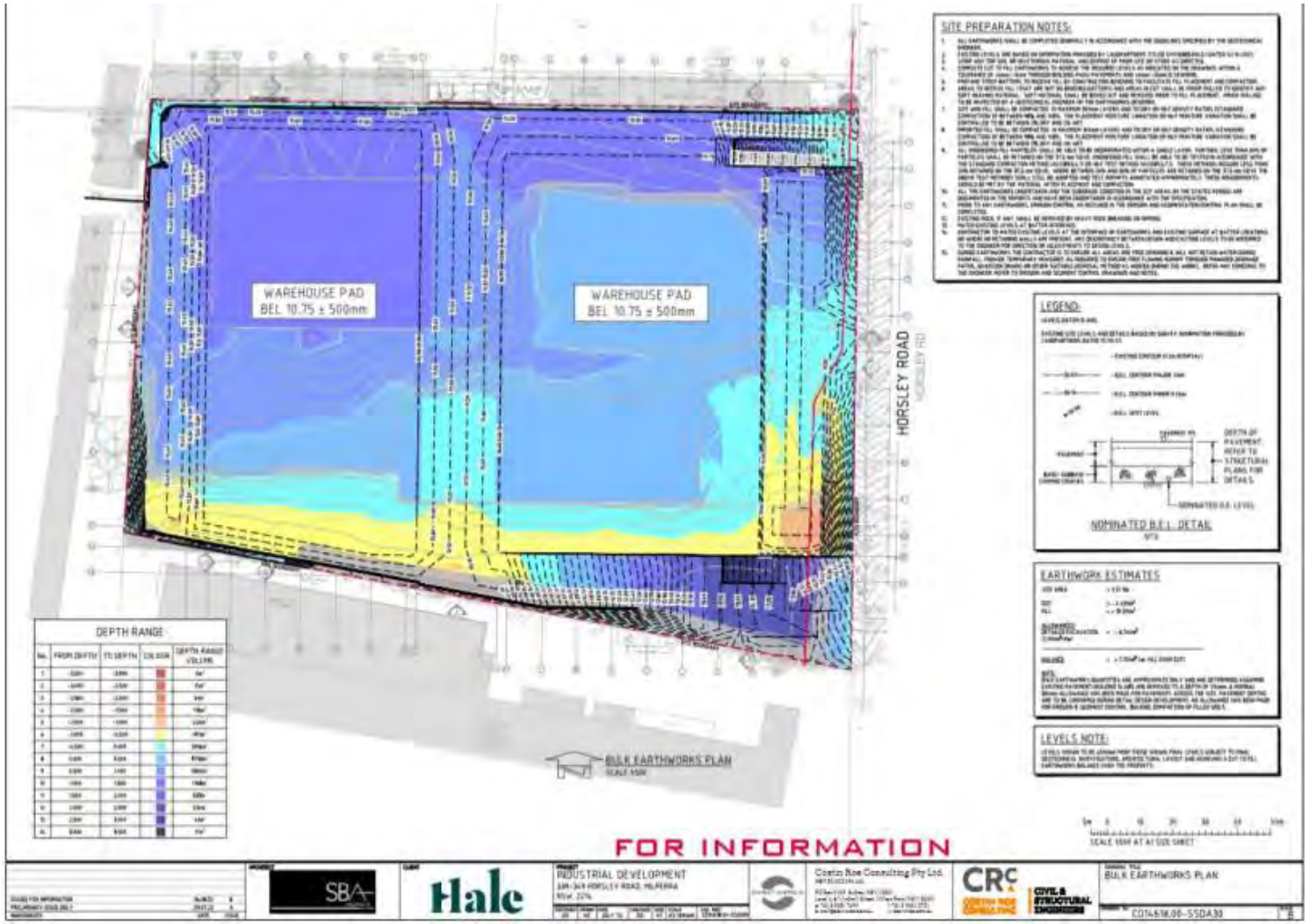


Figure 7 Proposed Bulk Earthworks Plan (Source: Costin Roe Consulting, 2022)

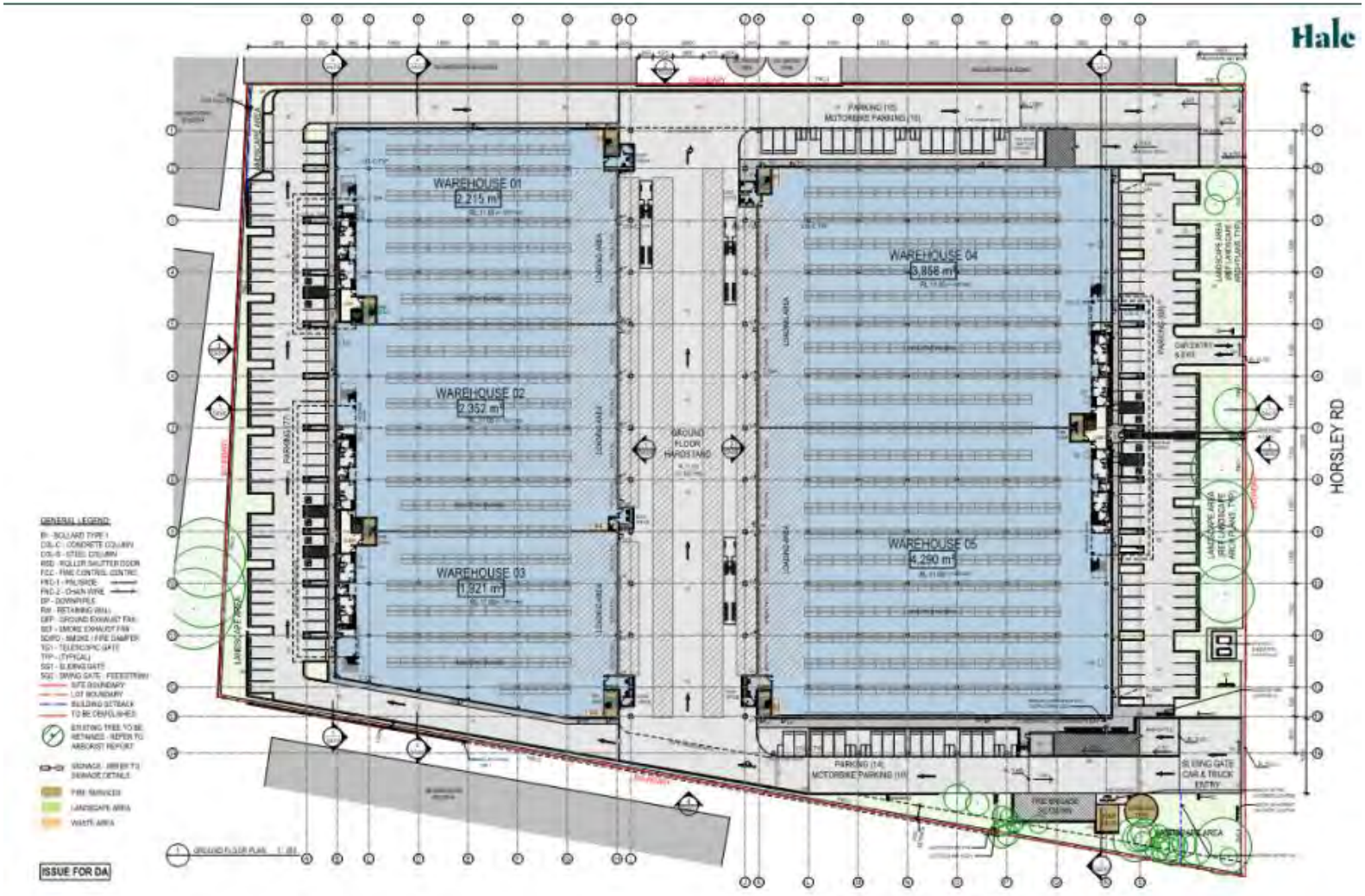


Figure 8 Proposed Site Plan (Source: SBA Architects, 2022)

3.0 Environmental Management Framework

3.1 Project Organisational Structure

Hale Capital is the developer of the Project and has overall responsibility for compliance with SSD 45998963. Development Consent. Hale Capital have engaged Vaughan Constructions (VC) as the Principal Contractor for the construction of the Project.

Vaughan Constructions is responsible for environmental monitoring and compliance with SSD 45998963, this CEMP and sub-plans.

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

3.2 Roles and Responsibilities

All personnel are responsible for the implementation of this CEMP.

The key personnel responsible for environmental management are listed in **Table 7.**

Table 7 Personnel Responsible for Environmental Management

Role	Responsibilities
Project Principal	• Environmental reporting responsibility associated with the development. • Record, notify, investigate and respond to any environmental incidents and, where necessary, develop and implement corrective actions. • Overall 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. • Provide adequate environmental inductions/training to employees and contractors regarding their requirements under this CEMP.
Contractor's Project Manager	• 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.
Contractor's Environmental Advisor (if applicable)	• Assist the contractor to execute the responsibilities attributed to the Construction Contractor throughout this CEMP. • Provide guidance and assistance to the Contractor regarding the environmental reporting responsibilities associated with the development. • Guide the contractor to ensure that the appropriate management response and handling procedures are instigated and carried through in the event of an incident and/or non-compliance. • Consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community.
Contractor's WHS Coordinator	• Ensure the legislative and corporate safety, health and environment management measures and controls are implemented and maintained. • Participate in risk and hazard identification and control. • Participate in incident investigations and management. • Participate in health and safety inspections.

Role	Responsibilities
Communications and Community Liaison Representative (if required)	• Lead and manage the community involvement activities, including liaison with property owners and key stakeholders. • 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 Contractors 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. • 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. • 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.
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 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 - 45998963

The Development will be constructed in accordance with Condition A2 of SSD 45998963, specifically:

a) In compliance with the conditions of this consent;

b) In accordance with all written directions of the Planning Secretary;

c) In accordance with the EIS and RTS;

d) In accordance with the Development Layout in Appendix 1; and

e) In accordance with the management and mitigation measures in Appendix 2.

In accordance with Condition A3 of SSD 45998963, consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:

a) The content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in

relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and

b) The implementation of any actions or measures contained in any such document referred to in condition A3(a).

In accordance with Condition A4 of SSD 45998963, The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity, or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

SSD 45998963 imposes a number of environmental performance and management requirements applicable to the construction.

A copy of the Consent for SSD 45998963 is attached at **Appendix A** and all conditions of consent relevant to this CEMP are attached at **Appendix B.**

3.3.2 Regulatory Framework

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

Table 9 Relevant Statutory Requirements

Legislation	Requirements	Environmental Aspect
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 45998963 Development Consent.	All
Environmental Planning and Assessment Regulation 2021	Compliance with the environmental planning and assessment system including notification requirements and certificates.	Environmental Management Framework.
Biodiversity Conservation Act 2016	Comply with biodiversity conservation obligations.	Biodiversity
National Parks and Wildlife Act 1974	Conservation of natural and cultural heritage. Protection and recording of Indigenous and non-Indigenous heritage values.	Aboriginal Heritage 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	Construction waste management Discharges or emissions to air, land and water.

Legislation	Requirements	Environmental Aspect
	Activities where Environment Protection Licence is required.	
State Environmental Planning Policy (Resilience and Hazards) 2021	Remediation of contamination lands and consent requirements.	In the event of any unexpected find of contaminants/ contamination
State Environmental Planning Policy (Industry and Employment) 2021	Compliance with the development and land use policies in relation to industry and employment.	Pollution control, noise management, social impacts and sustainable design and construction practices.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Compliance with Transport and Infrastructure planning provisions and controls.	Transport and Infrastructure.
State Environmental Planning Policy (Planning Systems) 2021	Compliance with the development controls of an SSD and SSD 45998963.	All
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Comply with biodiversity conservation obligations.	Biodiversity
Local Planning Context		
Bankstown Local Environmental Plan 2015	Comply with local environmental planning provisions.	All
Bankstown Development Control Plan 2015	Comply with Industrial Precincts development controls. Minimise pollution and environmental risk and enhance ecological values. Provide adequate amenity to people who work in and visit the local area.	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 45998963 Consent Conditions, the EIS (Willowtree Planning,2022), and contributions from Hale Capital. It is the Construction Contractor's responsibility to ensure that any license, permit, approvals listed in (but not limited to) **Table 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 to Mirvac.

Table 8 Licences, Permits, Approvals and Consents

Licence, permit, Approval or consent	Person Responsible	Timing	References / Notes
All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Hale Capital, Construction Contractor	Ongoing	SSD 45998963 Condition AN1

Licence, permit, Approval or consent	Person Responsible	Timing	References / Notes
The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA. Prior to the issuing 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)	Construction Contractor	Ongoing	SSD 45998963 Condition 17 and 18.
Prior to the commencement of construction of the development, the Applicant must consult with the relevant owner and provider of utility services or public infrastructure that are likely to be affected by the development or that need	Construction Contractor	Prior to the construction	SSD 45998963 Condition A20
Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.	Construction Contractor	Prior to the construction	SSD 45998963 Condition A22
Before the issuing of a Subdivision Works or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for: (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.	Construction Contractor	Prior to the construction	SSD 45998963 Condition A26
Prior to the commencement of construction of the development's stormwater management system, the Applicant must finalise its detailed design. 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; (d) be in accordance with applicable Australian Standards; and (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines	Construction Contractor	Before final Occupation Certificate issued	SSD 45998963 Condition B9.
Prior to the commencement of construction, the Applicant must prepare a Vegetation Management Plan to manage the protection of retained vegetation during construction, to the	Construction Contractor	Prior to the construction	SSD 45998963 Condition B25

Licence, permit, Approval or consent	Person Responsible	Timing	References / Notes
satisfaction of the Planning Secretary. The Plan must form part of the CEMP in accordance with condition C2 and must: (a) be prepared by an appropriately qualified person; (b) implement the recommendations in section 9 of the Biodiversity Development Assessment Report, prepared by écologique (version 3) and dated 2 March 2023, including any post clearing assessment required; (c) stipulate tree protection measures (including fencing) for all existing trees not identified as being removed in accordance with the Arboricultural Impacts Assessment prepared by Canopy Consulting (version 5) dated 23 March 2023 and Australian Standard 4970:2009 – Protection of Trees on Development Sites; (d) detail how any fauna found during tree removal will be managed; (e) detail opportunity for felled tree hollow reuse on site; and (f) ensure works (including trenching or excavation) within the tree protection zone of trees to be retained are carried out under the supervision of a Diploma qualified (AQF 5) Arborist.			
The Applicant must: (a) not commence construction until the Vegetation Management Plan is approved by the Planning Secretary; (b) not commence construction until the most recent version of the Vegetation Management Plan approved by the Planning Secretary is implemented, including tree protection measures physically in place; and (c) carry out construction in accordance with the most recent version of the Vegetation Management Plan approved by the Planning Secretary.	Construction Contractor	Prior to the construction	SSD 45998963 Condition B26

3.4 Environmental Training

The Contractor's Project 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
Potential environmental emergencies on site and the emergency response procedures (including the Emergency Spill Response Plan), locations and training in the use of emergency spill kits for spills on water and on land	Section 3 and Section 4.
Reporting, and notification and management requirements for pollution, contamination and other environmental incidents, and for damage and maintenance to environmental controls	Section 3.5 and 5
High-risk activities and associated environmental safeguards	Section 4
Noise, vibration, and air quality management controls	Section 4
Construction Traffic Management	Section 4
Sound erosion and sediment control practices, water quality controls and sediment basin management	Section 4
Waste minimisation principles	Section 4
Stop work protocol in the event of the discovery of Aboriginal or Historic item or object of significance	Section 4
Induction requirements as per the UFP – Contamination	Section 4
Induction requirements as per the Vegetation Management Plan	Section 4
Induct construction staff into Tree Protection Management Plan	Section 4

3.4.2 Toolbox Talks

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

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

3.5 Incident Response and Handling Procedure

3.5.1 Performance Objective

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

3.5.2 Definitions

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

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

3.5.3 Incident Response

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

The Incidents and Non-Compliance Handling Process shown in **Figure 9** will be implemented.

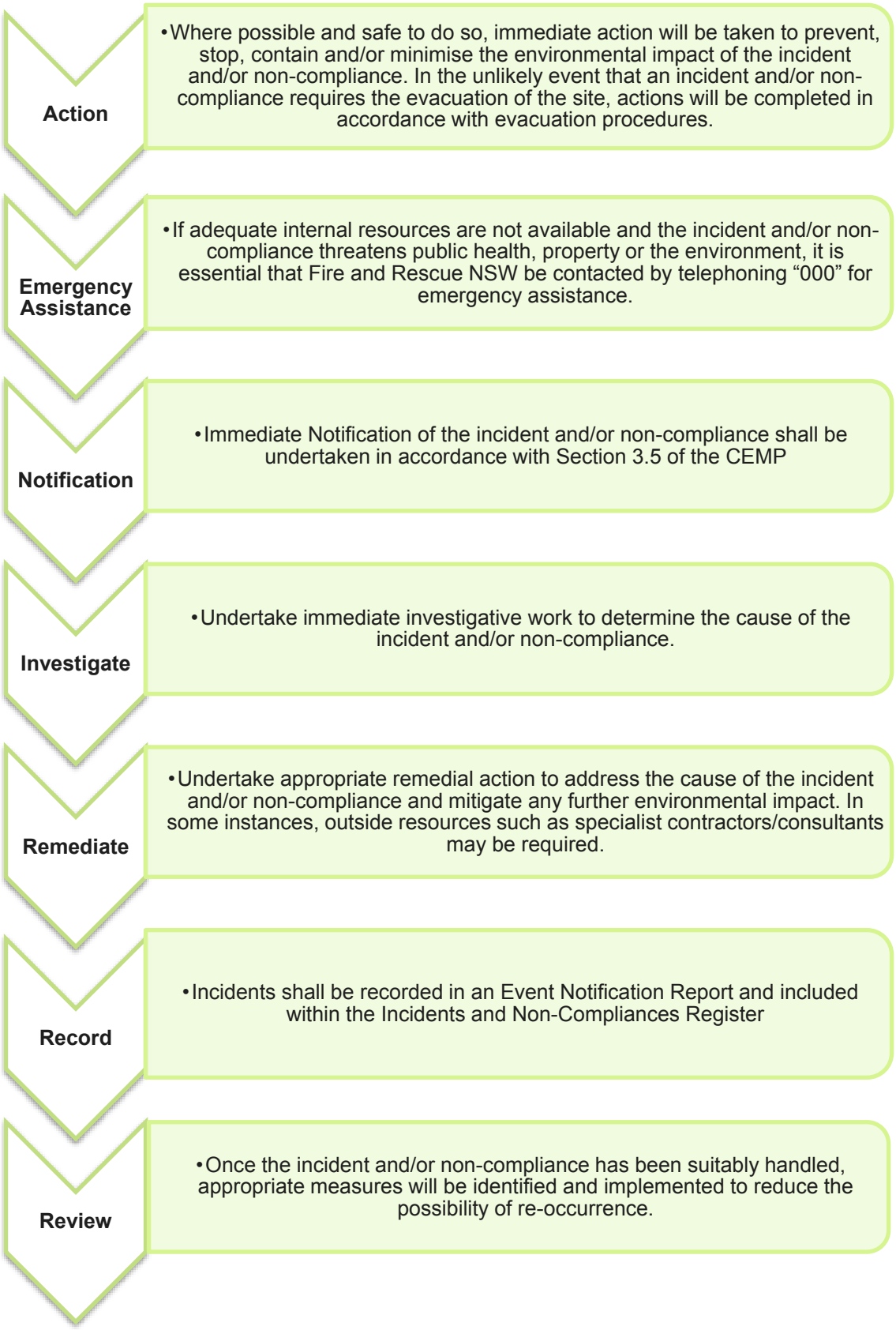


Figure 9 Incidents and Non-Compliance Handling Process

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		
Upon awareness of an incident, the Contractors Project Manager shall be notified of and provided with all relevant information pertaining to the potential or actual incident.	Any person engaged as an employee or undertaking an activity with regard to construction	Immediately after becoming aware of a potential or actual incident
The Contractor's Project Manager will notify Hale Capital of any incident including all relevant information pertaining to the incident.	Contractor's Project Manager	Immediately after becoming aware of a potential or actual incident
The Contractor's Project Manager will review the relevant information pertaining to the incident and apply the Definitions in **Table 10**	Contractor's Project Manager	Immediately
Hale Capital will notify DPE of an incident in writing via the Major Projects Website.	Hale Capital	Immediately
An Event Notification Report will be completed and provided to Hale Capital.	Contractor's Project Manager	Within 24 hours
Hale Capital will provide a formal written notification of an incident to DPE via the Major Projects Website.	Hale Capital	Within 7 days after becoming aware of incident
Provide written notification of the non-compliance to the Major Projects website.	Hale Capital Rep	Within 7 days after becoming aware of non-compliance
Hale Capital will provide DPE and any relevant public authorities a detailed report on the incident	Hale Capital	Within 30 days of the incident occurring or as otherwise agreed to by the Planning Secretary

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

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

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

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

- Details of any required assistance.

Table 12 Regulatory Authority Contact List

Regulatory Authority / Stakeholder	Key Contact	Contact Details	
Department of Planning	Compliance Unit	1300 305 695 or 02 9228 6111 compliance@planning.nsw.gov.au	
Environment Protection Authority (EPA)	Environment Line	131 555 info@environment.nsw.gov.au	
	Head office (Sydney)	02 9995 5000	
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	
Water NSW	Main switchboard	1300 662 077 Customer.Helpdesk@waternsw.com.au	
	Incident Notification Number – 24 hours	1800 061 069	
NSW Public Health Unit	Sydney Local Health District	Business hours: 1300 066 055 After hours: 02 9515 6111	
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.	
Emergency Services	NSW Police NSW Fire and Rescue NSW Ambulance Service	131 444 1300 729 579 -	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 9** below for the Incidents and Non-Compliance Handling Process.

3.5.5 Register

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

3.6 Complaints Response and Handling Procedure

All employees who take receipt of a complaint, either verbal or written, are to take note of the name and contact details of the complainant and the nature of the complaint and immediately notify the Vaughan’s Representative, who will then contact Hale Capital’s Representative to commence proceedings, shown in **Figure 10**.

3.6.1 Complaints Register

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

Table13 below, outlines the complaints handling methods for contact.

Table 13 Complaints Handling

Contact Method	Details
Point of contact	Scott Fitzgerald Senior Project Manager Vaughan Construction
Mailing address	9A Commercial Road Kingsgrove, NSW 2208
Phone number	0428 807 765
Email	Scott.fitzgerald@vaughans.com.au
Website	Vaughans.com.au

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

The Complaints Register will be updated as complaints and enquiries are received. **Table 14** below outlines the response times for construction complaints and enquires.

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 10 below outlines the enquiry and complaints management process.

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

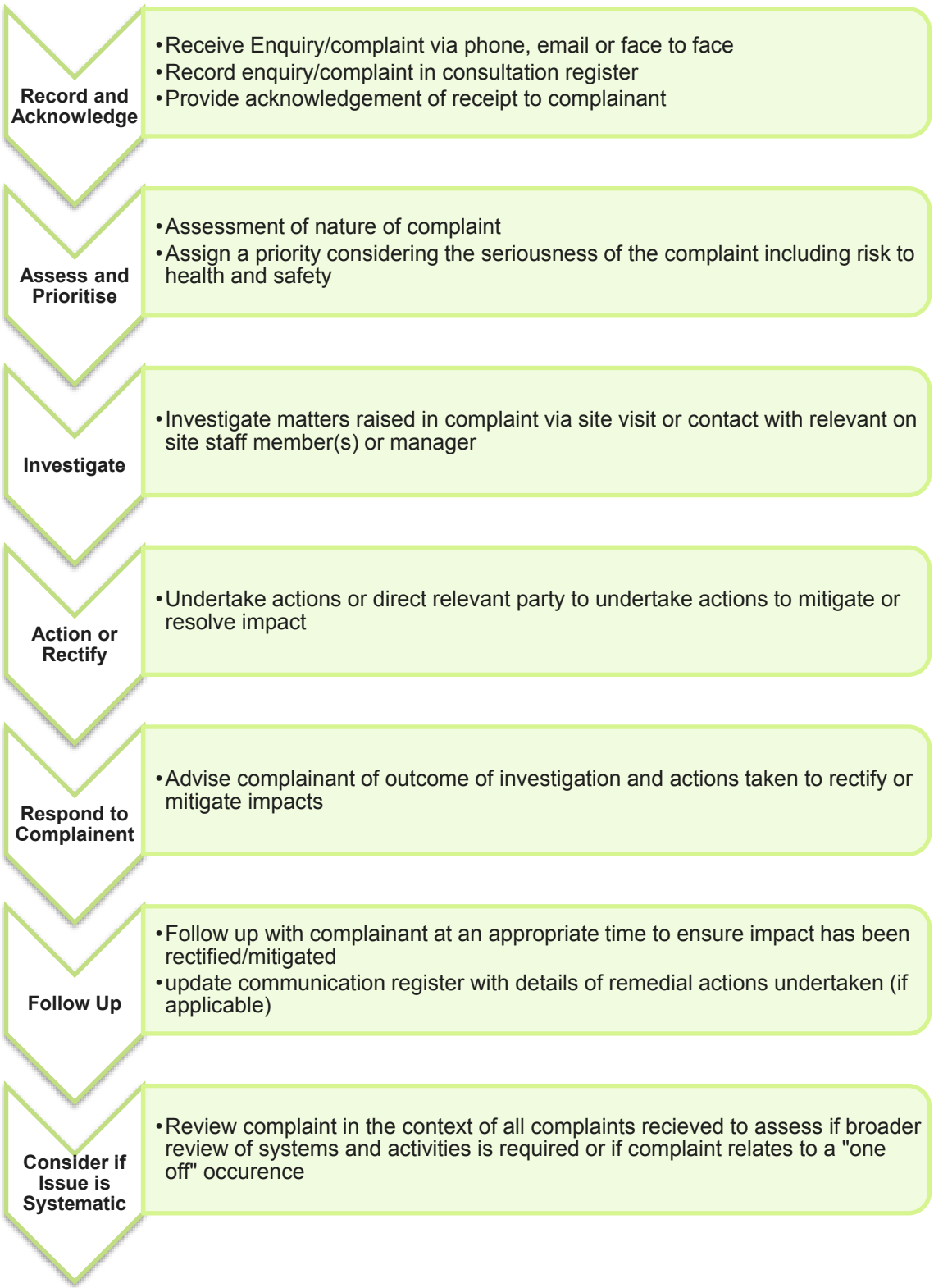


Figure 10 Complaints Handling Procedure

4.0 Environmental Management Commitments

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

4.1 General

Table 15 lists the general environmental controls that will be implemented throughout the life of the development to minimise the potential for adverse impacts on the local environmental and surrounding receptors.

Table 15 General Environmental Management Controls

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
All reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	Construction Contractor	Prior to Construction and Ongoing	SSD 45998963 condition A1
Carry out the project generally in accordance with the: a) Environmental Impact Statement; b) Drawings and Plans; 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.	Construction Contractor	Prior to Construction and Ongoing	SSD 45998963 Appendix 2 condition A2
Ensure compliance with any reasonable requirements(s) of the Secretary of the NSW DPEE arising from assessment of: Any reports, plans, programs, strategies or correspondence that are submitted in relation to this Approval; and 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.	Construction Contractor	Prior to Construction and Ongoing	SSD 45998963 Appendix 2 condition A4
Ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the National Construction Code.	Construction Contractor	Prior to Construction and Ongoing	SSD 45998963 condition A5
All licences, permits, approvals and consents as required by law will be obtained and maintained as required for the development. See **Section 3.3** of this CEMP.	Construction Contractor	As required	SSD 45998963 condition AN1.

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Construction employees and contractors will be suitably inducted and trained in accordance with **Section 3.4** of this CEMP.	Construction Contractor	Prior to commencing construction and ongoing	SSD 45998963 Appendix 2 condition A 7.
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.	Construction Contractor	Prior to Construction and Ongoing	SSD 45998963 Appendix 2 condition A8
The incidents and complaints will be promptly and effectively addressed in accordance with the management strategies contained within Sections 3.5 and 3.6 of this CEMP.	Construction Contractor	Ongoing	CEMP Sections 3.5 and 3.6.
All monitoring records will be maintained to demonstrate compliance with the CEMP, including: • Site environmental inspection reports • Environmental monitoring data and • Internal and external audit reports • Reports of environmental incidents, environmental, associated actions taken, and follow-up actions • Minutes of management review meetings • Induction and training records	Construction Contractor	For 5 years after completion date	Best practise
Construction will comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	Construction Contractor	Ongoing	SSD 45998963 condition B8
From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.	Construction Contractor	Ongoing	SSD 45998963 condition B34.
All signage and fencing must be erected in accordance with the development plans included in the RTS.	Construction Contractor	Ongoing	SSD 45998963 condition B43.
A Work Health and Safety Management Plan shall be prepared by the remedial contractor, containing procedures and requirements that are to be implemented as a minimum during the works, in addition to the Contingency Plan.	Construction Contractor	Prior to remediation works	SSD 45998963, Appendix 2 R1
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.	Construction Contractor	Ongoing	SSD 45998963 condition A16.

4.2 Noise and Vibration

The environmental management controls in **Table 16** will be implemented to minimise the potential for adverse noise emissions from construction. Specific Best practice mitigation measures from the NSW EPA guideline 'Noise Policy for Industry (2017)' (NPfI), 'Road Noise Policy (2011)' (RNP) and the 'Interim Construction Noise Guideline (2009)' (ICNG) will be implemented during construction. Vaughan Construction is carrying out ongoing noise monitoring throughout construction (refer to **Figure 11**).

Table 16 Environmental Management Controls for Noise

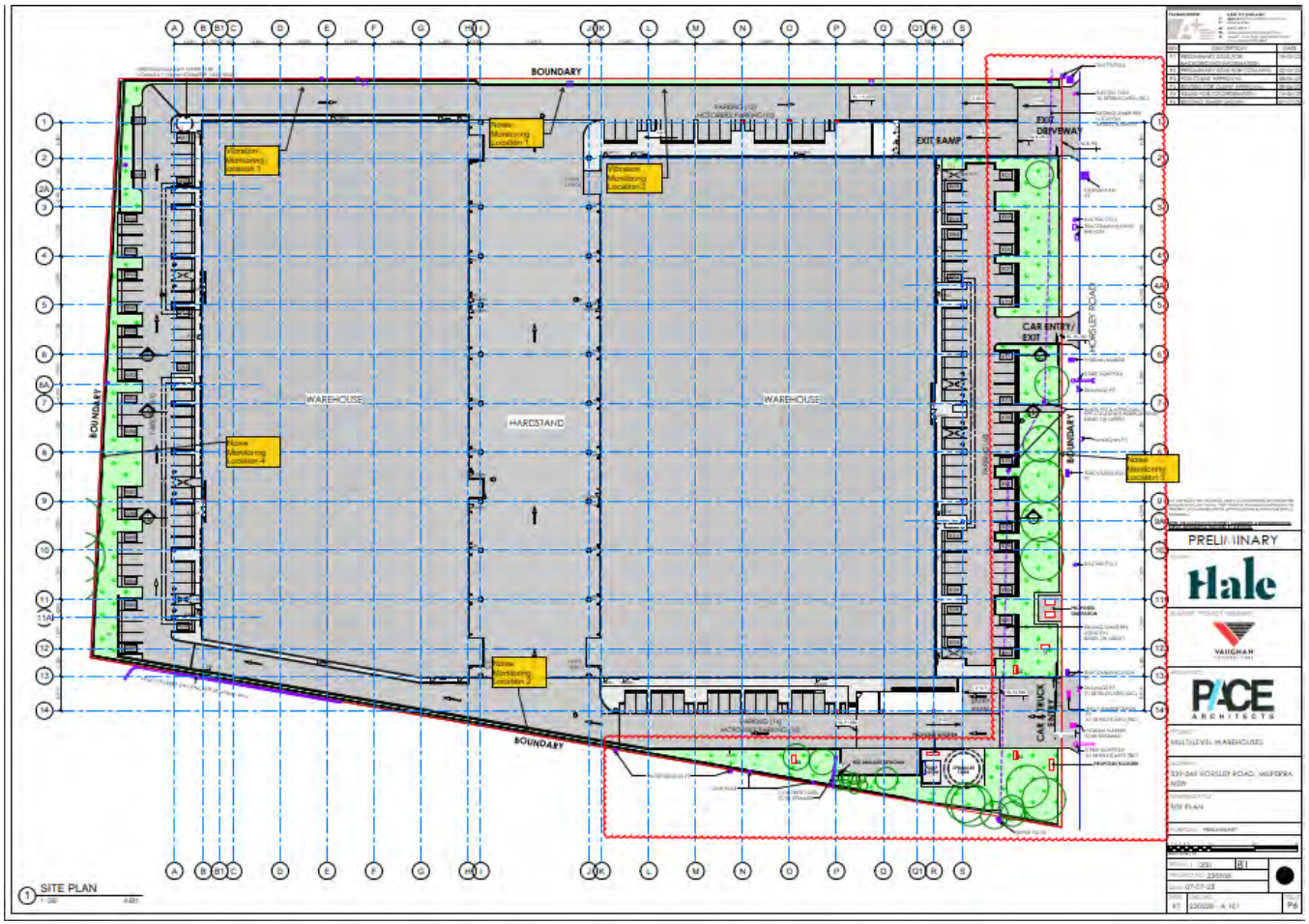
Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Construction Noise and Vibration Management Plan			
Measures identified in Noise and Vibration Impact Assessment Appendix 16 of EIS (Willowtree Planning, 2022).	Construction Contractor	Ongoing	Noise and Vibration Impact Assessment (RWDI ,2022) Appendix 16 of EIS (Willowtree Planning, 2022). Section 7 and 9.4
All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 2 of the SSD.	Construction Contractor	Ongoing	SSD 45998963 Condition B16.
To monitor noise as per Appendix 4 of the SSD: Noise Receiver Locations.	Construction Contractor	Ongoing	Figure 11 of this CEMP outlines where site noise receivers are located.
Management Measures			
Implement community consultation or notification measures. Notification detailing work activities, dates and hours, impacts and mitigation measures, indication of work schedule over the night-time period, any operational noise benefits from the works (where applicable) and contact telephone number. Notification should be a minimum of 7 calendar days prior to the start of works. For projects other than maintenance works more advanced consultation or notification may be required. Please contact Roads and Maritime Communication and Stakeholder Engagement for guidance. Website (If required) Contact telephone number for community Email distribution list (if required)	Construction Contractor	Ongoing	Best Practice

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Community drop-in session (if required by approval conditions).			
Site inductions. All employees, contractors and subcontractors are to receive an environmental induction. The induction must at least include: • All project specific and relevant standard noise and vibration mitigation measures • Relevant licence and approval conditions • Permissible hours of work • Any limitations on high noise generating activities • Location of nearest sensitive receivers • Construction employee parking areas • Designated loading/unloading areas and procedures • Site opening/closing times (including deliveries) • Environmental incident procedures.	Construction Contractor	Ongoing	Best Practice
Behavioural practices. No swearing or unnecessary shouting or loud stereos/radios on site. No dropping of materials from height, throwing of metal items and slamming of doors.	Construction Contractor	Ongoing	Best Practice
Building condition surveys. Undertake building dilapidation surveys on all buildings located within the buffer zone prior to commencement of activities with the potential to cause property damage.	Construction Contractor	Ongoing	Best Practice
Source Controls			
Construction hours and scheduling Where feasible and reasonable, construction should be carried out during the standard daytime working hours. Work generating high noise and/or vibration levels should be scheduled during less sensitive time periods.	Construction Contractor	Ongoing	Best Practice
Equipment selection. Use quieter and less vibration emitting construction methods where feasible and reasonable. Tools and plant equipment with silencers that are in accordance with standard DBA outputs. Ensure plant including the silencer is well maintained.	Construction Contractor	Ongoing	Best Practice
Plant Noise Levels			

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Rental plant and equipment. The noise levels of plant and equipment items are to be considered in rental decisions and in any case cannot be used on site unless compliant with the criteria in Table 2 of the CNVG.	Construction Contractor	Ongoing	Best Practice
Use and siting of plant. The offset distance between noisy plant and adjacent sensitive receivers is to be maximised. Plant used intermittently to be throttled down or shut down. Noise-emitting plant to be directed away from sensitive receivers. Only have necessary equipment on site.	Construction Contractor	Ongoing	Best Practice
Plan worksites and activities to minimise noise and vibration. Locate compounds away from sensitive receivers and discourage access from local roads. Plan traffic flow, parking and loading/unloading areas to minimise reversing movements within the site. Where additional activities or plant may only result in a marginal noise increase and speed up works, consider limiting duration of impact by concentrating noisy activities at one location and move to another as quickly as possible. High noise activities should be scheduled for normal working hours. If the work can not be undertaken during the day, it should be completed before 11:00pm. Should after hours works be required, the appointed contractor shall provide adequate notice to neighbouring tenants. If programmed night work is postponed the work should be re-programmed and the approaches in this guideline apply again.	Construction Contractor	Ongoing	Best Practice
Reduced equipment power. Use only the necessary size and power.	Construction Contractor	Ongoing	Best Practice
Non-tonal and ambient sensitive reversing alarms Non-tonal reversing beepers (or an equivalent mechanism) must be fitted and used on all construction vehicles and mobile plant regularly used on site and for any out of hours work. Consider the use of ambient sensitive alarms that adjust output relative to the ambient noise level.	Construction Contractor	Ongoing	Best Practice
Minimise disturbance arising from delivery of goods to construction sites.	Construction Contractor	Ongoing	Best Practice

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Loading and unloading of materials/deliveries is to occur as far as possible from sensitive receivers. Select site access points and roads as far as possible away from sensitive receivers. Dedicated loading/unloading areas to be shielded if close to sensitive receivers. Delivery vehicles to be fitted with straps rather than chains for unloading, wherever possible. Avoid or minimise these out of hours movements where possible.			
Engine compression brakes Limit the use of engine compression brakes at night and in residential areas. Ensure vehicles are fitted with a maintained Original Equipment Manufacturer exhaust silencer or a silencer that complies with the National Transport Commission's 'In-service test procedure' and standard.	Construction Contractor	Ongoing	Best Practice
Path Controls			
Shield stationary noise sources such as pumps, compressors, fans etc. Stationary noise sources should be enclosed or shielded where feasible and reasonable whilst ensuring that the occupational health and safety of workers is maintained. Appendix D of AS 2436:2010 lists materials suitable for shielding.	Construction Contractor	Ongoing	Best Practice
Shield sensitive receivers from noisy activities. Use structures to shield residential receivers from noise such as site shed placement; earth bunds; fencing; erection of operational stage noise barriers (where practicable) and consideration of site topography when situating plant.	Construction Contractor	Ongoing	Best Practice
Receptor Control			
Structural surveys and vibration monitoring Pre-construction surveys of the structural integrity of vibration sensitive buildings may be warranted. At locations where there are high-risk receptors, vibration monitoring should be conducted during the activities causing vibration.	Construction Contractor	Ongoing	Best Practice

Figure 11 Noise receiver locations.



4.3 Air Quality

The environmental management controls in **Table 17** will be implemented to minimise the potential for adverse air emissions from construction. Specific Best practice mitigation measures were informed from the IAQM 'Guidance on the Assessment of Dust from Demolition and Construction (2014) and (EPA) guideline entitled "Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2017).

Table 17 Environmental Management Controls for Air Quality

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Take all reasonable steps to minimise dust generated during all works.	Construction Contractor	Ongoing	SSD 45998963 Condition B11
(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.	Construction Contractor	Ongoing	SSD 45998963 Condition B12
Ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act)	Construction Contractor	Ongoing	SSD 45998963 Condition B13
Air quality mitigation and monitoring measures to be implemented as per CEMP.	Construction Contractor	Prior to Construction and Ongoing	SSD 45998963 Appendix 2 Condition A6 and AQ1.
Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate	Construction Contractor	Ongoing	Air Quality Impact Assessment Section 6 (RWD, 2022). Appendix 15 of EIS.
Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.	Construction Contractor	Ongoing	Air Quality Impact Assessment Section 6 (RWD, 2022). Appendix 15 of EIS.
Plan site layout so that dust generating activities are located away from receptors, as far as possible.	Construction Contractor	Prior to construction and ongoing	Air Quality Impact Assessment Section 6 (RWD, 2022). Appendix 15 of EIS.

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Avoid site runoff of water or mud.	Construction Contractor	Ongoing	Air Quality Impact Assessment Section 6 (RWD, 2022). Appendix 15 of EIS.
Remove materials that have a potential to produce dust from site as soon as possible, unless being reused on site. If being re-used, keep materials covered or contained in a way which prevents dust, for example dust suppression.	Construction Contractor	Ongoing	Air Quality Impact Assessment Section 6 (RWD, 2022). Appendix 15 of EIS.
Cover, seed, or fence stockpiles to prevent wind erosion.	Construction Contractor	Ongoing	Air Quality Impact Assessment Section 6 (RWD, 2022). Appendix 15 of EIS.
Implement measures specific to communications under section 6 of AQIA.	Construction Contractor	Ongoing	Air Quality Impact Assessment Section 6 (RWD, 2022). Appendix 15 of EIS.
Impose and signpost a maximum-speed-limit of 25km/h on surfaced and 15km/h on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided).	Construction Contractor	Ongoing	Air Quality Impact Assessment Section 6 (RWD, 2022). Appendix 15 of EIS.
Implement measures specific to haulage under section 6 of AQIA.	Construction Contractor	Ongoing	Air Quality Impact Assessment Section 6.1.7 (RWD, 2022). Appendix 15 of EIS.
General			
Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the Local Authority. The level of detail will depend on the risk and should include as a minimum the highly recommended measures in this document. The desirable measures should be included as appropriate for the site.	Construction Contractor	Prior to works	Best Practice
Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.	Construction Contractor	Ongoing	Best Practice
Make the complaints log available to the local authority when asked.	Construction Contractor	Ongoing	Best Practice
Site Management			
Record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the logbook.	Construction Contractor	Ongoing	Best Practice
Hold regular liaison meetings with other high risk construction sites within 500 m of the site	Construction Contractor	Ongoing	Best Practice

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes.			
Monitoring			
Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100 m of site boundary, with cleaning to be provided if necessary.	Construction Contractor	Ongoing	Best Practice
Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority when asked.	Construction Contractor	Ongoing	Best Practice
Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.	Construction Contractor	Ongoing	Best Practice
Preparing and Maintaining the Site			
Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.	Construction Contractor	Site Preparation	Best Practice
Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.	Construction Contractor	Site Preparation	Best Practice
Fully enclose site or specific operations where there is a high potential for dust production and the site is actives for an extensive period	Construction Contractor	Site Preparation	Best Practice
Avoid site runoff of water or mud.	Construction Contractor	Site Preparation	Best Practice
Keep site fencing, barriers and scaffolding clean using wet methods.	Construction Contractor	Site Preparation	Best Practice
Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below.	Construction Contractor	Site Preparation	Best Practice
Cover, seed, or fence stockpiles to prevent wind whipping.	Construction Contractor	Site Preparation	Best Practice
Operating Vehicles			
Ensure all vehicles switch off engines when stationary - no idling vehicles.	Construction Contractor	Ongoing	Best Practice
Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.	Construction Contractor	Ongoing	Best Practice

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on un-surfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate).	Construction Contractor	Ongoing	Best Practice
Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials.	Construction Contractor	Ongoing	Best Practice
Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing).	Construction Contractor	Ongoing	Best Practice
Waste Management			
Avoid bonfires and burning of waste materials.	Construction Contractor	Ongoing	Best Practice

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 (SLR, 2023) for more detail (**Appendix G**).

Table 18 Environmental Management Controls for Traffic

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Implementation of Construction Traffic Management Plan (CTMP).	Construction Contractor	Ongoing	SSD 45998963 Condition B1, Appendix 2, TT1. Construction Traffic Management Plan (SLR, 2023)
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 a result of the construction works, as directed by the Canterbury Bankstown Council.	Construction Contractor	Ongoing	SSD 45998963 Appendix 2, A9
The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	Construction Contractor	Prior to Construction	SSD 45998963 Condition B4
Implementation of Construction Phase Traffic Management Measures in the CTMP. -Drivers Code of Conduct - Traffic Guidance Scheme -Site Management - Heavy Vehicle Management	Construction Contractor	Ongoing	Construction Traffic Management Plan (SLR, 2023). Section 5.

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Construction Traffic in Horsley Road: Construction traffic will use the existing access to enter/exit the site for the works. To ensure the impacts to motorists within the area are kept to a minimum, construction traffic will remain extremely low.	Construction Contractor	Ongoing	Construction Traffic Management Plan (SLR, 2023). Section 5.5.
Management of deliveries: The site manager will manage deliveries to ensure that construction vehicle movements will remain low.	Construction Contractor	Ongoing	Construction Traffic Management Plan (SLR, 2023). Section 5.5.
Managing dirt on the public road network: The use of rumble grids positioned at the site's access point to Horsley Road, as well as the use of water trucks and sweeper trucks for Horsley Road shall ensure the existing network is free of dirt from the site. Finally, a visual inspection by the gate operator shall be conducted to confirm that no dirt/mud is tracked onto Horsley Road when trucks exit.	Construction Contractor	Ongoing	Construction Traffic Management Plan (SLR, 2023). Section 5.5.
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, and identifies all reasonably foreseeable hazards, assesses the hazards, and manages the hazards as best possible by either eliminating or minimising the risks. The TGS shall be monitored and updated accordingly throughout the project.	Construction Contractor	Ongoing	Construction Traffic Management Plan (SLR, 2023). Section 5.5.
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.	Construction Contractor	Ongoing	Construction Traffic Management Plan (SLR, 2023). Section 5.5.
Induction to Drivers Code of Conduct: All vehicle operators accessing the construction site must be inducted onto the Drivers Code of Conduct (Appendix E) prior to entering the site. The Contractor is to maintain a register of inducted operators with evidence of induction by way of operator signatures being captured.	Construction Contractor	Ongoing	Construction Traffic Management Plan (SLR, 2023). Section 5.5.

4.5 Soil and Water

The environmental management controls in **Table 19** will be implemented to minimise the potential for adverse soil and water impacts from construction. Refer to the Erosion and Sediment Control Plan (Constin Roe Consulting, 2023) for more detail (**Appendix H**). Erosion and Sediment controls will be installed and maintained in accordance with the requirements of Managing Urban Stormwater – Soils and Construction - Volume 1: Blue Book (Landcom, 2004).

Table 19 Environmental Management Controls for Soil and Water

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (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.	Construction Contractor	Prior to construction and ongoing	SSD 45998963 Condition B6.
Prior to the commencement of construction of the development's stormwater management system, the Applicant must finalise its detailed design.	Construction Contractor	Prior to construction	SSD 45998963 Condition B9.
Silt fences and silt fence returns shall be erected convex to the contour to pond water.	Construction Contractor	Prior to construction	Erosion and Sediment Control Plan (Note 1)
Hay bale barriers and geofabric fences are to be constructed to toe of batter, prior to commencement of earthworks, immediately after clearing of vegetation and before removal of topsoil.	Construction Contractor	Prior to construction	Erosion and Sediment Control Plan
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.	Construction Contractor	Ongoing	Erosion and Sediment Control Plan
Clear water is to be diverted away from disturbed ground and into the drainage system.	Construction Contractor	Prior to construction and ongoing	Erosion and Sediment Control Plan
The contractor is responsible for maintaining and providing ongoing adjustment to erosion and sediment controls measures as required during construction.	Construction Contractor	Ongoing	Erosion and Sediment Control Plan
All sediment trapping structures and devices are to be inspected after storms for structural damage or clogging, and trapped material is to be removed to a safe approved location.	Construction Contractor	Ongoing	Erosion and Sediment Control Plan
All final erosion prevention measures including the establishment of grassing are to be maintained until the end of the defects liability period.	Construction Contractor	Ongoing	Erosion and Sediment Control Plan
All earthworks areas shall be rolled on a regular basis to seal the earthworks.	Construction Contractor	Ongoing	Erosion and Sediment Control Plan
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.	Construction Contractor	Ongoing	Erosion and Sediment Control Plan
All cut and fill slopes are to be seeded and hydro mulched within 10 days of completion of formation.	Construction Contractor	Ongoing	Erosion and Sediment Control Plan

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
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.	Construction Contractor	Ongoing	Erosion and Sediment Control Plan
All topsoil stockpiles are to be suitably covered to the satisfaction of the site manager to prevent wind and water erosion.	Construction Contractor	Ongoing	Erosion and Sediment Control Plan
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.	Construction Contractor	Prior to construction and ongoing	Erosion and Sediment Control Plan
All stockpile sites shall be situated in areas approved for such use by the site manager. A 6m buffer zone shall exist between stockpile sites and any stream or flow path. All stockpiles shall be adequately protected from erosion and contamination of the surrounding area by use of the measures approved within the ESCP.	Construction Contractor	Prior to construction and ongoing	Erosion and Sediment Control Plan
Access and exit areas shall include shake-down or other methods approved by the site manager for the removal of soil materials from motor vehicles.	Construction Contractor	Prior to construction and ongoing	Erosion and Sediment Control Plan
The contractor is to ensure runoff from all areas where the natural surface is disturbed by pollutants before it is either dispersed to stable areas or directed to natural watercourses.	Construction Contractor	Prior to construction and ongoing	Erosion and Sediment Control Plan
The contractor shall provide and maintain slopes, crowns and drains on all excavations and embankments with satisfactory drainage at all times. Water shall not be allowed to pond on the works unless such ponding is part of the approved ESCP.	Construction Contractor	Prior to construction and ongoing	Erosion and Sediment Control Plan
Sedimentation basins to collect run-off in extreme rainfall events shall have collected run-off be assessed by a qualified laboratory for dousing rates of alum or gypsum to ensure coagulation of sediments prior to water being discharged to Council stormwater system.	Construction Contractor	Prior to construction and ongoing	Erosion and Sediment Control Plan
Each basin is to have a marker placed as per the ESCP detail to indicate when sediment is to be removed. Removed sediment is to be classed and dewatered prior to removal from site. Allowance is to be made during benching of site to ensure run-off is directed to sedimentation basins.	Construction Contractor	Prior to construction and ongoing	Erosion and Sediment Control Plan
Must install and maintain suitable erosion and sediment control measures on-site	Construction Contractor	Prior to construction and ongoing	Managing Urban Stormwater: Soils and Construction - Volume 1:

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

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Controlling discharge of sediment and/or other pollutants from dewatering (site pump-out) activities. Polluted water may need to be treated on-site before being discharged to the stormwater system. Special care is needed where groundwater is or could be contaminated.	Construction Contractor	Ongoing	Managing Urban Stormwater – Soils and Construction (Landcom 2004)
Providing approved bins for concrete and mortar slurries, paints, acid washes, lightweight waste and litter, and ensuring their regular clearance.	Construction Contractor	Ongoing	Managing Urban Stormwater – Soils and Construction (Landcom 2004)
Ensuring that any poisons are applied according to their registration and instructions carried on the label (e.g. for termite control).	Construction Contractor	Ongoing	Managing Urban Stormwater – Soils and Construction (Landcom 2004)
Ensuring safeguards are in place to prevent residue paint and other chemicals from entering the stormwater system. Spray painting, high-pressure washing and other activities that may permit airborne particles to dissipate to waterways should be carefully controlled. Use of less hazardous material is encouraged	Construction Contractor	Ongoing	Managing Urban Stormwater – Soils and Construction (Landcom 2004)
Where unavoidable, fill placed within TPZ of trees to be retained shall be well-drained material equivalent or finer in texture than the existing site topsoil material and should comply with AS 4419:2003 (Soils for Landscaping and Garden Use).	Construction Contractor	Ongoing	Arboricultural Impact Assessment and Tree Protection Management Plan (canopy consulting,2022) Section 6.9

4.6 Waste

The environmental management controls in **Table 20** will be implemented to minimise the potential for adverse waste impacts from construction.

Table 20 Environmental Management Controls for Waste

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Ensure that a permanent record of receipts, for the removal of both liquid and solid waste from the subject site, be kept and maintained up to date at all times. Such records will be made available to authorised person upon request.	Construction Contractor	Ongoing	SSD 45998963 Appendix 2, Condition A10
Ensure effective management of construction materials and construction and demolition waste, including options for reuse and recycling where applicable and practicable, would be conducted. Only wastes that cannot be cost effectively reused/recycled to be sent to landfill or appropriate disposal facilities.	Construction Contractor	Ongoing	SSD 45998963 Appendix 2, Condition WM1

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
All produced waste materials to be separated at the source and stored separately on-site.	Construction Contractor	Ongoing	SSD 45998963 Appendix 2, Condition WM2
The site manager will: • Arrange for suitable waste collection contractors • Ensure waste bins not filled beyond recommended fill level • Ensure that all bins and loads of waste materials leaving site are covered. • Maintain waste disposal documentation (expanded list of minimum requirements in SSD 45998963) • Ensure lawful waste disposal records are readily accessible for inspection by regulatory authorities	Construction Contractor- Site manager	Ongoing	SSD 45998963 Appendix 2, Condition WM3
Site inductions in reference to waste will include: • Legal obligations and targets • Emergency response • Waste priorities and opportunities for reduction, reuse and recycling • Waste storage locations and separation of waste • Procedures for suspected contaminated and hazardous wastes • Wastes related signage. • Implications of poor waste management practices • Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities.	Construction Contractor	Ongoing	SSD 45998963 Appendix 2, Condition WM4
Implementation of the Waste Management Plan (JBS&G, 2022)	Construction Contractor	Ongoing	Waste Management Plan (JBS&G, 2022)
Implement Construction Waste Management Measures outlined in the WMP(JBS&G, 2022) • Avoidance and Reduction of Waste • Reuse and Recycling • Treatment and Disposal • Waste Stream Management Options • Other Considerations	Construction Contractor	Ongoing	Waste Management Plan (JBS&G, 2022) Section 4.2 Appendix 22 of EIS (Willowtree Planning, 2022)
Ensure compliance with Training and Awareness requirements outlined in the WMP (JBS&G, 2022).	Construction Contractor	Ongoing	Waste Management Plan (JBS&G, 2022) Section 4.3

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
			Appendix 22 of EIS (Willowtree Planning, 2022)
Ensure compliance with Monitoring and Reporting, and corrective action requirements outlined in the WMP(JBS&G, 2022).	Construction Contractor	Ongoing	Waste Management Plan (JBS&G, 2022) Section 4.4 Appendix 22 of EIS (Willowtree Planning, 2022)
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.	Construction Contractor	Ongoing	SSD 45998963 Condition B35
The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction Contractor	Ongoing	SSD 45998963 Condition B36
All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	Construction Contractor	Ongoing	SSD 45998963 Condition B37
Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal	Construction Contractor	Ongoing	SSD 45998963 Condition B38

4.7 Biodiversity

The environmental management controls in **Table 21** will be implemented to minimise the potential for adverse impacts to trees in accordance with the Vegetation Management Plan (Ecologigue,2023) (**Appendix I**).

Table 21 Environmental Management Controls for Biodiversity

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Undertake pre-clearance surveys of the site in accordance with the recommendations in section 9.1.1 of the Biodiversity Development Assessment Report, prepared by Ecologique (version 3) and dated 2 March 2023.	Construction Contractor	Prior to construction	SSD 45998963 Condition B24
Implementation of Vegetation Management Plan	Construction Contractor	Prior to construction and ongoing	SSD 45998963 Condition B26 Vegetation Management Plan (Ecologigue,2023) (Appendix I).

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
(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.	Construction Contractor	Prior to construction and ongoing	SSD 45998963 Condition B39
Pre-clearance surveys to be undertaken as a final check, immediately before clearing begins.	Construction Contractor	Prior to construction	SSD 45998963, Appendix 2, Condition B1
Two staged clearing process and supervision by experienced ecologist, in areas where habitat identified.	Construction Contractor	Prior to construction	SSD 45998963, Appendix 2, Condition B2
Following a clearing, a post clearing assessment to be prepared meeting the requirements of Condition B3.	Construction Contractor	Prior to construction	SSD 45998963, Appendix 2, Condition B3
Biodiversity risk management measures to be employed, as per the *Biosecurity Act 2015*.	Construction Contractor	Prior to construction and ongoing.	SSD 45998963, Appendix 2, Condition B4.
The Tree Protection Management Plan to be implemented. Tree protected measures are to be to the satisfaction of the project arborist.	Construction Contractor	Prior to construction and ongoing.	SSD 45998963, Appendix 2, Condition VM1
Site Inductions to ensure Understanding the Tree Protection Management Plan	Construction Contractor	Prior to construction.	SSD 45998963, Appendix 2, Condition VM2
All earthworks within the identified tree protection zones of the tress to be retained, shall be supervised by the project arborist.	Construction Contractor	Prior to construction and ongoing.	SSD 45998963, Appendix 2, Condition VM3.
All employees and contractors will be inducted to ensure that procedures outlined in this VMP are met. This will have a focus on clearing limits, tree protection management requirements and compliance with statutory requirements applicable to flora and fauna.	Construction Contractor	Prior to Construction	Vegetation Management Plan (Ecologigue,2023)
The approved Tree Protection Management shall be implemented and tree protection measures must be installed and maintained, as required to the satisfaction of the project arborist	Construction Contractor	Prior to Construction and ongoing	Vegetation Management Plan (Ecologigue,20232023)
Pre-clearing surveys are to be undertaken immediately prior to clearing works by an experienced ecologist. Habitat features that will be cleared are to be appropriately marked and located by GPS.	Construction Contractor	Prior to Clearing activities	Vegetation Management Plan (Ecologigue,2023)

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Pre-clearance reporting (including GPS measurements and FFMP constraints mapping) must be prepared to inform the following: • Clearing limits, no-go zones, and areas that must be protected; • Habitat features within clearing limits that require two-stage felling; and • Amendments required to the Project's CEMP.	Construction Contractor	Prior to Clearing activities	Vegetation Management Plan (Ecologigue,2023)
An ecologist is to be present for all felling of identified habitat features.	Construction Contractor	Prior to and during Clearing activities	Vegetation Management Plan (Ecologigue,2023)
Fauna rescue and release protocols will be followed to ensure native fauna are not impacted during construction.	Construction Contractor	Prior to and during Clearing activities	Vegetation Management Plan (Ecologigue,2023)
Should unexpected fauna be encountered on site, a stop works procedure must be followed.	Construction Contractor	Prior to and during Clearing activities	Vegetation Management Plan (Ecologigue,2023)
The approved Landscape Management Plan shall be implemented	Construction Contractor	During Construction	Vegetation Management Plan (Ecologigue,2023)
The Landscape Management Plan approved by the Planning Secretary is to be updated prior to commencement of operations.	Construction Contractor	During Construction	Vegetation Management Plan (Ecologigue,2023)
Landscaping and vegetation on the site must be maintained in accordance with the approved Landscape Management Plan for the life of the operation of development	Construction Contractor	During Construction	Vegetation Management Plan (Ecologigue,2023)
General biosecurity duty shall be complied with at all times in order to minimise the risk of introduction and/or spread of biosecurity risks.	Construction Contractor	During Construction	Vegetation Management Plan (Ecologigue,2023)
Implement and comply with the tree protection measures outlined in the Arboricultural Impact Assessment/Tree Protection Management Plan, Appendix A of the VMP.	Construction Contractor	During Construction	Appendix A of the Vegetation Management Plan (Ecologigue,2023)

4.8 Contaminated Land

Table 22 lists the management strategies for contaminated land. Refer to the Remediation Action Plan (RAP) (JBS&G, 2022) for further detail (**Appendix J**)**.** The Unexpected Finds

Procedures is included within the RAP and is included in **Appendix K** as an extract. The Acid Sulfate Soil Management Plan is included in **Appendix L**

Table 22 Environmental Management Controls for Hazardous Goods and Contamination

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Implement the RAP. This includes an Unexpected Finds Procedures (UFP) including potentially contaminated fill materials which may contain asbestos or materials, and the information and management required should unexpected contamination be encountered.	Construction Contractor	Ongoing	RAP (JBS&G, 2022). **Appendix J**
Any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.	Construction Contractor	Ongoing	SSD 45998963 Condition B29
If human remains are discovered on site during any works: (a) all work in the immediate vicinity of the human remains must cease immediately; (b) the area must be secured; and (c) the NSW Police Force and Heritage NSW must be contacted immediately..	Construction Contractor	Ongoing	SSD 45998963 Condition B20
Work in the immediate vicinity of the human remains must not recommence until this has been authorised by the NSW Police Force and Heritage NSW.	Construction Contractor	Ongoing	SSD 45998963 Condition B21
The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times	Construction Contractor	Ongoing	SSD 45998963 Condition B30
Store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook if the chemicals are liquids. In the event of an inconsistency between the requirements of conditions B31(a) and B31(b), the most stringent requirement must prevail to the extent of the inconsistency.	Construction Contractor	Ongoing	SSD 45998963 Condition B31
Must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids:	Construction Contractor	Ongoing	SSD 45998963 Condition B33

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).			
Implement the Acid Sulfate Soil Management Plan during construction, including procedures for soil disturbance, investigations, evaluations and general site management measures	Construction Contractor	Ongoing	SSD 45998963 Condition B27 and B28

4.9 Community Consultation and Complaints Handling

Table 23 lists the management strategies for community communication. Refer also to and **Section 1.7** and **Section 3.6** for consultation and complaints handling.

Table 23 Environmental Management Controls for Community Communications

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Community complaints will be responded to in accordance with Section 3.6.	Communications and Community Liaison Representative	Ongoing	Section 3.6
Notify surrounding businesses and residents one (1) week before commencement of construction activities. Notices to 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.	Hale Capital and Construction Contractor	Prior to Construction	SDD 45998963, Appendix 2 Condition SE1
Provide surrounding businesses and residents regular updates detailing construction activities and progress	Hale Capital and Construction Contractor	Prior to Construction	SDD 45998963, Appendix 2 Condition SE1
Set up feedback process to manage and respond to stakeholder concerns, questions or complaints. Ensure this is clear and accessible.	Hale Capital and Construction Contractor	Prior to Construction and Ongoing	SDD 45998963, Appendix 2 Condition SE2
Prioritise engaging with local businesses, where practicable e.g. site induction include profile of surrounding food and beverage retailer.	Construction Contractor	Prior to Construction and Ongoing	SDD 45998963, Appendix 2 Condition SE3
At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must: (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;	Hale Capital	Prior to commencement of construction and ongoing	SDD 45998963 Condition C14

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
(ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged; (v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; (vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vii) a summary of the current stage and progress of the development; (viii) contact details to enquire about the development or to make a complaint; (ix) a complaints register, updated quarterly; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.			

4.10 Aboriginal Cultural Heritage

The management controls in **Table 24** will be implemented to minimise the potential Aboriginal cultural heritage impacts from construction. The EIS noted that no archaeological testing was required and no Aboriginal sites were identified at any point of the archaeological survey conducted by Austral Archaeology on 16 August 2022 (Willowtree Planning, 2022). An extract of an Unexpected Finds Process from the Aboriginal Cultural Heritage Assessment (ACHA) (Austral Archaeology, 2022) is in **Appendix M.**

Table 24 Management Controls for Heritage

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Implement measure from the ACHA, section 9.	Construction Contractor	Prior to Construction and Ongoing	ACHA (Austral Archaeology, 2022
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.	Construction Contractor	Ongoing	SSD 45998963 Condition 18
Work in the immediate vicinity of the Aboriginal item or object may only recommence in	Construction Contractor	Ongoing	SSD 45998963 Condition 19

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
accordance with the provisions of Part 6 of the National Parks and Wildlife Act 1974.			
UFP to be developed and implemented, in the unlikely event that relics are identified during ground disturbing works.	Construction Contractor	Prior to Construction and Ongoing	SSD 45998963 Appendix 2, Condition H1
Unexpected Aboriginal objects remain protected by the National Parks and Wildlife Act 1974. If any such objects, or potential objects, are uncovered in the course of the activity, all work in the vicinity will cease immediately. A qualified archaeologist is to be contacted to assess the find and Heritage NSW and Metropolitan Local Aboriginal Land Council are to be notified.	Construction Contractor	Ongoing	SSD 45998963 Appendix 2, Condition H2.
If human remains, or suspected human remains, are to be found in the course of the activity, all work in the vicinity will cease, the site would be secured, and the NSW Police and Heritage NSW would be notified.	Construction Contractor	Ongoing	SSD 45998963 Appendix 2, Condition H3.
All relevant staff, contractors and subcontractors are to be made aware of their statutory obligations for heritage under the NSW Heritage Act 1977 and best practice outlined in The Burra Charter 2013, during site inductions.	Construction Contractor	Prior to Construction	SSD 45998963 Appendix 2, Condition H4.

5.0 Monitoring, Reporting and Auditing

Table 25 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 Construction Contractor will provide a copy of this matrix to Hale Capital and the ER.

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

SSD Condition C13 reproduced below outlines the requirement for Monitoring, Reporting and Auditing.

> *: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. :*

Table 25 Monitoring and Inspections Required

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Daily				
General	Daily observation will be recorded in Supervisor's Diary or similar, including plant and equipment prestart checks that include environmental observations.	Construction Contractor	Daily	Best practice
Air Quality	Undertake daily on-site and off-site inspections, where receptors are nearby, to monitor dust. Record inspection results and make available to relevant authorities. This should include regular dust soiling checks of surfaces such as street furniture, cars and window. Specific real-time dust monitoring is not necessary for this project	Construction Contractor	Daily	Air Quality Impact Assessment
Traffic	Shift/Daily TTM inspection checklist	Construction Contractor	Daily	TfNSW Traffic Control at Work Sites Technical Manual Issue No. 6.1 (TCAWS 6.1) CTMP(SLR,2023).
Weekly				
General	The Weekly Environmental Checklist will be completed as part of general environmental site inspection to ensure	Construction Contractor	Weekly	Best practice

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
	all relevant environmental controls listed in this CEMP are in place and any required maintenance and/or remediation works are identified and undertaken.			
General	The Construction Contractor will report environmental performance during regular management meetings and/or 'toolbox talks'. Items to be discussed include: • Results of any monitoring activities undertaken; • Any environmental incidents that have occurred during the previous period, including the management / corrective actions taken; • Any complaints that have been received during the previous period, including any management / corrective actions taken.	Construction Contractor	Weekly	Section 3.4
General	The PEC (or alternative delegate when PEC is unavailable) to attend weekly Contractors Project Manager Inspections at the commencement of the project, reducing to fortnightly/monthly on a risk basis.	Construction Contractor	Weekly at commencement	Best practice
Traffic	Weekly TTM inspection checklist	Construction Contractor	Weekly	TfNSW Traffic Control at Work Sites Technical Manual Issue No. 6.1 (TCAWS 6.1) CTMP(SLR,2023).
Monthly				
Biodiversity	Compliance inspections are recommended to be through the construction stage. Following each inspection, the project arborist shall prepare a document detailing the condition of the trees.	Project arborist	Monthly	SSD 45998963, Appendix 2, VM3 VMP
Traffic	Scheduled CTMP review	Construction Contractor	Monthly	Section 6 (Table 7) of CTMP (SLR, 2023).
Event Based				
Incident / Non-Compliance	In the event of an Incident or Non-Compliance, an Event Notification Report will be completed, as outlined in **Section 3.5** of the CEMP.	Project's Construction Manager	Immediately in the event of an Incident or Non-Compliance	**Section 3.5** of CEMP
Traffic	Change generated review of the CTMP.	Project's Construction Manager	When implementing new traffic stages,	CTMP

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
			switches, or other construction-based activities.	
Other				
Traffic	Post completion inspection checklist	Construction Contractor	Post completion	TfNSW Traffic Control at Work Sites Technical Manual Issue No. 6.1 (TCAWS 6.1) CTMP(SLR,2023).
Noise & Vibration	Noise and/or vibration reporting and monitoring will be conducted in accordance with the NVIA	Construction Contractor	Ongoing	Noise and Vibration Impact Assessment
Soil	Keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Planning Secretary upon request.	Construction Contractor	Ongoing	SSD 45998963 Condition B6.
Air Quality	Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. Make the complaints log available to relevant authorities (Council, EPA, etc).	Construction Contractor	As required	Air Quality Impact Assessment
Air Quality	Record any exceptional incidents that cause dust and/or air emissions, either on or off site, and the action taken to resolve the situation in the logbook.	Construction Contractor	As required	Air Quality Impact Assessment
Contamination	Any material identified as contaminated will be disposed off-site. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.	Construction Contractor	As required	SSD 45998963 Condition B29
Waste	A logbook of waste management and collection will be maintained on-site.	Construction Contractor	Ongoing	WMP
Waste	Waste management documentation, logbook and associated dockets and receipts will be made available for inspection by authorised Council Officer at any time during site works.	Construction Contractor	Ongoing	WMP
Waste	Maintain waste disposal documentation as per Appendix 2 of SSD 45998963.	Construction Contractor-Site manager	Ongoing	SSD 45998963, Appendix 2, WM3

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Biodiversity	Vehicles/machines must pass the hygiene inspection prior to works commencing, additional cleaning may be required to achieve this.	Construction Contractor- Site manager	Ongoing	VMP
Biodiversity	Pre-clearance reporting (including GPS measurements and FFMP constraints mapping) must be prepared to inform the following: • Clearing limits, no-go zones, and areas that must be protected; • Habitat features within clearing limits that require two-stage felling; and • Amendments required to the Project's CEMP.	Construction Contractor- Site manager	Ongoing	VMP
General	Inspection and maintenance of all plant and equipment items to ensure optimal operating condition.	Construction Contractor	As specified by the manufacturer / supplier	Best practice
General	All incoming and outgoing traffic movement to be monitored and recorded to ensure adherence to the approved construction hours.	Construction Contractor	Ongoing	Best practice
General	Any condition of the 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.	Construction Contractor	Ongoing	SSD 45998963 Condition C13
General	The Project Manager will be notified if any inconsistencies are identified between the documents listed in Section 3.3 of this CEMP.	Construction Contractor	As required	CEMP Section 3.3
General	Each Compliance Report will be made publicly available.	Hale Capital	No later than 60 days after submitting it to the DPE and notify the DPE in writing at least 7 days before this is done.	SSD 45998963 Condition C14
General	A copy of all environmental records will be maintained, including: • Site environmental inspection reports • Environmental monitoring data • Internal and external audit reports	Hale Capital / Construction Contractor	For at least 5 years after completion	Best practice

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
	• Reports of environmental incidents, environmental, associated actions taken, and follow-up actions • Minutes of management review meetings • Induction and training records • Register of all complaints and non-compliances.			

6.0 Contingency Management Plan

Table 26 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 26 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 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 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				

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Visible dust leaving the site	Trigger	Daily inspections show that there is no visible dust leaving the site.	Daily inspections show that there is visible dust leaving the site.	Daily inspections show that there is visible dust leaving the site multiple times during a day OR from multiple locations within the site.
	Response	Continue monitoring program as normal.	Review and investigate construction activities and respective control measures. Where appropriate, 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 200 m downwind of the construction activities, until wind eases.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
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.	• Report the complaint to the regulator, in line with complaints handling procedure (See **Section 3.6**). • Review timing of the complaint compared to known site activities to identify if particular site activities (or lack of activity in the case of mitigation measures) are contributing to the complaints. • Review and investigate construction activities and increase dust suppression measures (additional watering, covering stockpiles etc), where appropriate.	• Review monitoring data from the existing monitors to investigate the likelihood of onsite activities contributing. • The investigation should take into account (but not limited to) regional dust/particulate data, prevailing wind data on the day/time of complaints, onsite activities at the time of complaints and offsite activities at the time of complaints. • Conduct real time air quality monitoring at the complaint location (or as near as practicable) including meteorology if required. This monitoring should be conducted in consultation with a suitably qualified air quality professional. • Identify the following from any monitoring conducted: • Monitoring method; • Location, frequency and duration of monitoring; • Assessment against compliance with criteria identified in the CAQMP; and • Recommendations for further mitigation
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 Section 3.2 and Section 3.6 (80 LV & 30 HV movements per day / 40 LV & 6 HV movements in peak hour periods).	Construction traffic volumes exceeds programmed peak hour volumes but is within permissible daily volume constraints (80 LV & 30 HV movements per day / 40 LV & 6 HV movements in peak hour periods).	Construction traffic volumes exceeds permissible volume and time constraints (80 LV & 30 HV movements per day / 40 LV & 6 HV movements in peak hour periods).
	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

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
				and out of the site. □ Review CTMP and update where necessary, provide • additional training.
Traffic Noise	Trigger	Noise levels do not exceed imposed noise constraints, as outlined within the Noise Assessment Report (<45dBA), nor has there been a traffic noise related complaint..	Noise levels in minor excess (<10dBA) of imposed noise constraints, or receipt of a single noise complaint.	Noise levels greatly in excess (>10dBA) of imposed noise constraints or consistent noise complaints.
	Response	No response required. Continue monitoring program.	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts.	As with Condition Amber if noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised.
Traffic Guidance Scheme	Trigger	No observable issues (TGS implemented according to plan).	Minor inconsistencies with TGS to onsite operations (such as covered signs, missing signs, fallen cones, etc.).	Near miss or incident occurring regardless of / as a result of the TGS being implemented.
	Response	No response required	Traffic Controller to amend TGS on site and to keep a log of all changes.	Stop work until an investigation has been 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.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Traffic Dust	Trigger	No observable dust.	Minor quantities of dust in the air and tracking on to the road.	Large quantities of dust in the air and tracking on to the road.
	Response	No response required. Continue monitoring 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 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.
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).

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

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
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 Communications and Community Liaison Representative is 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.
	Response	Continue CEMP implementation.	Stop work immediately and the contamination assessed according to the UFP.	Stop work immediately. A validation report is to be prepared following remediation.
Community				
Submission	Trigger	General feedback/comment (no complaint or query).	Enquiry made by formal or informal channels.	Complaint made by formal or informal channels.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Acknowledge receipt and record in Complaints Register. No further response required.	Acknowledge receipt and record in Complaints Register. Direct enquiry to relevant person for actioning and response within 5 days.	Acknowledge receipt and record in Complaints Register. Respond to complaint immediately if possible, if not direct enquiry to relevant person for actioning and provide complainant with a follow up verbal response on what action is proposed within two hours during construction works (including night and weekend works) and 24 hours at other times.
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.
	Response	CCLR in conjunction with The Proponent Project Team to prepare and provide response or assign response task to relevant staff member for comment.	CCLR in conjunction with the proponent Project Team to prepare and provide response within 48 hours. Record in Complaints Register.	CCLR in conjunction with the proponent Project Team to prepare and provide response within 24 hours. Record in Complaints Register.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
		Record in Complaints Register.		

7.0 Review

Review of the CEMP will be undertaken regularly by Hale Capital's Representative in and will comprise, as a minimum, the following:

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

Revision of the CEMP is to be in accordance with condition C7 and C8 of SDD 45998963. These are reproduced below.

> *"C7. Within three months of:*
>
> *a) the submission of an incident report under condition C7;*
>
> *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. "*
>
> *"C8. If identified as part of the review process (see condition C5), 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. The revised document(s) must be submitted to the Planning Secretary for approval within six weeks of the review process taking place, or such other timing as otherwise agreed to in writing by the Planning Secretary. "*

8.0 References

Austral Archaeology(2022) Aboriginal Cultural Heritage Assessment

Canopy Consulting (2022) Arboricultural Impact Assessment and Tree Protection Management Plan

Constin Roe Consulting (2023) Erosion and Sediment Control Plan

Department of Environment (2018) Compliance Reporting Post Approval Requirements

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

Department of Planning and Environment (2022) Planning Secretary's Environmental Assessment Requirements – Talavera Road Multi-level Warehousing Complex

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

Ecologigue (2022), Biodiversity Development Assessment Report.

Ecologigue (20232023), Vegetation Management Plan

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

Department of Roads and Maritime (2006) Construction Noise and Vibration Guideline

Holman et al (2014) Institute of Air Quality Management Guidance on the assessment of dust from demolition and construction

JBS&G (2022) Remediation Action Plan

JBS&G (2022) Waste Management Plan

Landcom (2004) Managing Urban Stormwater – Soils and Construction

The Interim Construction Noise Guideline (DECC, 2009)

RWDI (2022) Air Quality Impact Assessment

RWDI (2022) Noise and Vibration Impact Assessment

SLR (2023) Construction Traffic Management Plan

Standards Australia (2007) AS 4273-2007: Pruning of Amenity Trees Appendix A-SSD 45998963

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

Willowtree Planning (2022) Environmental Impact Statement

Appendix A SSD 45998963

Construction Environmental Management Plan

339 and 349 Horsley Road, Milperra (Lot 140 and 141 DP 550194)

Hale Capital Development Management Pty Ltd

SLR Project No.: 630.030737.00001

16 August 2023

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

Chris Ritchie
Director
Industry Assessments

Sydney 9 June 2023 File: EF22/9179

SCHEDULE 1

Application Number:	SSD-45998963
Applicant:	Hale Capital Development Management Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 140 DP550194 and Lot 141 DP550194 339-349 Horsley Road, Milperra
Development:	Construction and operation of an ambient multi-level warehouse or distribution centre (excluding local distribution premises), including: • ancillary offices; • hardstand/car parking areas; • demolition of existing structures and site preparation; • earthworks; • landscaping; and • signage.

TABLE OF CONTENTS

DEFINITIONS

Applicant	Hale Capital Development Management Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
BC Act	*Biodiversity Conservation Act 2016*
Calendar year	A period of 12 months commencing on 1 January
Carrier	Operator of a telecommunication network and/ or associated infrastructure, as defined in section 7 of the *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
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including vegetation clearing, bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	City of Canterbury Bankstown
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning and Environment
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	Environmental Impact Statement titled *Environmental Impact Statement: Horsley Road Multi-level Warehouse, Milperra* prepared by Willowtree Planning dated 20 October 2022, submitted with the application for consent for the development, including additional information received through the letter in response to issues prepared by Willowtree Planning, dated 9 May 2023
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
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the Telecommunications Act 1997 (Cth)
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the *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	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Operation	The carrying out of a warehouse or distribution centre use as described in the EIS and RTS, excluding the use as a Local Distribution Centre
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)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Response to Submissions (RTS)	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled Submissions Report: Horsley Road Multi-level Warehouse prepared by Willowtree Planning dated 23 March 2023
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
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; and

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

A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:

(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and

(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).

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

LIMITS OF CONSENT

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

NOTIFICATION OF COMMENCEMENT

A6. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:

(a) construction;

(b) operation; and

(c) cessation of operations.

A7. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

A8. Where conditions of this consent require consultation with an identified party, the Applicant must:

(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and

(b) provide details of the consultation undertaken including:

(i) the outcome of that consultation, matters resolved and unresolved; and

(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

A9. With the approval of the Planning Secretary, the Applicant may:

(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or

program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);

(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and

(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).

A10. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.

A11. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

DEMOLITION

A12. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

A13. 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.*

COMPLIANCE

A14. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

CONTRIBUTIONS TO COUNCIL

A15. Before the issuing of a construction certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act.

Note: *There are approval requirements for imposing a condition under section 7.12 in respect of land within a special contributions area.*

OPERATION OF PLANT AND EQUIPMENT

A16. 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.

EXTERNAL WALLS AND CLADDING

A17. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

A18. Prior to the issuing 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.

A19. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

A20. Prior to the commencement of construction of the development, the Applicant must consult with the relevant owner and provider of utility services or public infrastructure that are likely to be affected by the development or that need

to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure.

A21. Before the commencement of construction, the Applicant must:

(a) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and

(b) submit a copy of the dilapidation report to the Planning Secretary and Council.

A22. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:

(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and

(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and

(c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.

A23. Prior to the commencement of construction, the Applicant must obtain advice from the Dial Before You Dig 1100 service in accordance with the requirements of the Electricity Supply Act 1995 (NSW) and associated regulations to identify the location of any underground electrical or other utility infrastructure on the site as well potential hazards associated with existing utilities on the site.

A24.

Sydney Water

A25. 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

A26. Before the issuing of a Subdivision Works or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:

(a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and

(b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.

WORK AS EXECUTED PLANS

A27. Before the issuing 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

A28. 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.

A29. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:

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

(b) be prepared in consultation with Council;

(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;

(d) detail heavy vehicle routes, access and parking arrangements;

(e) include a Driver Code of Conduct to:

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

(ii) minimise conflicts with other road users;

(iii) minimise road traffic noise; and

(iv) ensure truck drivers use specified routes;

(f) include a program to monitor the effectiveness of these measures; and

(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

B2. The Applicant must:

(a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and

(b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Roadworks and Access

B3. Prior to the commencement of operation of the development, the Applicant must ensure the vehicle crossings connecting to Horsley Road and any other works in a public road are completed in accordance with the relevant roads authority's specifications and any approval required under section 138 of the *Roads Act 1993*.

Parking

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

Operating Conditions

B5. The Applicant must ensure:

(a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards Australia, 2004), *AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities* (Standards Australia, 2018) and *AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009)

(b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;

(c) the development does not result in any vehicles queuing on the public road network;

(d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;

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

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

(g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B6. The Applicant must:

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

(b) keep accurate records of the volume and type of fill to be used; and

(c) make these records available to the Planning Secretary upon request.

Erosion and Sediment Control

B7. Prior to the commencement of any construction for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *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.

Discharge Limits

B8. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Stormwater Management System

B9. Prior to the commencement of construction of the development's stormwater management system, the Applicant must finalise its detailed design. 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;

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

(e) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines;

B10. 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 B9) and ensure the system is operational.

AIR QUALITY

Dust Minimisation

B11. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B12. 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.

Odour Management

B13. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

NOISE

Hours of Work

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

Table 1 *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

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

(a) works that are inaudible at the nearest 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

B16. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 2.

Operational Noise Limits

B17. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in **Table 2**.

Table 2 *Noise Limits (dB(A))*

Location	Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$	Night L_{AMax}
R07 (10 Bullecourt Avenue, Milperra)	45	43	38	54
R08 (12 Keysor Place, Milperra)	45	43	38	54

Note *Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to Appendix 4 for the location of residential sensitive receivers.*

ABORIGINAL HERITAGE

Unexpected Finds Protocol

B18. 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.

B19. 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*.

Human Remains Procedure

B20. If human remains are discovered on site during any works:

(a) all work in the immediate vicinity of the human remains must cease immediately;

(b) the area must be secured; and

(c) the NSW Police Force and Heritage NSW must be contacted immediately.

B21. Work in the immediate vicinity of the human remains must not recommence until this has been authorised by the NSW Police Force and Heritage NSW.

NON-ABORIGINAL HERITAGE

Unexpected Finds Protocol

B22. 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.

B23. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

BIODIVERSITY

B24. Prior to the commencement of construction, the Applicant must undertake pre-clearance surveys of the site in accordance with the recommendations in section 9.1.1 of the Biodiversity Development Assessment Report, prepared by écologique (version 3) and dated 2 March 2023.

B25. Prior to the commencement of construction, the Applicant must prepare a Vegetation Management Plan to manage the protection of retained vegetation during construction, to the satisfaction of the Planning Secretary. The Plan must form part of the CEMP in accordance with condition C2 and must:

(a) be prepared by an appropriately qualified person;

(b) implement the recommendations in section 9 of the Biodiversity Development Assessment Report, prepared by écologique (version 3) and dated 2 March 2023, including any post clearing assessment required;

(c) stipulate tree protection measures (including fencing) for all existing trees not identified as being removed in accordance with the Arboricultural Impacts Assessment prepared by Canopy Consulting (version 5) dated 23 March 2023 and Australian Standard 4970:2009 – Protection of Trees on Development Sites;

(d) detail how any fauna found during tree removal will be managed;

(e) detail opportunity for felled tree hollow reuse on site; and

(f) ensure works (including trenching or excavation) within the tree protection zone of trees to be retained are carried out under the supervision of a Diploma qualified (AQF 5) Arborist.

B26. The Applicant must:

(a) not commence construction until the Vegetation Management Plan is approved by the Planning Secretary;

(b) not commence construction until the most recent version of the Vegetation Management Plan approved by the Planning Secretary is implemented, including tree protection measures physically in place; and

(c) carry out construction in accordance with the most recent version of the Vegetation Management Plan approved by the Planning Secretary.

REMEDIATION

B27. The Applicant must ensure the remediation works are undertaken by a suitably qualified and experienced consultant(s) in accordance with the Remedial Action Plan (prepared by JBS&G, dated 8 September 2022) and relevant guidelines produced or approved under the *Contaminated Land Management Act 1997.*

B28. Within one month of the completion of the remediation works and prior to commencement of operation of the development, the Applicant must submit a validation report to the Planning Secretary. The validation report must:

(a) be prepared, or reviewed and approved, by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and

(b) be prepared in accordance with the approved remedial action plan and relevant guidelines produced or approved under the *Contaminated Land Management Act 1997*.

Unexpected Finds Protocol

B29. Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.

HAZARDS AND RISK

Dangerous Goods

B30. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

B31. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:

(a) the requirements of all relevant Australian Standards; and

(b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook if the chemicals are liquids.

B32. In the event of an inconsistency between the requirements of conditions B31(a) and B31(b), the most stringent requirement must prevail to the extent of the inconsistency.

Bunding

B33. The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).

Emergency Services Information Package

B34. From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans,* must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.

WASTE MANAGEMENT

Waste Storage and Processing

B35. 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.

B36. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014).

B37. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.

B38. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

Pests, Vermin and Priority Weed Management

B39. 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

Landscaping

B40. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the landscaping works on-site to the satisfaction of the Planning Secretary. The plan must:

(a) detail local native species to be planted on-site;

(b) describe the monitoring and maintenance measures to manage existing and planted vegetation;

(c) detail the location of any reused felled trees within vegetated areas in accordance with condition B25;

(d) include mechanisms to replace any trees that do not survive; and

(e) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2.

B41. The Applicant must:

(a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary.

(b) not commence operation until the most recent version of the Landscape Management Plan approved by the Planning Secretary is implemented; and

(c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B40 for the life of the operation of development.

Lighting

B42. 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

B43. All signage and fencing must be erected 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) detailed baseline data;

(b) details of:

(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);

(ii) any relevant limits or performance measures and criteria; and

(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;

(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;

(d) a program to monitor and report on the:

(i) impacts and environmental performance of the development; and

(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;

(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;

(f) a program to investigate and implement ways to improve the environmental performance of the development over time;

(g) a protocol for managing and reporting any:

(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);

(ii) complaint;

(iii) failure to comply with statutory requirements; and

(h) a protocol for periodic review of the plan.

Note: *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 B1);

(b) Erosion and Sediment Control Plan (see condition B7);

(c) unexpected contamination finds procedure (see condition B29);

(d) measures to manage the removal and construction of retaining walls on the northern boundary to ensure adjoining properties are not impacted; and

(e) Community Consultation and Complaints Handling, including measures specific to adjoining properties.

C4. The Applicant must:

(a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and

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

OPERATIONAL COMPLAINTS HANDLING PROTOCOL

C5. Prior to the commencement of operation, the Applicant must prepare an Operational Complaints Handling Protocol (OCHP) for the development. The OCHP must:

(a) detail how complaints would be received by the Applicant;

(b) detail how the contact details for receiving complaints would be communicated to surrounding businesses and/or residential receivers;

(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; and

(d) be submitted to the Planning Secretary upon request.

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

C6. The Applicant must:

(a) not commence operation until the OCHP under condition C7 is submitted to the Planning Secretary; and

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

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C7. Within three months of:

(a) the submission of an incident report under condition C7;

(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.

C8. If identified as part of the review process (see condition C5), 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. The revised document(s) must be submitted to the Planning Secretary for approval within six weeks of the review process taking place, or such other timing as otherwise agreed to in writing by the Planning Secretary.

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

C9. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.

Non-Compliance Notification

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

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

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

Monitoring and Environmental Audits

C13. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.

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

ACCESS TO INFORMATION

C14. At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), 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;

(iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;

(v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;

(vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;

(vii) a summary of the current stage and progress of the development;

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

(ix) a complaints register, updated quarterly;

(x) 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

Plan No.	Plan Name	Revision	Date
Architectural Drawings prepared by SBA Architects			
DA100	Warehouse GF Plan	13	04/05/2023
DA101	Warehouse GF Mezz Plan	6	04/05/2023
DA102	Warehouse L1 Plan	10	04/05/2023
DA103	Warehouse L1 Mezz Plan	6	04/05/2023
DA104	Warehouse Roof Plan	6	04/05/2023
DA200	Office 01 Floor Plans	3	14/02/2023
DA201	Office 02 & 03 Floor Plans	3	14/02/2023
DA202	Office 04 & 05 Floor Plans	4	14/02/2023
DA203	Office 06 Floor Plans	3	14/02/2023
DA204	Office 07 & 08 Floor Plans	3	14/02/2023
DA205	Office 09 & 10 Floor Plans	3	14/02/2023
DA300	Elevations	6	31/05/2023
DA301	Breezeway Elevations	5	14/02/2023
DA310	Sections	5	14/02/2023
DA500	Signage Details	4	31/05/2023
Civil Drawings prepared by Costin Roe Consulting			
C014618.00-SSDA25	Erosion & Sediment Control Details – Sheet 1	B	26/08/2022

C014618.00-SSDA26	Erosion & Sediment Control Details – Sheet 2	B	26/08/2022
C014618.00-SSDA30	Bulk Earthworks	G	22/03/2023
C014618.00-SSDA40	Stormwater Drainage Plan – Ground	F	22/03/2023
C014618.00-SSDA41	Stormwater Drainage Plan – Level 1	C	22/03/2023
C014618.00-SSDA50	Finished Levels Plan – Ground	F	22/03/2023
C014618.00-SSDA51	Finished Levels Plan – Level 1	C	22/03/2023
C014618.00-SKC01	Southern Retaining Wall Sections	A	03/02/2023
Landscape Plans prepared by Habit8			
H8-22035 – L02	Landscape Master Plan	G	24/04/2023

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-45998963		
ID	**Management / Mitigation Measure**	**Timing**
Administrative Commitments		
A1	**Commitment to Minimise Harm to the Environment** HC 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** HC will carry out the project generally in accordance with the: (a) Environmental Impact Statement; (b) Drawings and Plans; (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** HC will ensure that Occupation Certificates are obtained prior to the occupation of the facilities.	Prior to operation.
A4	**Compliance** HC 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** HC will ensure that all new buildings and structures on the 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, HC would prepare a Construction Environmental Management Plan (CEMP) that addresses the following (as necessary): (a) Air Quality;	Prior to construction.

	(b) Noise and Vibration; (c) Waste Classification; (d) Soil Management; (e) Asbestos Removal Control; (f) Traffic Management; and (g) 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** HC 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 construction and operation.
A9	**Monitoring the State of Roadways** HC 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 a result of the their construction works, as directed by the Canterbury Bankstown Council.	During construction.
A10	**Waste Receipts** HC 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** HC will prepare an Operational Complaints Handling Protocol for the development, prior to the commencement of operations.	Prior to operation.
Specific Environmental Commitments		
Air Quality		
AQ1	Air quality mitigation and monitoring will form part of the CEMP, to be prepared for the project, as outlined in **A6**.	Prior to construction.
Traffic and Transport		
TT1	HC will finalise and implement the Construction Traffic Management Plan (CTMP).	Prior to and during construction.
Remediation		
R1	A Work Health and Safety Management Plan shall be prepared by the remedial contractor, containing procedures and requirements that are to be implemented as a minimum during the works, in addition to the Contingency Plan.	Prior to remediation works.
R2	Site remediation shall be carried out in accordance with the approved Remedial Action Plan.	Prior to operation.
R3	Upon completion of the remediation works, a Validation Report is required to be prepared to verify remedial works were completed in accordance with the Remedial Action Plan.	Prior to operation.
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	HC 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	HC will set up a feedback process to manage and respond to stakeholder concerns, questions, or complaints. HC will ensure that this process is clear and accessible to stakeholders such as surrounding businesses and residents.	Prior to and during construction.
SE3	HC 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.
WM2	Waste materials produced from 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:	During construction.

	○ 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 ○ 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 ○ 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	
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 ▪ Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities.	Prior to construction.
Biodiversity		
B1	Pre-clearing surveys shall be undertaken to provide a final check for presence of flora and fauna species and habitat on site, immediately before clearing begins.	Prior to clearing.
B2	Where areas of habitat are identified, a two (2) staged clearing process and supervision by an experienced ecologist shall be adopted: 1. Vegetation not identified during pre-clearance surveys as fauna habitat will be cleared. All vegetation around the habitat item will be cleared so that the fauna habitat item is isolated. 2. Identified habitat trees are left to stand overnight to allow resident fauna to voluntarily move from the area. Habitat trees are then cleared using the protocols outlined in the approved BDAR.	Prior to clearing.
B3	Following clearing, a post-clearing assessment will be prepared and must include at minimum the following results: ▪ Details of native fauna captured and relocated, injured or deceased; ▪ Photos of rescued fauna; ▪ Number of habitat features felled; ▪ Analysis of the effectiveness of clearing and fauna rescue methods; and ▪ Details of any woody debris, bush rock or hollow bearing trees that have been retained for habitat.	Post clearing.
B4	Biosecurity risk management measures shall be employed, as directed by the *Biosecurity Act 2015*.	Prior to and during clearing.

Vegetation Management		
VM1	The approved Tree Protection Management Plan shall be implemented, and tree protection measures must be installed and maintained, as required and to the satisfaction of the project arborist.	Prior to and during construction.
VM2	Site inductions, as required under **A7** will ensure the following training is covered: • Understanding of the Tree Protection Management Plan	Prior to construction.
VM3	Inspections shall be conducted by the project arborist at several key points during the construction in order to ensure that protection measures are being adhered to during construction stages and decline in tree health or additional remediation measures can be identified.	During construction.
VM4	All earthworks within the identified tree protection zones of the trees to be retained, shall be supervised by the project arborist.	Prior to and during construction.
Flood Management		
FM1	A flood Emergency Response Plan is to be developed for the site to apply in perpetuity of the development.	Prior to occupation

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C7 or, having given such notification, subsequently forms the view that an incident has not occurred.

2. Written notification of an incident must:
   (a) identify the development and application number;
   (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
   (c) identify how the incident was detected;
   (d) identify when the applicant became aware of the incident;
   (e) identify any actual or potential non-compliance with conditions of consent;
   (f) describe what immediate steps were taken in relation to the incident;
   (g) identify further action(s) that will be taken in relation to the incident; and
   (h) identify a project contact for further communication regarding the incident.

INCIDENT REPORT REQUIREMENTS

3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.

4. The Incident Report must include:
   (a) a summary of the incident;
   (b) outcomes of an incident investigation, including identification of the cause of the incident;
   (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
   (d) details of any communication with other stakeholders regarding the incident.

APPENDIX 4 NOISE RECEIVER LOCATIONS

***Figure 1*: Noise Receiver Locations**

Appendix B Relevant Conditions of Consent

Construction Environmental Management Plan

339 and 349 Horsley Road, Milperra (Lot 140 and 141 DP 550194)

Hale Capital Development Management Pty Ltd

SLR Project No.: 630.030737.00001

16 August 2023

Table 1 Development Consent SSD-45998963

Relevant Consent Conditions	Where Addressed in CEMP
SCHEDULE 2	
PART A ADMINISTRATIVE CONDITIONS	
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT	
A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	This CEMP and associated Sub-Plans have been developed to prevent/minimise any material harm to the environment.
TERMS OF CONSENT	
A2. The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS and RTS; (d) in accordance with the Development Layout in Appendix 1; and (e) in accordance with the management and mitigation measures in Appendix 2.	This CEMP and associated Sub-Plans have been developed in accordance with A2.
A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).	Section 6 notes when revisions of the CEMP may be undertaken, this includes upon written direction by the Planning Secretary.
A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Noted
LIMITS OF CONSENT	
A5. This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.	Noted
NOTIFICATION OF COMMENCEMENT	
A6. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary: (a) construction; (b) operation; and	Noted – The Applicant will notify The Department in writing of the intended commencement

(c) cessation of operations.	date of construction within the prescribed timeframe
A7. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.	Noted – The Applicant will notify The Department in writing of the intended commencement date of construction within the prescribed timeframe
EVIDENCE OF CONSULTATION	
A8. Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	CEMP Section 1.6. Consultation with stakeholders during the preparation of this CEMP was not required. Where required, consultation with stakeholders has occurred and is documented in the relevant Sub-Plan.
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS	
A9. With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Noted
A10. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Noted
A11. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Noted
DEMOLITION	
A12. All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).	Demolition will be carried out in Stage 0 and in accordance with Standards

	Australia AS 2601-2001 The Demolition of Structures (Standards Australia, 2001). Appendix M
STRUCTURAL ADEQUACY	
A13. 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.*	Noted.
COMPLIANCE	
A14. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	CEMP Section 3.4
CONTRIBUTIONS TO COUNCIL	
A15. Before the issuing of a construction certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act. *Note: There are approval requirements for imposing a condition under section 7.12 in respect of land within a special contributions area.*	Noted
OPERATION OF PLANT AND EQUIPMENT	
A16. 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.	Section 4 and sub plans.
EXTERNAL WALLS AND CLADDING	
A17. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Noted
A18. Prior to the issuing of: (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and (b) an Occupation Certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.	Noted
A19. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Noted

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE	
General Requirements	
A20. Prior to the commencement of construction of the development, the Applicant must consult with the relevant owner and provider of utility services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure.	Consultation with relevant owners will be undertaken.
A21. Before the commencement of construction, the Applicant must: (a) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (b) submit a copy of the dilapidation report to the Planning Secretary and Council.	A dilapidation report will be prepared and submitted to Secretary and Council.
A22. Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.	Noted
A23. Prior to the commencement of construction, the Applicant must obtain advice from the Dial Before You Dig 1100 service in accordance with the requirements of the Electricity Supply Act 1995 (NSW) and associated regulations to identify the location of any underground electrical or other utility infrastructure on the site as well potential hazards associated with existing utilities on the site.	Noted
Fibre-ready Facilities	
A26. Before the issuing of a Subdivision Works or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for: (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.	CEMP Section 3.3.2
APPLICABILITY OF GUIDELINES	
A28. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Noted
A29. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Noted

ADVISORY NOTES	
AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	CEMP Section 3.3 and 4.1
PART B SPECIFIC ENVIRONMENTAL CONDITIONS	
TRAFFIC AND ACCESS	
Construction Traffic Management Plan	
B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	CTMP
B2. The Applicant must: (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.	CTMP
Parking	
B4. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	CTMP
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)	CTMP

(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; (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; (e) all vehicles are wholly contained on site before being required to stop; (f) all loading and unloading of materials is carried out on-site; and (g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.	
SOILS, WATER QUALITY AND HYDROLOGY	
Imported Soil	
B6. The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Planning Secretary upon request.	ESCP
Erosion and Sediment Control	
B7. Prior to the commencement of any construction for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *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.	ESCP
Discharge Limits	
B8. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	CEMP Section 4 and ESCP
Stormwater Management System	
B9. Prior to the commencement of construction of the development's stormwater management system, the Applicant must finalise its detailed design. 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; (d) be in accordance with applicable Australian Standards; and (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines;	Hale Capital have finalised SMS detailed design in accordance with condition B9. This have been submitted separate to this CEMP.
AIR QUALITY	
Dust Minimisation	
B11. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	AQIA
B12. During construction of the development, the Applicant must ensure that:	AQIA

(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.

Odour Management

B13. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act). — AQIA

NOISE

Hours of Work

B14. The Applicant must comply with the hours detailed in Table 1. — CEMP Section 2.2

Table 1 *Hours of Work*

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

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

(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

B16. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 2. — NVIA

B17. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2. — NVIA

Table 2 *Noise Limits (dB(A))*

Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)	Night LAMax
R07 (10 Bullecourt Avenue, Milperra)	45	43	38	54
R08 (12 Keysor Place, Milperra)	45	43	38	54

Note *Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to Appendix 4 for the location of residential sensitive receivers.*	
ABORIGINAL HERITAGE	
Unexpected Finds Protocol	
B18. 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.	UFP
B19. 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*.	UFP
Human Remains Procedure	
B20. If human remains are discovered on site during any works: (a) all work in the immediate vicinity of the human remains must cease immediately; (b) the area must be secured; and (c) the NSW Police Force and Heritage NSW must be contacted immediately.	UFP
B21. Work in the immediate vicinity of the human remains must not recommence until this has been authorised by the NSW Police Force and Heritage NSW.	UFP
NON-ABORIGINAL HERITAGE	
Unexpected Finds Protocol	
B22. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development: (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately; (b) Heritage NSW must be contacted immediately; and (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.	UFP
B23. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.	UFP
BIODIVERSITY	
B24. Prior to the commencement of construction, the Applicant must undertake pre-clearance surveys of the site in accordance with the recommendations in section 9.1.1 of the Biodiversity Development Assessment Report, prepared by écologique (version 3) and dated 2 March 2023.	VMP
B25. Prior to the commencement of construction, the Applicant must prepare a Vegetation Management Plan to manage the protection of retained vegetation	VMP

during construction, to the satisfaction of the Planning Secretary. The Plan must form part of the CEMP in accordance with condition C2 and must: (a) be prepared by an appropriately qualified person; (b) implement the recommendations in section 9 of the Biodiversity Development Assessment Report, prepared by écologique (version 3) and dated 2 March 2023, including any post clearing assessment required; (c) stipulate tree protection measures (including fencing) for all existing trees not identified as being removed in accordance with the Arboricultural Impacts Assessment prepared by Canopy Consulting (version 5) dated 23 March 2023 and Australian Standard 4970:2009 – Protection of Trees on Development Sites; (d) detail how any fauna found during tree removal will be managed; (e) detail opportunity for felled tree hollow reuse on site; and (f) ensure works (including trenching or excavation) within the tree protection zone of trees to be retained are carried out under the supervision of a Diploma qualified (AQF 5) Arborist.	
B26. The Applicant must: (a) not commence construction until the Vegetation Management Plan is approved by the Planning Secretary; (b) not commence construction until the most recent version of the Vegetation Management Plan approved by the Planning Secretary is implemented, including tree protection measures physically in place; and (c) carry out construction in accordance with the most recent version of the Vegetation Management Plan approved by the Planning Secretary.	VMP
REMEDIATION	
B27. The Applicant must ensure the remediation works are undertaken by a suitably qualified and experienced consultant(s) in accordance with the Remedial Action Plan (prepared by JBS&G, dated 8 September 2022) and relevant guidelines produced or approved under the *Contaminated Land Management Act 1997*.	Noted
B28 Within one month of the completion of the remediation works and prior to commencement of operation of the development, the Applicant must submit a validation report to the Planning Secretary. The validation report must: (a) be prepared, or reviewed and approved, by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and (b) be prepared in accordance with the approved remedial action plan and relevant guidelines produced or	
Unexpected Finds Protocol	
B29. Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.	UFP
HAZARDS AND RISK	
Dangerous Goods	
B30. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.	CEMP Section 4
B31. The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook if the chemicals are liquids.	CEMP Section 4

B32. In the event of an inconsistency between the requirements of conditions B31(a) and B31(b), the most stringent requirement must prevail to the extent of the inconsistency.	
Bunding	
B33. The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).	CEMP Section 4
Emergency Services Information Package	
B34. From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans*, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.	CEMP Section 4
WASTE MANAGEMENT	
Waste Storage and Processing	
B35. 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.	WMP
B36. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014).	WMP
B37. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	WMP
B38. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	WMP
Pests, Vermin and Priority Weed Management	
B39. 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.*	VMP
B42. 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	
B43. All signage and fencing must be erected in accordance with the development plans included in the RTS.	CEMP Section 4

Note: *This condition does not apply to temporary construction and safety related signage and fencing.*	
PARTC 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) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. **Note:** *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans*	This CEMP and Sub-Plans.
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN	
C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	This CEMP
C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following: (a) Construction Traffic Management Plan (see condition B1); (b) Erosion and Sediment Control Plan (see condition B7); (c) unexpected contamination finds procedure (see condition B29); (d) measures to manage the removal and construction of retaining walls on the northern boundary to ensure adjoining properties are not impacted; and	Sub-Plans

(e) Community Consultation and Complaints Handling, including measures specific to adjoining properties.	
C4. The Applicant must: (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	CEMP Section 1.3
REVISION OF STRATEGIES, PLANS AND PROGRAMS	
C7. Within three months of: (a) the submission of an incident report under condition C7; (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.	CEMP Section 6
C8. If identified as part of the review process (see condition C5) 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. The revised document(s) must be submitted to the Planning Secretary for approval within six weeks of the review process taking place, or such other timing as otherwise agreed to in writing 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.*	CEMP Section 6
REPORTING AND AUDITING	
Incident Notification, Reporting and Response	
C9. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.	CEMP Section 3
Non-Compliance Notification	
C10. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.	CEMP Section 3
C11. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	CEMP Section 3
C12. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	CEMP Section 3
Monitoring and Environmental Audits	

C13. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing. ***Note**: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*	CEMP Section 5
ACCESS TO INFORMATION	
C14. At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), 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; (iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged; (v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; (vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vii) a summary of the current stage and progress of the development; (viii) contact details to enquire about the development or to make a complaint; (ix) a complaints register, updated quarterly; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	CEMP Section 4

Appendix C Consultation

Construction Environmental Management Plan

339 and 349 Horsley Road, Milperra (Lot 140 and 141 DP 550194)

Hale Capital Development Management Pty Ltd

SLR Project No.: 630.030737.00001

16 August 2023

TABLE 1: RESPONSE TO SUBMISSIONS	
Matters Raised	**Response**
CANTERBURY-BANKSTOWN COUNCIL	
Landscaping	
It is unclear if landscaping along the southern boundary will utilise species consistent with Plant Community Type (PCT) 849 and be managed under a Vegetation Management Plan as per Council's previous comments	Along the southern boundary of the Site, the landscape architect has maximised the planting of PCT849 species (consisting of Eucalyptus Tereticornis, Eucalyptus Punctata and Acacia Parramattensis) in locations where it will be most viable for the tree's development. Further to the above, additional PCT849 species (Eucalyptus Moluccana, Eucalyptus Crebra) have been proposed. Refer to the updated Landscape Plan (**Appendix 2**), pages 4 and 6 (Landscape Concept Plan 02 and 04)
The updated proposal results in impacts to additional higher value trees than the previous proposal, including the removal of an addition nine medium retention value trees	Refer to Section 3.3.1 of the previously submitted RtS Report, where it has acknowledged that the Arboricultural Impact Assessment (AIA) submitted with the EIS relied upon outdated plans and did not accurately account for all proposed impacts. The original proposal had 60 trees for removal and the revised proposal now contains 61 trees for removal. Accordingly, a revised AIA prepared by Canopy Consulting (version 5) dated 23 March 2023 and included as Appendix D4 of the original RtS submission, has been prepared, which includes the confirmed final figures and the noted increase from the original AIA. The tree removal and justifications are noted in the Executive Summary, Section 4, Section 5.4, Section 6.2, Appendix B of the AIA.

TABLE 1: RESPONSE TO SUBMISSIONS	
The Landscape Plan does not address the SEARS with respect to detailing the proposed site planting, including location and heights of trees at maturity	The updated Landscape Plan (**Appendix 2**), on pages 3-6, (Landscape Concept Plan 01-04), identifies the proposed trees that are to be planted. Each section of trees identified within the Concept Plan 01-04 have been annotated with a plant code, which aligns with the plant schedule located on page 14. Each tree/plant/shrub type listed within the plant schedule identifies the Code, Botanical Name, Pot size, Height at Maturity, Canopy area at maturity, Density and total quantity.
It is noted that Council's advice was referring to prioritising the retention of PCT 849 rather than disregarding any effort to retain PCT 1800.	The allocation of PCT 1800 to an area of planted C.glauca should not be misinterpreted as the subject land containing this PCT nor any vegetation that has the conservation significance or value of PCT 1800. Rather, allocation of the 'best fit' PCT to this vegetation was a step in the BAM that was conservatively undertaken. The BDAR, provided as Appendix D5 of the original RtS submission, provides sufficient evidence that the site's C.glauca is of planted origin (and not remnant native vegetation nor a PCT that would be expected at the site). This has included: ▪ Description of PCT 1800 habitat (which is not present and is unlikely to ever have been present on the subject land) ▪ Historical imagery provided in Appendix D of the BDAR, which shows that the current area of C.glauca was cleared by the 1930s and remained this way until the 2000s. ▪ Photographic plates showing the C.glauca located within a narrow linear garden bed surrounded by hardstand and existing building (example photo below)

TABLE 1: RESPONSE TO SUBMISSIONS	
	 Since the BDAR was first prepared, C.glauca was listed on the Department's widely cultivated native species (Appendix B: Table 5 in the BAM streamlined module for planted native vegetation), providing further justification that the area of C.glauca did not require assessment under the full BAM. However, whether or not it was included as a PCT had no impact on the BAM outcomes. Hence it was left in the BDAR as a PCT (as was explained in the RTS v1). The very small and degraded area of C.glauca (i.e., 249m2) has a very low vegetation integrity score (VIS) of 9.7 and is in a considerably lower condition compared to other planted native vegetation that has been avoided (including PCT 849 but also other planted native vegetation that has not been allocated to a PCT). The Applicant has not disregarded efforts to retain PCT 1800, rather has demonstrated compliance with Section 7.1 of the BAM, which requires that the proposal be located in areas that lack biodiversity values and where the native vegetation is in the poorest condition (i.e., native vegetation with a low vegetation integrity score or VIS).

TABLE 1: RESPONSE TO SUBMISSIONS	
Stormwater	
The amended plans have not demonstrated the following: • *Capacity of 2x proposed discharge points. Please refer to page 52 of Appendix D7. As per the drawings, the location and invert levels of the 2x discharge points are to be confirmed on site prior to commencement of works. This must be ascertained prior to determination to ensure the new connection has capacity for additional flows. Details of proposed discharge levels must be included on the plans.*	There is no increase in peak flows being generated by the proposed works, as such the quantum of water being directed to these pipes will not be increased. Refer to the Stormwater flow calculations shown in page 8 of the Civil Drawings (C014618.00-SSDA42). For reference, the discharge levels are also noted on page 6 of the Civil Drawings (C014618.00-SSDA40). These drawings were included Appendix D7 of the original RtS submission. A response letter from the project ecologist is also enclosed at **Appendix 4**.
• *Site piped drainage design sized to 20-year Average Recurrence Interval (ARI) in accordance with Bankstown Council Development Engineering Standards*	Confirming, pipes indicatively shown in the Civil Drawings are for the 20-year ARI storm event as noted on the drawings. For reference, refer to item 2 noted in the Stormwater drainage notes in page 6 of the Civil Drawings (C014618.00-SSDA40), included Appendix D7 of the original RtS submission. A full hydraulic/hydrologic model during the detailed design process will be undertaken to confirm.
• *Onsite Detention System designed and provided in accordance with Section 10 of Council's Development Engineering Standards. This requirement is due to the intensification of the development and impacts to Council's infrastructure.*	The proposed development maintains the area of impervious surfaces compared to the current site condition. As such, peak flows will not be increased as a result of the development works. Therefore, the omission of OSD from the design will not have an adverse impact on downstream stormwater drainage systems and is therefore not proposed in accordance with Section 10.1.2 of the CBC engineering specification. Refer to justifications provided in Section 5.1 of the Civil Engineering Report included Appendix D7 of the original RtS submission.
It is also noted the existing discharge pipelines' invert levels and conditions must be verified and confirmed to be adequate for reuse. This should be confirmed prior to determination.	The invert level of the outfall pipes has been confirmed via CCTV survey and levels are noted on page 6 of the Civil Drawings (C014618.00-SSDA40), included Appendix D7 of the original RtS submission. A "TBC on site" note is provided within the drawing to ensure that proper due diligence is undertaken by the future contractor prior to commencing any site works.
Architecture	

TABLE 1: RESPONSE TO SUBMISSIONS	
The proposed VFC on the northern boundary must be amended to comply with Council's VFC policy and standard drawing S-004 requiring a minimum 2m side setback. Please see extract below.	Council's VFC policy and standard drawing S-004 has been adapted at the northern truck exit. A 2500x2000 clear zone triangle at the driveway is maintained, without impacting the truck's swept path. Refer to the updated Site Plan, located on page 7 of the updated DA Plan package (**Appendix 1**).
Waste	
The amended documentation has not provided for 1x 240L waste and 1x 240L recycling bin for each office space as previously requested by Council. *The Waste Management Plan should be updated to reflect this requirement. It is noted this can be a condition of consent.*	The Waste Management Plan has been updated to include a 240L waste and 240L recycling bin. For reference, please refer to Section 5.3.2 of the updated WMP included as **Appendix 3**.
ENVIRONMENTAL HERITAGE GROUP	
BDAR	
The RtS report states that updated plans have resulted in reduced impacts to vegetation, including avoidance of impacts to Cumberland Plain Woodland - Plant Community Type (PCT) 849 and minimised impact to planted native vegetation (Swamp Oak). *An updated Biodiversity Development Assessment (BDAR) Report has been prepared by Ecologique dated 2 March 2023. EHG notes that the previously submitted BDAR identified 0.09ha of PCT 849 to be cleared resulting in a requirement to purchase and retire one Ecosystem Credit under the Biodiversity Offset Scheme.* *As all vegetation associated with PCT 849 is now proposed for retention, the revised BDAR no longer identifies any biodiversity offset requirements for*	The site is already intensely developed as is the surrounding environment. The proposed development does not substantially intensify land use. The proposed buildings are however larger, which results in areas of hardstand being smaller, but cumulatively the developed surface area is of little difference. Vegetation clearing will be limited to that sought under this SSDA and no further clearing would occur. There is no evidence that the proposal will cause a change in water regime that would impact on any retained vegetation or proposed landscaping areas. The site and surrounding established developed areas comprise of artificially created landscaped areas that do not provide conditions suitable for natural recruitment other than to control and remove unwanted weed or pest species to maintain the integrity of the landscape design. The proposal does not isolate this area any further than it already is, conversely, the proposed landscaping will increase the width of this narrow-planted area. The existing area of native vegetation allocated to PCT 849 is of planted origin and should not be mistaken for the naturally occurring community. It occurs in an artificially created area of spoil, which is surrounded by hardstand in all directions.

TABLE 1: RESPONSE TO SUBMISSIONS	
the proposed development. While EHG strongly supports the avoidance of impacts and the retention of vegetation, it considers that the RtS package, including the BDAR, has not adequately considered the indirect impacts associated with the revised proposal. *The proposal presents a substantial intensification in use of the site which will result in further clearing, a change in the water regime, degradation, likely suppression of recruitment for tree replacement and isolation of the vegetation proposed for retention. While this remaining vegetation will contribute to landscape amenity and the reduction of heat island effects, EHG considers that the amended design does not offer any long-term protection or enhancement of areas of PCT 849.* *The vegetation integrity of PCT 849 within the site can be expected to further reduce over time and as such should be offset in accordance with the recommendations of the original BDAR.* *In consideration of the above, EHG recommends conditions of approval be applied to offset biodiversity impacts in accordance with the original BDAR. Application of all mitigation measures within the BDAR is also recommended.*	In the absence of the proposed development, it is considered more likely that the vegetation integrity of this patch of vegetation would reduce in time and condition. Conversely the proposal is committing to managing this area under a vegetation management plan and the implementation of the Project Arborist's tree protection and management measures and supervision during construction will ensure the following: ▪ that protection measures are being adhered to and effective during construction stages, ▪ any decline in tree health is identified, an ▪ additional remediation measures can be implemented. The design was revisited to avoid impacts in accordance with Section 7.1 of the BAM and is no longer clearing any native vegetation that requires an offset obligation. In any case the mitigation measures included within the BDAR, as Appendix D5 of the original RtS submission, will be implemented on the Site.
AIA	

TABLE 1: RESPONSE TO SUBMISSIONS	
Tree 1, located within neighbouring property has a proposed encroachment into its Tree Protection Zone (TPZ) of 24%. Inadequate justification has been provided to support this encroachment. The proposed encroachment could be reduced to a more acceptable level if existing levels are retained in the area between the proposed access and the site boundary (within the TPZ of tree 1).	To clarify, the location of Tree 1 has been approximated only as it was outside the site boundary. The level of encroachment indicated is anticipated to be less than the 24% calculated. There are also existing ground-level structures at the boundary that are expected to have deflected root growth. Therefore, the extent of root growth into the subject site is not anticipated to be to the extent of the notional TPZ/SRZ.
Trees 90-93, located within neighbouring property are subject to major encroachment into the TPZ. Impacts include cut and batter proposed from the common boundary to the proposed parking area below. The proposal should be amended to reduce the proposed impacts/encroachment into the TPZ or alternatively root investigation/mapping should be undertaken to demonstrate these trees can be protected and remain viable post development.	Plant health treatments have been recommended in the Tree Protection Management Plan, which can be located in pages 73-76 of the AIA, included as Appendix D4 of the original RtS submission, to offset the negative impacts of construction. Tree 90-93 are assessed to be in good health which provides a suitable level of resilience.
Trees 11 and 23-26, within the front setback will be subject to a major encroachment. *Recommendations are provided in the AIA to protect these trees however the extent of impacts on existing roots has not been investigated. As such, there is a risk that the trees may be impacted by the proposal in a manner that reduces their medium to long term viability. EHG also notes that the Landscape plans indicate a footpath is proposed along the Horsley Road frontage which may further increase the impacts to these trees. it is unclear if these works have been considered in the impact assessment for these trees.*	Plant health treatments have been recommended, which can be located in pages 73-76 of the AIA, included as Appendix D4 of the original RtS submission to offset the negative impacts of construction. This tree species (tree 11 and 23-26) is typically highly tolerant of root disturbance. The trees are in good health which provides a level of resilience. To minimise the impacts of the footpath, it is preferred that it is constructed above existing grade with only removal of the grass layer to prevent root loss. If this is not possible, the entire path must be hand excavated under supervision of the project arborist and following the guidelines in the tree protection management plan. Any roots >30mm in diameter will need to be bridged.

TABLE 1: RESPONSE TO SUBMISSIONS	
Tree 66 is noted as having a 13% encroachment however it is unclear if the proposed pedestrian walkway and stairs have been included in the encroachment calculation. It is recommended that the walkway be relocated outside of the TPZ of any trees to be retained.	Confirming this walkway is existing amongst the Tree 66 and others in the location and will be retained for the Project. This has been noted in page 6 of the updated Landscape Plan, included as **Appendix 2**.
Landscaping	
In relation to the Concept Landscape Plan EHG notes that species, pot sizes and planting numbers and locations have now been provided and is considered sufficient. With this noted, the canopy cover calculations included in the landscape plan still raise some confusion and appear to overestimate the area of future canopy cover given the restricted growing environments proposed. Neighbouring trees also appear to be included in the calculation.	Confirming that the Project did not add any neighbouring trees canopy cover calculation. The canopy calculation consists of the canopy inside the site boundary (proposed and retained) and excludes the trees proposed for removed trees. For completeness, the diameters of some of the tree canopy cover has been re-adjusted. Refer to page 2 of the updated Landscape Plan, included as **Appendix 2.**

27 April 2023

Thomas Bertwistle
Senior Environmental Assessment Officer
Industry Assessments
Department of Planning and Environment

Sent via email: Thomas.Bertwistle@dpie.nsw.gov.au

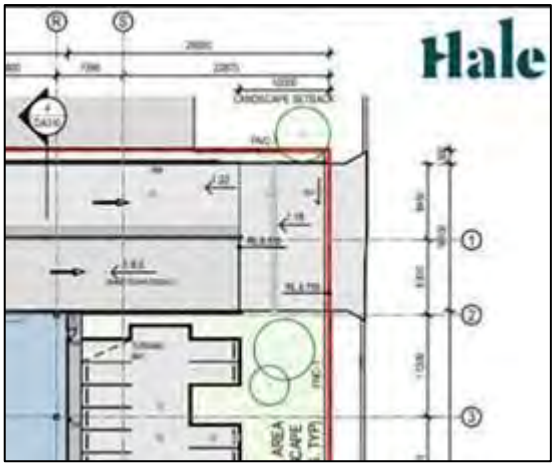
Dear Mr Bertwistle,

SSD-45998963 – Horsley Road Multi-level Warehouse Milperra at 339-349 Horsley Road, Milperra.
Submission to Applicant's Response to Submissions State Significant Development Application – Canterbury Bankstown City Council

Thank you for the opportunity to provide comment to the applicant's Response to Submissions (RTS) for the State Significant Development (SSD) Application SSD-45998963 for the proposed construction of a warehouse development at 339-349 Horsley Road, Milperra (the site). Council has reviewed the documentation made available on the Department of Planning and Environment's (Department) website.

Based on our review of the RTS, Council generally supports the proposed warehouse development subject to further design amendments and clarifications. Council's feedback and comments are summarised as follows:

Item	Council Feedback
Landscaping	• It is unclear if landscaping along the southern boundary will utilise species consistent with Plant Community Type (PCT) 849 and be managed under a Vegetation Management Plan as per Council's previous comments • The updated proposal results in impacts to additional higher value trees than the previous proposal, including the removal of an addition nine medium retention value trees • The Landscape Plan does not address the SEARS with respect to detailing the proposed site planting, including location and heights of trees at maturity • It is noted that Council's advice was referring to prioritising the retention of PCT 849 rather than disregarding any effort to retain PCT 1800.
Stormwater Management	The amended plans have not demonstrated the following: • Capacity of 2x proposed discharge points. Please refer to page 52 of Appendix D7. As per the drawings, the location and invert levels of the 2x discharge points are to be confirmed on site prior to commencement of works. This must be ascertained prior to determination to ensure the new connection has capacity for additional flows. Details of proposed discharge levels must be included on the plans.

Item	Council Feedback
	• Site piped drainage design sized to 20-year Average Recurrence Interval (ARI) in accordance with Bankstown Council Development Engineering Standards • Onsite Detention System designed and provided in accordance with Section 10 of Council's Development Engineering Standards. This requirement is due to the intensification of the development and impacts to Council's infrastructure. It is also noted the existing discharge pipelines' invert levels and conditions must be verified and confirmed to be adequate for reuse. This should be confirmed prior to determination.
Vehicular Footway Crossing (VCF)	The proposed VFC on the northern boundary must be amended to comply with Council's VFC policy and standard drawing S-004 requiring a minimum 2m side setback. Please see extract below. 
Waste	The amended documentation has not provided for 1x 240L waste and 1x 240L recycling bin for each office space as previously requested by Council. The Waste Management Plan should be updated to reflect this requirement. It is noted this can be a condition of consent.

If you require any clarification or have any enquiries regarding the feedback provided, please feel free to contact me on (02) 9707 5462 or Hannah.Painter@cbcity.nsw.gov.au.

Yours sincerely

Hannah Painter
Strategic Planner, City Strategy and Design
Canterbury Bankstown Council

18 July 2023

Scott Fitzgerald
9A Commercial Rd
KINGSGROVE NSW 2208

Our Ref: **WP-FDIONL-1448/2023**
Officer: **Shahjahan Chowdhury**
Phone: **9707**

Dear Sir,

Re.:	**Footway / Roadway Damage Report (FDI)**
Site Address:	**339 Horsley Road, MILPERRA NSW 2214**
Work Permit Number:	**WP-FDIONL-1448/2023**
Related Application:	**Demolition of Existing Industrial Buildings and Ancillary Developments**

This report was developed following a site inspection carried out on 18 July 2023 by the Work Permits Officer Shahjahan Chowdhury. This is a report to outline the condition of Council's footway and roadway reserve and will be used as reference to determine damages (if any) at the final inspection stage, upon completion of all building works.

REPORT OF EXISTING DAMAGE:

FOOTWAY

- There are existing cracks and potholes on the second driveaway close to the property no -349

ROADWAY

- There are existing minor cracks in kerb & gutters.

OTHER ASSETS

- No damage to any utility service structure or to any other property.

»» PLEASE NOTE: SITE PHOTOS HAVE BEEN TAKEN FOR FILE RECORD ««

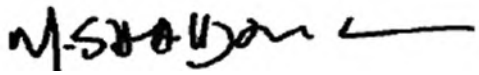
If you have any discrepancies regarding this report, you should contact the Work Permit Officer immediately to discuss.

Please be advised that separate work permit(s) are required for any work carried out within Council's roadway reserve.

Rectification of any damage incurred to Council assets that is not detailed in this report will be at the applicant's expense.

To organise a final inspection on completion of all building works, please contact Public Domain & Works on 9707 9020, or email PublicDomainWork@cbcity.nsw.gov.au.

Yours faithfully,



Shahjahan Chowdhury
WORK PERMIT OFFICER
DEVELOPMENT ENGINEERING SERVICES

BANKSTOWN CUSTOMER SERVICE CENTRE
Upper Ground Floor, Civic Tower, 66-72 Rickard Road,
Bankstown NSW 2200, PO Box 8, Bankstown NSW 1885

CAMPSIE CUSTOMER SERVICE CENTRE
137 Beamish Street, Campsie NSW 2194
PO Box 8, Bankstown NSW 1885

CANTERBURY-BANKSTOWN COUNCIL
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CANTERBURY BANKSTOWN

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18 July 2023

Scott Fitzgerald
9A Commercial Rd
KINGSGROVE NSW 2208

Our Ref: **WP-FDIONL-1450/2023**
Officer: **Shahjahan Chowdhury**
Phone: **9707 9291**

Dear Sir,

Re.:	**Footway / Roadway Damage Report (FDI)**
Site Address:	**349 Horsley Road, MILPERRA NSW 2214**
Work Permit Number:	**WP-FDIONL-1450/2023**
Related Application:	**Demolition of Existing Buildings and Ancillary Buildings uner CDC**

This report was developed following a site inspection carried out on 18 July 2023 by the Work Permits Officer Shahjahan Chowdhury. This is a report to outline the condition of Council's footway and roadway reserve and will be used as reference to determine damages (if any) at the final inspection stage, upon completion of all building works.

REPORT OF EXISTING DAMAGE:

FOOTWAY

- There are existing cracks and marks of repair of work on the second driveway.

ROADWAY

- There are existing minor cracks in kerb & gutters along the site frontage.

OTHER ASSETS

- There is a broken Telstra pit.

»» PLEASE NOTE: SITE PHOTOS HAVE BEEN TAKEN FOR FILE RECORD ««

If you have any discrepancies regarding this report, you should contact the Work Permit Officer immediately to discuss.

Please be advised that separate work permit(s) are required for any work carried out within Council's roadway reserve.

Rectification of any damage incurred to Council assets that is not detailed in this report will be at the applicant's expense.

To organise a final inspection on completion of all building works, please contact Public Domain & Works on 9707 9020, or email PublicDomainWork@cbcity.nsw.gov.au.

Yours faithfully,

Shahjahan Chowdhury
WORK PERMIT OFFICER
DEVELOPMENT ENGINEERING SERVICES

BANKSTOWN CUSTOMER SERVICE CENTRE
Upper Ground Floor, Civic Tower, 66-72 Rickard Road,
Bankstown NSW 2200, PO Box 8, Bankstown NSW 1885

CAMPSIE CUSTOMER SERVICE CENTRE
137 Beamish Street, Campsie NSW 2194
PO Box 8, Bankstown NSW 1885

CANTERBURY-BANKSTOWN COUNCIL
ABN 45 985 891 846 **P.** 9707 9000 **F.** 9707 9700
W. cbcity.nsw.gov.au
E. council@cbcity.nsw.gov.au

CANTERBURY BANKSTOWN

BANKSTOWN CUSTOMER SERVICE CENTRE
Upper Ground Floor, Civic Tower, 66-72 Rickard Road,
Bankstown NSW 2200, PO Box 8, Bankstown NSW 1885

CAMPSIE CUSTOMER SERVICE CENTRE
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ABN 45 985 891 846 **P.** 9707 9000 **F.** 9707 9700
W. cbcity.nsw.gov.au
E. council@cbcity.nsw.gov.au

From: Scott Porth <Scott.Porth@vaughans.com.au>
Sent: Tuesday, 27 June 2023 10:51 AM
To: gtireland@gmail.com; Scott Fitzgerald
Subject: Notice to commence demolition of 339 - 349 Horsley Rd Milperra

Morning Geoff,

I have been in contact with Dominic Sester of Hale Capital the owners of 339 -349 Horsley Rd Milperra, Dominic provided your email contact details..

As part of the requirement of our Complying Development Certificate (CDC) for demolition of 339 -349 Horsley Rd Milperra. Vaughan Constructions known as the Head Contractor who I represent, are required to notify all owners of the adjoining properties within 20m of our Property boundary of the intent to commence works (Demolition).

We would like to take this opportunity to notify yourself of our intention to commence construction on the 10th of July.

Going forward any communication in relation to the site can go through myself or our Senior Project Manager Scott Fitzpatrick who's details are listed below.

Scott Fitzgerald
Senior Project Manager

P 0428 807 765
M 0428 807 765
E Scott.Fitzgerald@vaughans.com.au
W www.vaughans.com.au

Thank you

Scott

Kind Regards,

Scott Porth
Design Manager

M 0419 603 985
F 02 9502 4463
E Scott.Porth@vaughans.com.au
W www.vaughans.com.au

9a Commercial Road, Kingsgrove NSW 2208
PO Box 451, Kingsgrove NSW 1480

Vaughan Constructions acknowledges the Traditional Custodians of Country throughout Australia and recognises their unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to society. We pay our respects to Ancestors and Elders, past, present and emerging.

From: Scott Porth <Scott.Porth@vaughans.com.au>
Sent: Tuesday, 27 June 2023 10:51 AM
To: gtireland@gmail.com; Scott Fitzgerald
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I have been in contact with Dominic Sester of Hale Capital the owners of 339 -349 Horsley Rd Milperra, Dominic provided your email contact details..

As part of the requirement of our Complying Development Certificate (CDC) for demolition of 339 -349 Horsley Rd Milperra. Vaughan Constructions known as the Head Contractor who I represent, are required to notify all owners of the adjoining properties within 20m of our Property boundary of the intent to commence works (Demolition).

We would like to take this opportunity to notify yourself of our intention to commence construction on the 10th of July.

Going forward any communication in relation to the site can go through myself or our Senior Project Manager Scott Fitzpatrick who's details are listed below.

Scott Fitzgerald
Senior Project Manager

P 0428 807 765
M 0428 807 765
E Scott.Fitzgerald@vaughans.com.au
W www.vaughans.com.au

Thank you

Scott

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From: Scott Porth <Scott.Porth@vaughans.com.au>
Sent: Tuesday, 27 June 2023 7:32 AM
To: george@georgesapparel.com.au; gary.g@australianapparel.com.au; Scott Fitzgerald
Subject: Notice to commence demolition of 339 - 349 Horsley Rd Milperra

Morning George, Gary,

I have been speaking with Rob Thomas from PWD and he provided me with your details, as he noted that he had been in contact liaising with you through the initial phases of the lead up to the construction of their site which adjoins your property.

As part of the requirement of our Complying Development Certificate (CDC) for demolition of 339 -349 Horsley Rd Milperra. Vaughan Constructions known as the Head Contractor who I represent, are required to notify all owners of the adjoining properties within 20m of our Property boundary of the intent to commence works (Demolition).

We would like to take this opportunity to notify yourself and Georges Apparel of our intention to commence construction on the 10th of July.

Going forward any communication in relation to the site can come back through myself or the Senior Project Manager Scott Fitzpatrick who's details are listed below.

Scott Fitzgerald
Senior Project Manager

P 0428 807 765
M 0428 807 765
E Scott.Fitzgerald@vaughans.com.au
W www.vaughans.com.au

Thank you

Scott

Kind Regards,

Scott Porth
Design Manager

M 0419 603 985
F 02 9502 4463
E Scott.Porth@vaughans.com.au
W www.vaughans.com.au

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From: Scott Porth <Scott.Porth@vaughans.com.au>
Sent: Tuesday, 27 June 2023 7:32 AM
To: aroelands45@hotmail.com; Scott Fitzgerald
Subject: Notice to commence demolition of 339 - 349 Horsley Rd Milperra

Morning Adam,

I spoke with Tuan Truong from Virbac Australia who occupy *361 Horsley Rd Milperra*. Tuan provided me with your details.

As part of the requirement of our Complying Development Certificate (CDC) for demolition of 339 -349 Horsley Rd Milperra.
Vaughan Constructions known as the Head Contractor who I represent, are required to notify all owners of the adjoining properties within 20m of our Property boundary of the intent to commence works (Demolition).

We would like to take this opportunity to notify yourself and Virbac Australia of our intention to commence construction on the 10th of July.

Going forward any communication in relation to the site can go through myself or our Senior Project Manager Scott Fitzpatrick who's details are listed below.

Scott Fitzgerald
Senior Project Manager

P 0428 807 765
M 0428 807 765
E Scott.Fitzgerald@vaughans.com.au
W www.vaughans.com.au

Thank you

Scott

Kind Regards,

Scott Porth
Design Manager

M 0419 603 985
F 02 9502 4463
E Scott.Porth@vaughans.com.au
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From: Brendyn Rheinberger
Sent: Friday, 21 July 2023 1:23 PM
To: council@cbcity.nsw.gov.au
Cc: Stephen Shoesmith; Scott Fitzgerald; Leigh Gornall; Jessica Keegan
Subject: SSD-45998963 - Post Approval - Consultation with Council - CTMP
Attachments: 631.030737-R01-v0.1 CTMP 20230714.pdf

Attention Traffic and Transport team,

The above SSD approval relates to a proposed warehouse development located at 339-349 Horsley Road, Milperra. I have attached the Construction Traffic Management Plan (CTMP) that is required under the above-mentioned Consent.

In accordance with Condition B1 and B2 of the Consent, the CTMP is required to be prepared in consultation with Council and is required to be finalised and approved by the Planning Secretary prior to the commencement of construction. We therefore seek Council's comments on the attached CTMP which will ultimately be incorporated into the Construction Environmental Management Plan required under the consent.

I've provided the relevant condition extract below for ease of reference.

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) be prepared in consultation with Council;
- (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
- (d) detail heavy vehicle routes, access and parking arrangements;
- (e) include a Driver Code of Conduct to:
  - (i) minimise the impacts of construction on the local and regional road network;
  - (ii) minimise conflicts with other road users;
  - (iii) minimise road traffic noise; and
  - (iv) ensure truck drivers use specified routes;
- (f) include a program to monitor the effectiveness of these measures; and
- (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

B2. The Applicant must:

- (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Please don't hesitate to give me a call should you have any questions.

Thanks,
Brendyn

Brendyn Rheinberger ***(he/him/his)***
Principal Consultant - Transport Advisory

O +61 7 3858 4800
M +61 404 744 118
E brheinberger@slrconsulting.com

SLR Consulting Australia Pty Ltd
Level 16, 175 Eagle Street, Brisbane QLD Australia 4000

From: Scott Porth <Scott.Porth@vaughans.com.au>
Sent: Wednesday, 28 June 2023 2:33 PM
To: dmeechan@southernsteel.com.au; Scott Fitzgerald
Subject: Notice to commence demolition of 339 - 349 Horsley Rd Milperra

Afternoon David

I understand that you have meet with Scott Fitzgerald today and he has explained that he is the Senior Project Manager for the impending construction works at 339 -349 Horsley Rd Milperra. Scott has provided me with your details to enable me to contact you.

As part of the requirement of our Complying Development Certificate (CDC) for demolition of 339 -349 Horsley Rd Milperra. Vaughan Constructions known as the Head Contractor who I represent, we are required to notify all owners of the adjoining properties within 20m of our Property boundary of the intent to commence works (Demolition).

As the representative of Southern Steel located at 319 Horsley Rd Milperra. I'd like to take this opportunity to notify yourself of our intention to commence construction(demolition) on the 10th of July.

Going forward any communication in relation to the site, you can contact myself or our Senior Project Manager Scott Fitzpatrick who's details are noted below.

Scott Fitzgerald
Senior Project Manager

P 0428 807 765
M 0428 807 765
E Scott.Fitzgerald@vaughans.com.au
W www.vaughans.com.au

Thank you

Scott

Kind Regards,

Scott Porth
Design Manager

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Appendix D Removal and Construction of Retaining Walls Drawings

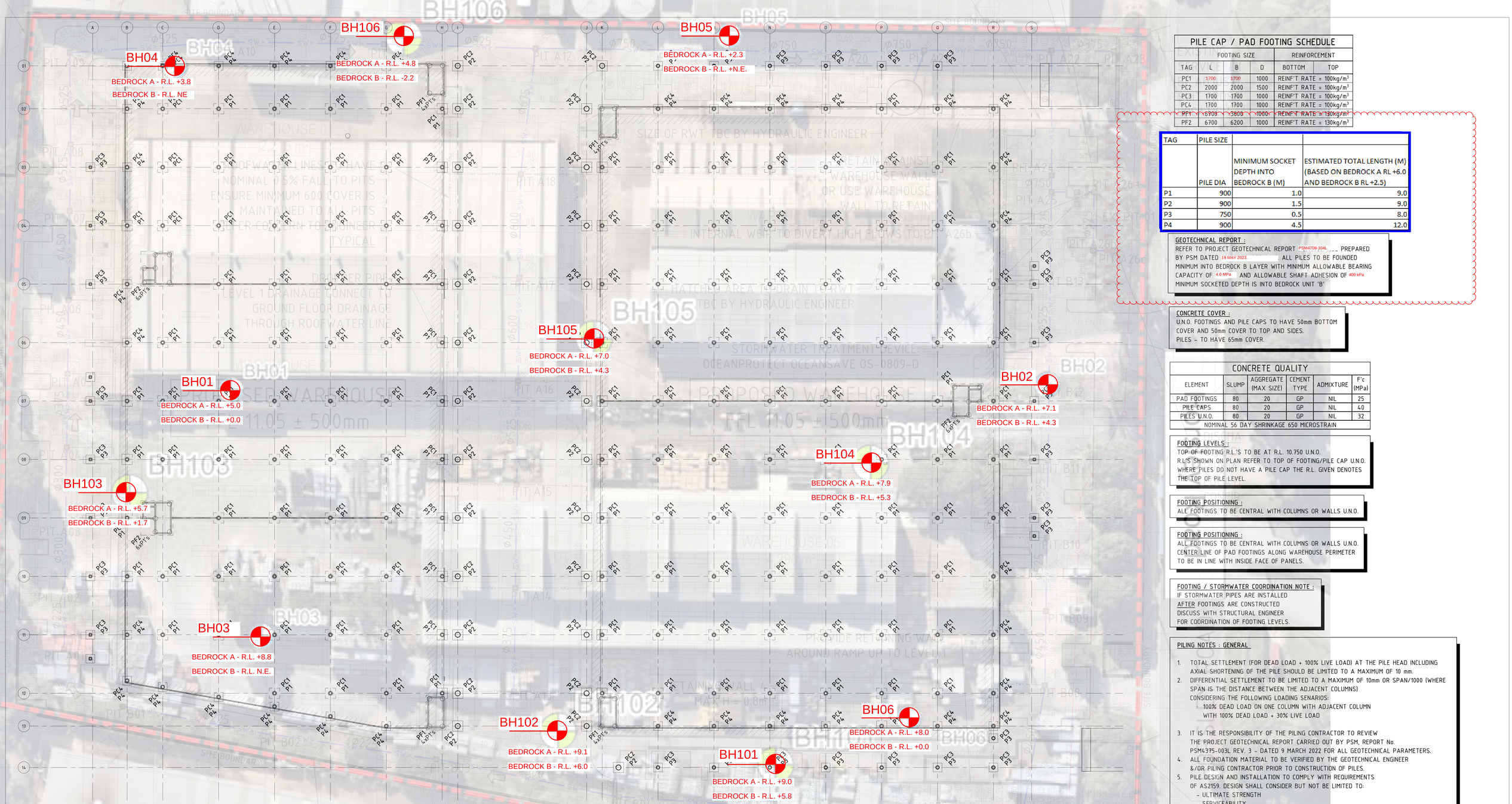
Construction Environmental Management Plan

339 and 349 Horsley Road, Milperra (Lot 140 and 141 DP 550194)

Hale Capital Development Management Pty Ltd

SLR Project No.: 630.030737.00001

16 August 2023



WAREHOUSE FOOTING LAYOUT PLAN

1 : 250

Table 2 - Approximate Reduced Level of the top of Inferred Geotechnical Unit Encountered in Boreholes

Borehole ID	Approximate Reduced Level of Inferred Top of Geological Unit (m AHD)					
	Pavement	Fill	Natural	Bedrock A	Bedrock B	EOH
BH01	10.0	9.8	8.5	5.5	0.0	-3.1
BH02	10.9	10.8	10.2	7.1	4.3	0.5
BH03	11.6	11.6	10.1	8.8	N.E.	4.1*
BH04	9.8	9.5	7.8	3.8	N.E.	-0.3*
BH05	9.5	9.3	6.8	2.3	N.E.	0.1*
BH06	11.6	11.4	10.1	8.0	N.E.	5.7*
BH101	11.6	11.5	10.4	9.0	5.8	0.0
BH102	11.6	11.5	11.0	9.1	6.0	-3.0
BH103	10.2	10.0	9.6	5.7	1.7	-3.4
BH104	10.8	10.7	10.6	7.9	5.3	-2.9
BH105	10.3	10.1	9.7	7.0	4.3	-4.6
BH106	9.8	9.6	7.4	4.8	-2.2	-5.2

PILE CAP / PAD FOOTING SCHEDULE

TAG	FOOTING SIZE L	B	D	REINFORCEMENT BOTTOM	TOP
PC1	1700	1700	1000	REINF'T RATE = 100kg/m³	
PC2	2000	2000	1500	REINF'T RATE = 100kg/m³	
PC3	1700	1700	1000	REINF'T RATE = 100kg/m³	
PC4	1700	1700	1000	REINF'T RATE = 100kg/m³	
PF1	6700	3800	1000	REINF'T RATE = 130kg/m³	
PF2	6700	6200	1000	REINF'T RATE = 130kg/m³	

TAG	PILE SIZE PILE DIA	MINIMUM SOCKET DEPTH INTO BEDROCK B (M)	ESTIMATED TOTAL LENGTH (M) (BASED ON BEDROCK A RL +6.0 AND BEDROCK B RL +2.5)
P1	900	1.0	9.0
P2	900	1.5	9.0
P3	750	0.5	8.0
P4	900	4.5	12.0

GEOTECHNICAL REPORT :

REFER TO PROJECT GEOTECHNICAL REPORT PSM4709-104L ___ PREPARED BY PSM DATED 19 MAY 2023 ALL PILES TO BE FOUNDED MINIMUM INTO BEDROCK B LAYER WITH MINIMUM ALLOWABLE BEARING CAPACITY OF 4.0 MPa AND ALLOWABLE SHAFT ADHESION OF 400 kPa MINIMUM SOCKETED DEPTH IS INTO BEDROCK UNIT 'B'

CONCRETE COVER :

U.N.O. FOOTINGS AND PILE CAPS TO HAVE 50mm BOTTOM COVER AND 50mm COVER TO TOP AND SIDES.
PILES - TO HAVE 65mm COVER.

CONCRETE QUALITY

ELEMENT	SLUMP	AGGREGATE (MAX SIZE)	CEMENT TYPE	ADMIXTURE	F'c (MPa)
PAD FOOTINGS	80	20	GP	NIL	25
PILE CAPS	80	20	GP	NIL	40
PILES U.N.O.	80	20	GP	NIL	32
NOMINAL 56 DAY SHRINKAGE 650 MICROSTRAIN					

FOOTING LEVELS :

TOP OF FOOTING R.L.'S TO BE AT R.L. 10.750 U.N.O.
R.L.'S SHOWN ON PLAN REFER TO TOP OF FOOTING/PILE CAP U.N.O.
WHERE PILES DO NOT HAVE A PILE CAP THE R.L. GIVEN DENOTES THE TOP OF PILE LEVEL.

FOOTING POSITIONING :

ALL FOOTINGS TO BE CENTRAL WITH COLUMNS OR WALLS U.N.O.

FOOTING POSITIONING :

ALL FOOTINGS TO BE CENTRAL WITH COLUMNS OR WALLS U.N.O.
CENTER LINE OF PAD FOOTINGS ALONG WAREHOUSE PERIMETER TO BE IN LINE WITH INSIDE FACE OF PANELS.

FOOTING / STORMWATER COORDINATION NOTE :

IF STORMWATER PIPES ARE INSTALLED
AFTER FOOTINGS ARE CONSTRUCTED
DISCUSS WITH STRUCTURAL ENGINEER
FOR COORDINATION OF FOOTING LEVELS.

PILING NOTES : GENERAL

1. TOTAL SETTLEMENT (FOR DEAD LOAD + 100% LIVE LOAD) AT THE PILE HEAD INCLUDING AXIAL SHORTENING OF THE PILE SHOULD BE LIMITED TO A MAXIMUM OF 10 mm.
2. DIFFERENTIAL SETTLEMENT TO BE LIMITED TO A MAXIMUM OF 10mm OR SPAN/1000 (WHERE SPAN IS THE DISTANCE BETWEEN THE ADJACENT COLUMNS) CONSIDERING THE FOLLOWING LOADING SENARIOS:
   - 100% DEAD LOAD ON ONE COLUMN WITH ADJACENT COLUMN WITH 100% DEAD LOAD + 30% LIVE LOAD
3. IT IS THE RESPONSIBILITY OF THE PILING CONTRACTOR TO REVIEW THE PROJECT GEOTECHNICAL REPORT CARRIED OUT BY PSM, REPORT No. PSM4375-003L REV. 3 - DATED 9 MARCH 2022 FOR ALL GEOTECHNICAL PARAMETERS.
4. ALL FOUNDATION MATERIAL TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER &/OR PILING CONTRACTOR PRIOR TO CONSTRUCTION OF PILES.
5. PILE DESIGN AND INSTALLATION TO COMPLY WITH REQUIREMENTS OF AS2159. DESIGN SHALL CONSIDER BUT NOT BE LIMITED TO:
   - ULTIMATE STRENGTH
   - SERVICEABILITY
   - DURABILITY
   - SETTLEMENTS
6. NUMBER OF PILES TESTED FOR SERVICEABILITY TO COMPLY WITH REQUIREMENTS OF AS2159

FOR TENDER

2m 0 5 10 15 20 25m

NORTH

ARCHITECT SBA ARCHITECTS

CLIENT Hale

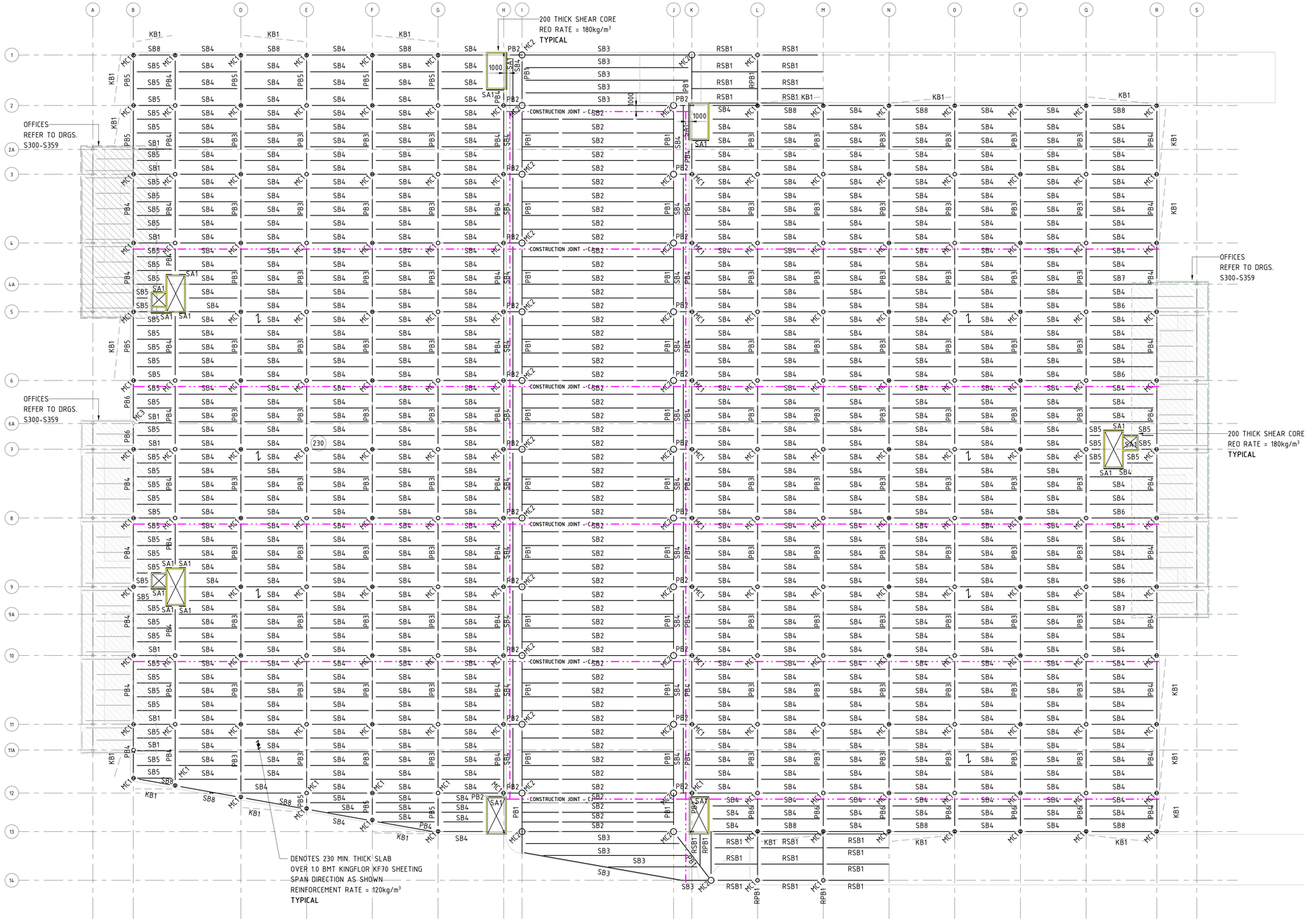
PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
339 - 349 HORSLEY ROAD,
MILPERRA N.S.W. 2214

DESIGNED	DRAWN	DATE	SIZE	SCALE	CAD REF:
F.T.	A.H.	OCT 2022	A0	AS NOTED	C014618.00 - S010

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 30 003 696 446
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

Sketch #: CO14618.00-SK-230704-01
Designer: FT Rev : B
Date: 04/07/2023 pg : 1
Issued For: INFORMATION
SIZE A



WAREHOUSE LEVEL 1 STEELWORK FRAMING PLAN

1 : 250

STEEL MEMBER SCHEDULE

MARK	MEMBER	SIZE	
MC1	MANUFACTURED COLUMN CHS	600Ø 12mm PLATE	#2 #3
MC2	MANUFACTURED COLUMN CHS	1000Ø 12mm PLATE	#2 #6
MC3	COLUMN	457.0x9.5 CHS	#6
MC4	COLUMN	323.9x6.4 CHS	#6
PB1	PRIMARY BEAM	1200FB 261 (ASYMETRIC)	
PB2	PRIMARY BEAM	610UB 101	
PB3	PRIMARY BEAM	1200FB 240 (TAPERED)	
PB4	PRIMARY BEAM	1200WB 249	
PB5	PRIMARY BEAM	1000WB 215	
PB6	PRIMARY BEAM	800WB 122	
SB1	SECONDARY BEAM	610UB 101	#1
SB2	SECONDARY BEAM	1500FB 229 (TAPERED)	#1
SB3	SECONDARY BEAM	1500FB 381	#1
SB4	SECONDARY BEAM	678FB 94 (ASYMETRIC)	#1
SB5	SECONDARY BEAM	410UB 54	#1
SB6	SECONDARY BEAM	800WB 168	
SB7	SECONDARY BEAM	800WB 122	
SB8	SECONDARY BEAM	1000WB 215	
SA1	SEATING ANGLE	125x125x10 EA	#5
KB1	K BRACE	400x400x16.0 SHS	
RPB1	RAMP PRIMARY BEAM	800FB 160 (ASYMETRIC)	
RSB1	RAMP SECONDARY BEAM	530FB 76 (ASYMETRIC)	

#1 - SECONDARY BEAMS AT 2260 MAX. CTRS.
#2 - CORE FILLED FABRICATED STEEL COLUMN, REO RATE 160kg/m³
#3 - COLUMNS TO BE GRADE 300 PLATE
#4 - COLUMNS TO BE GRADE 450LO
#5 -CONNECTED TO P.C. PANELS WITH M20-600 BOLTS INTO P.C. PANEL FERRULES
#6 - COLUMNS TO BE GRADE 350 PLATE

CONCRETE QUALITY

ELEMENT	SLUMP	AGGREGATE (MAX SIZE)	CEMENT TYPE	ADMIXTURE	F'c (MPa)
SLAB	80	20	SL	NIL	40
CORE FILL	120	10	SC	NIL	50
NOMINAL 56 DAY SHRINKAGE 650 MICROSTRAIN					

FIELDERS KINGFLOR KF70 & COMPOSITE SLAB CONSTRUCTION NOTES :

1. 230mm THICK SLAB TO BE CAST ON FIELDERS KINGFLOR KF70 1.0mm BMT STRUCTURAL FORMWORK SPAN DIRECTION PERPENDICULAR TO SECONDARY BEAMS. F'c = 40MPa
2. INSTALLATION & CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH AS2327 & CURRENT FIELDERS KINGFLOR MANUAL & STANDARD DETAILS INCLUDING EDGE FORMS.
3. KINGFLOR PANELS, MINIMUM LENGTHS OF TWO BAYS HAVE BEEN DESIGNED AS UNPROPPED U.N.O. ON PLAN.
4. ALL SHEAR STUDS TO BE 22mm DIA., FINISHED SHEAR STUD HEIGHT TO BE 150mm U.N.O.
5. PRIMARY BEAMS (RUNNING PARALLEL TO KINGFLOR SPAN) TO HAVE 2 ROWS OF SHEAR STUDS, ON 120mm GAUGE, AT 200mm MAX. PITCH, SITE WELDED TO TOP FLANGES AT BEAM HAUNCH. REFER TO TYPICAL PRIMARY BEAM HAUNCH DETAIL.
6. SECONDARY BEAMS (RUNNING TRANSVERSE TO KINGFLOR SPAN) TO HAVE 2 ROWS OF SHEAR STUDS AT 200mm MAX. PITCH, SITE WELDED TO TOP FLANGES THRU' KINGFLOR PANS (CENTRED IN PANS).
7. EDGE BEAMS TO HAVE 2 ROWS OF SHEAR STUDS AT 200mm MAX. PITCH, SITE WELDED TO TOP FLANGES (CENTRED IN PANS WHERE APPROPRIATE).
8. LAP LENGTHS OF MESH IN KINGFLOR SLAB TO AVOID LOCATIONS OF REBAR AT BEAM SUPPORTS TO ENSURE MINIMUM COVER TO STEEL.
9. PENETRATIONS IN KINGFLOR SLAB TO BE CUT OUT AFTER SLAB HAS BEEN POURED & CONCRETE HAS ACHIEVED F'c MIN = 15 MPa.
10. MAXIMUM 1 kPa IMPOSED LOAD ON KINGFLOR UNTIL SLAB CONCRETE HAS ACHIEVED F'c MIN = 15 MPa

NOTE :
1. BEAM PRECAMBERS T.B.C.
2. SLAB SERVICE PENETRATIONS SUBJECT TO DETAIL CONSULTANT COORDINATION

CONCRETE COVER NOTE :

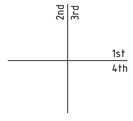
EXPOSURE CLASSIFICATION: A2 INTERNAL, B1 EXTERNAL

CONCRETE COVER: 20mm INTERNAL, 30mm EXTERNAL

DESIGN LOADS U.N.O. - COMPOSITE SLAB

LIVE LOADS:
- UDL 20.0 kPa
- 6.0 TONNE (60 kN) PER POST OVER 100mm x 100mm BASE PLATE WITH RACK FRAMES AT 2700 MIN. SPACING, STANDARD SINGLE PALLET DEPTH
- FORKLIFT WITH MAXIMUM FRONT AXLE LOAD OF 6.0 TONNE.

DEAD LOADS
- SERVICES 0.10 kPa
- FIRE 0.10 kPa



BAR LAYING SEQUENCE

BEAM SHEAR STUDS:

MEMBER	STUD Ø (mm)	STUD PLACEMENT & SPACING (mm)	STUD GAUGE (mm)	STUD FINISHED HEIGHT (mm)
SB1	19	PAIRS @ 300 CTRS.	120	150
SB2	22	PAIRS @ 300 CTRS.	200	150
SB3	22	PAIRS @ 300 CTRS.	200	150
SB4	19	PAIRS @ 300 CTRS.	120	150
SB5	19	PAIRS @ 300 CTRS.	200	150
PB1	22	PAIRS @ 125 CTRS.	200	150
PB2	19	PAIRS @ 300 CTRS.	120	150
PB3	22	PAIRS @ 125 CTRS.	200	150
PB4	22	PAIRS @ 125 CTRS.	200	150
PB5	22	PAIRS @ 125 CTRS.	200	150
RPB1	22	PAIRS @ 125 CTRS.	175	150
RSB1	19	PAIRS @ 300 CTRS.	120	150

FOR INFORMATION
FOR ARCHITECTURAL
CO-ORDINATION ONLY

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SIZE SHEET

AMENDMENTS	DATE	ISSUE
ISSUED FOR CO-ORDINATION	30.06.23	A

NORTH

ARCHITECT: SBA ARCHITECTS

CLIENT: VAUGHAN CONSTRUCTIONS

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
339 - 349 HORSLEY ROAD,
MILPERRA N.S.W. 2214

DESIGNED	DRAWN	DATE	SIZE	SCALE	CAD REF:
F.T.	A.H./N.H.	JULY 2022	A0	AS NOTED	C014618.01 - S100

Costin Roe Consulting Pty Ltd.
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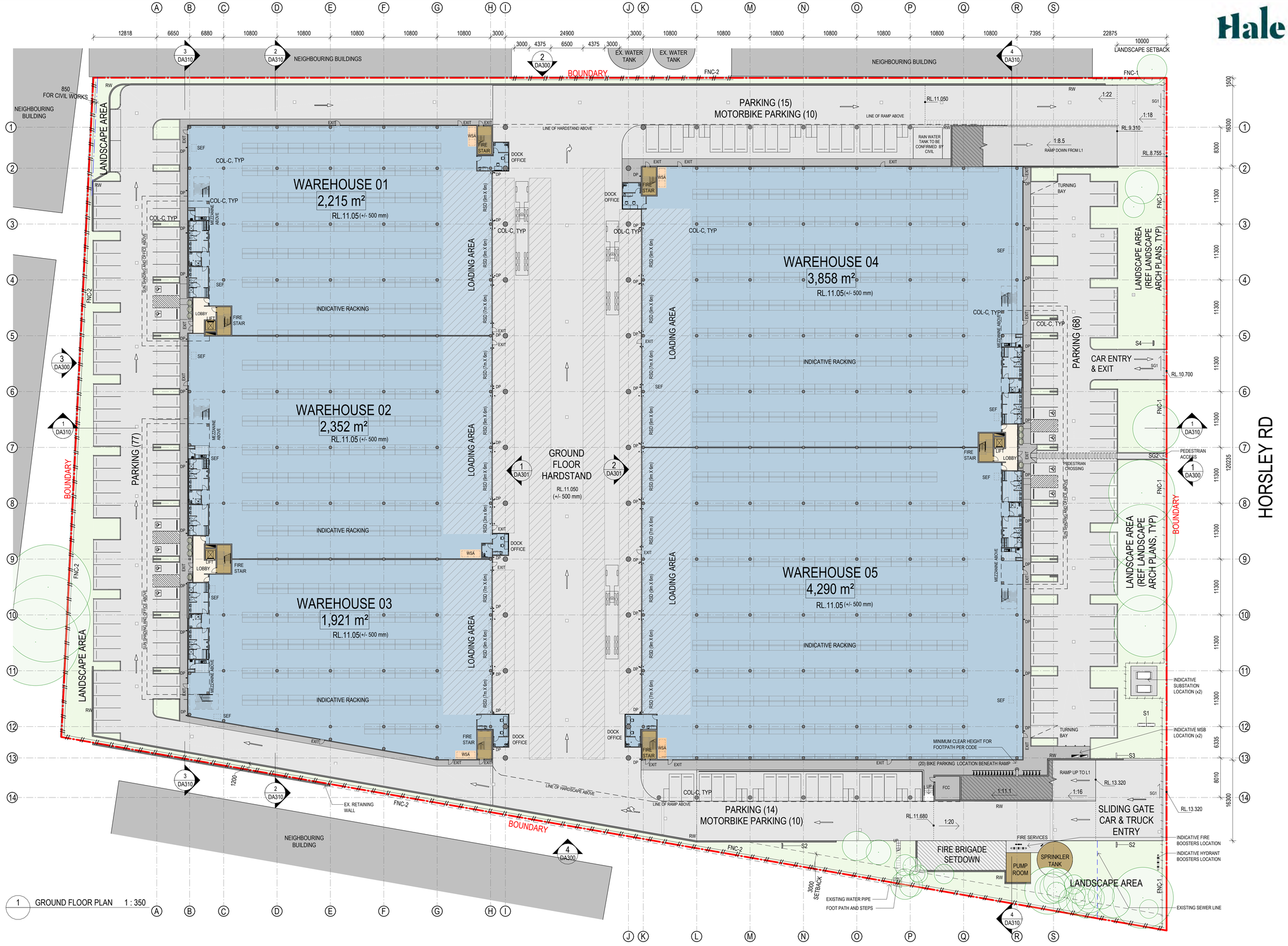
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
WAREHOUSE LEVEL 1 STEELWORK FRAMING PLAN

DRAWING No: C014618.01 - S100 ISSUE: A

Hale



1 GROUND FLOOR PLAN 1 : 350

GENERAL LEGEND:

B1 - BOLLARD TYPE 1
COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
FCC - FIRE CONTROL CENTRE
FNC-1 - PALISADE
FNC-2 - CHAIN WIRE
DP - DOWNPIPES
RW - RETAINING WALL
GEF - GROUND EXHAUST FAN
SEF - SMOKE EXHAUST FAN
SD/FD - SMOKE / FIRE DAMPER
TG1 - TELESCOPIC GATE
TYP - (TYPICAL)
SG1 - SLIDING GATE
SG2 - SWING GATE - PEDESTRIAN
SITE BOUNDARY
LOT BOUNDARY
BUILDING SETBACK
TO BE DEMOLISHED
EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
S# SIGNAGE - REFER TO SIGNAGE DETAILS
FIRE SERVICES
LANDSCAPE AREA
WASTE AREA

ISSUE FOR DA

ISSUE	DESCRIPTION	DATE
8	ISSUE FOR DA	15.09.2022
7	ISSUE FOR DA	05.09.2022
6	ISSUE FOR COORDINATION	11.08.2022
5	ISSUE FOR COORDINATION	04.08.2022
4	ISSUE FOR COORDINATION	22.07.2022
3	ISSUE FOR COORDINATION	21.07.2022
2	ISSUE FOR COORDINATION	14.07.2022
1	ISSUE FOR CLIENT REVEW & COORD.	24.06.2022

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CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

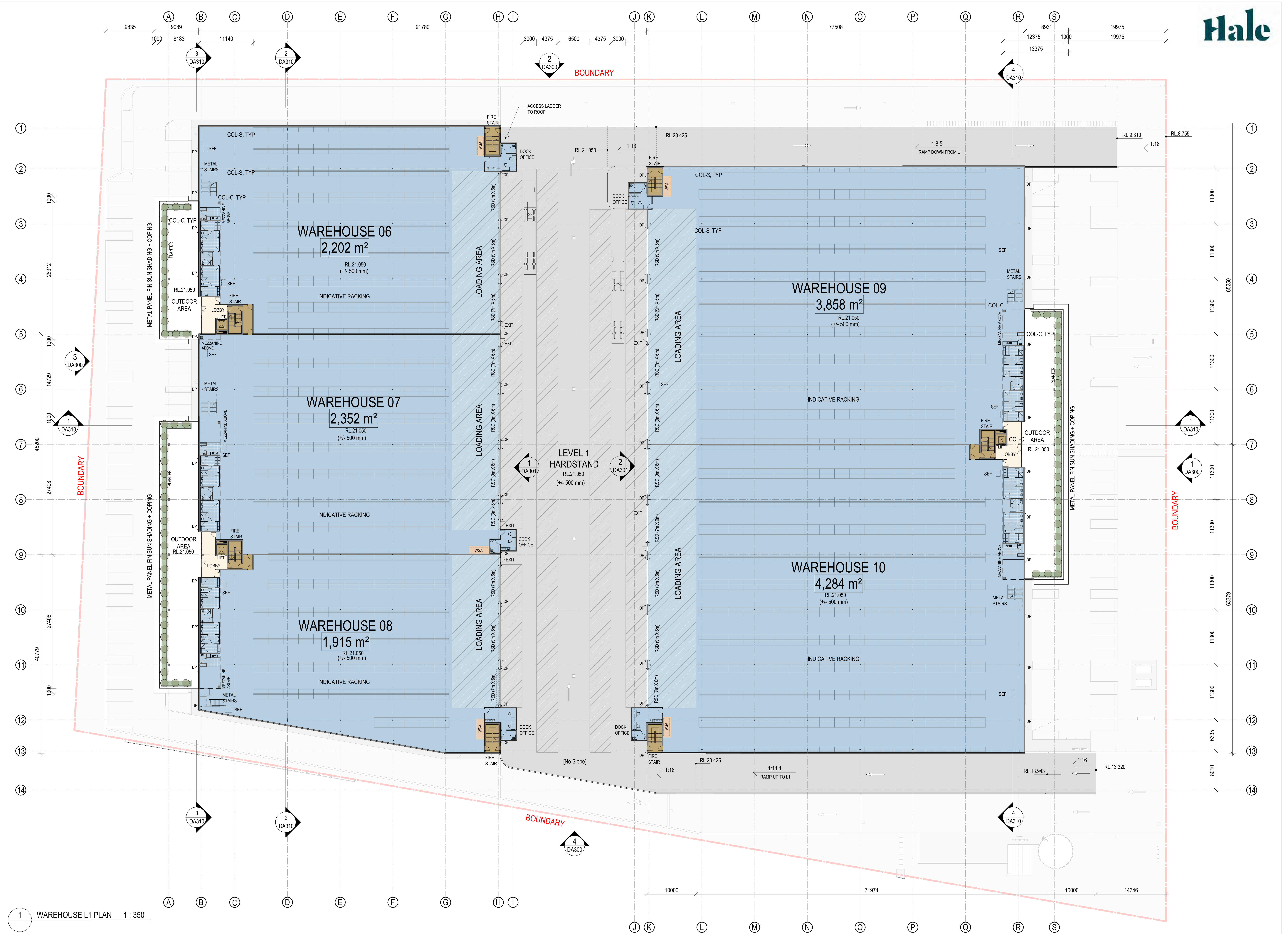
HORSLEY ROAD MULTI-LEVEL WAREHOUSE, MILPERRA (SSD-45998963)

339 - 349 HORSLEY ROAD, MILPERRA

NORTH

TITLE: WAREHOUSE GF PLAN

DATE: 15.09.2022 SCALE: As indicated @ A1 JOB NO. 22114 DWG NO. DA100 REVISION 8



GENERAL LEGEND:

- B1 - BOLLARD TYPE 1
- COL-C - CONCRETE COLUMN
- COL-S - STEEL COLUMN
- RSD - ROLLER SHUTTER DOOR
- FCC - FIRE CONTROL CENTRE
- FNC-1 - PALISADE
- FNC-2 - CHAIN WIRE
- DP - DOWNPIPES
- RW - RETAINING WALL
- GEF - GROUND EXHAUST FAN
- SEF - SMOKE EXHAUST FAN
- SD/FD - SMOKE / FIRE DAMPER
- TG1 - TELESCOPIC GATE
- TYP - (TYPICAL)
- SG1 - SLIDING GATE
- SG2 - SWING GATE - PEDESTRIAN
- SITE BOUNDARY
- LOT BOUNDARY
- BUILDING SETBACK
- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
- SIGNAGE - REFER TO SIGNAGE DETAILS
- FIRE SERVICES
- LANDSCAPE AREA
- WASTE AREA

ISSUE FOR DA

1 WAREHOUSE L1 PLAN 1 : 350

ISSUE	DESCRIPTION	DATE
6	ISSUE FOR DA	05.09.2022
5	ISSUE FOR COORDINATION	04.08.2022
4	ISSUE FOR COORDINATION	22.07.2022
3	ISSUE FOR COORDINATION	21.07.2022
2	ISSUE FOR COORDINATION	14.07.2022
1	ISSUE FOR CLIENT REVIEW & COORD.	24.06.2022

SBA ARCHITECTS

CLIENT: HALE CAPITAL DEVELOPMENT MANAGEMENT

HORSLEY ROAD MULTI-LEVEL WAREHOUSE, MILPERRA (SSD-45998963)

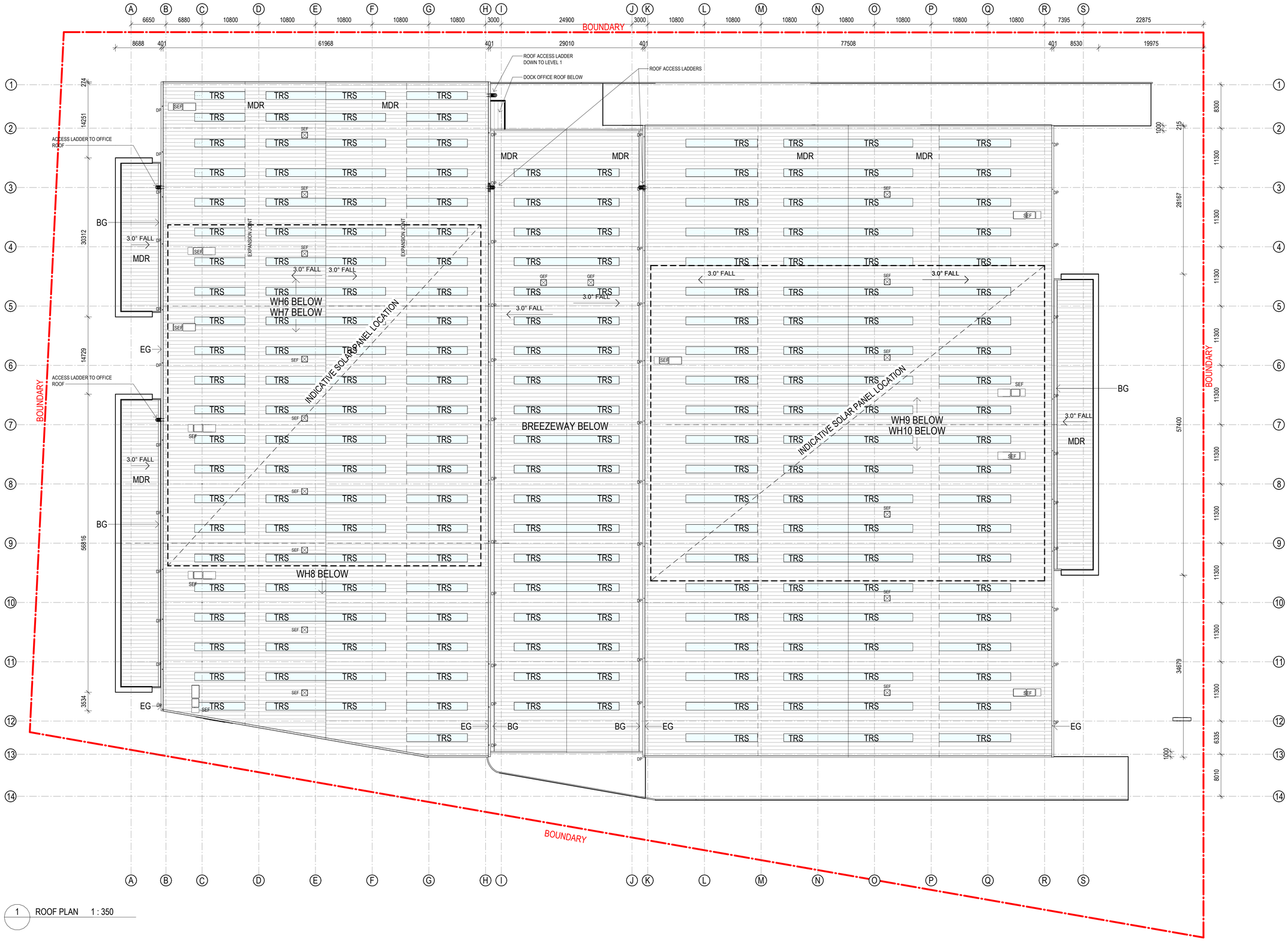
339 - 349 HORSLEY ROAD, MILPERRA

NORTH

TITLE: WAREHOUSE L1 PLAN

DATE: 05.09.2022 SCALE: As indicated @ A1 JOB NO. 22114 DWG NO. DA102 REVISION 6

Hale



ROOF LEGEND:

MDR - METAL ROOF SHEET
TRS - TRANSLUCENT ROOF SHEET
BG - BOX GUTTER
EG - EAVES GUTTER
DP - DOWNPIPE
CU - OFFICE AIR CONDITIONING UNIT
GEF- GROUND EXHAUST FAN
SEF - SMOKE EXHAUST FAN
▭ - FLUSH MOUNTED SOLAR PANELS DEDICATED AREA

1 ROOF PLAN 1 : 350

ISSUE FOR DA

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ISSUE	DESCRIPTION	DATE
4	ISSUE FOR DA	05.09.2022
3	ISSUE FOR COORDINATION	04.08.2022
2	ISSUE FOR COORDINATION	22.07.2022
1	ISSUE FOR COORDINATION	14.07.2022

CLIENT: HALE CAPITAL DEVELOPMENT MANAGEMENT

HORSLEY ROAD MULTI-LEVEL WAREHOUSE, MILPERRA (SSD-45998963)

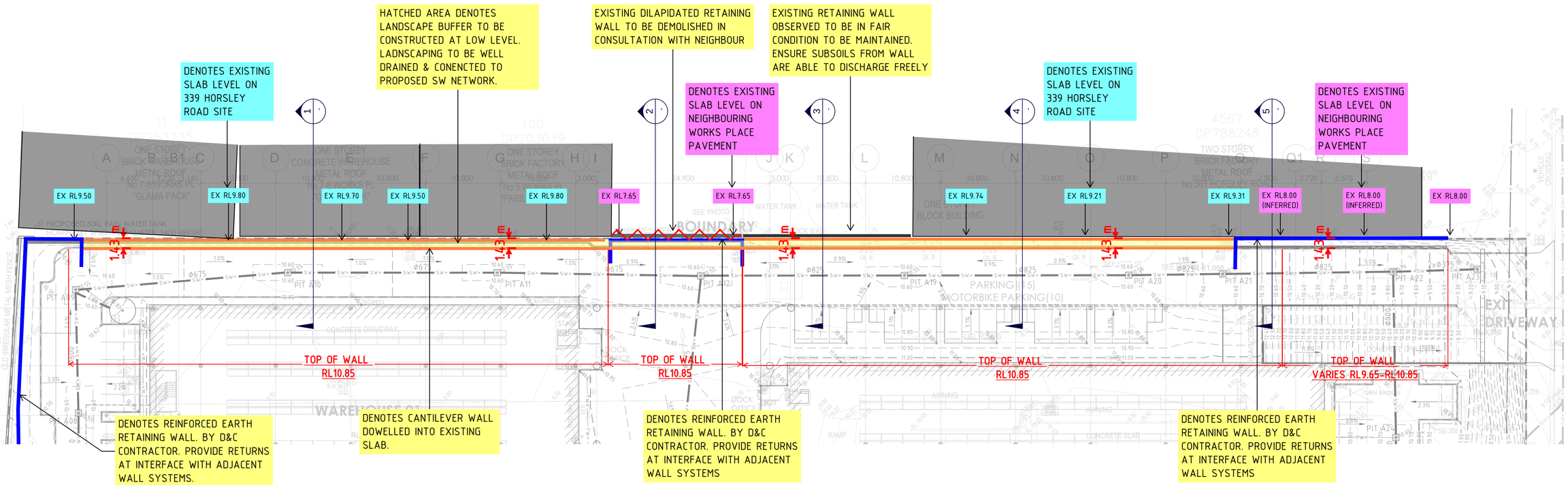
339 - 349 HORSLEY ROAD, MILPERRA

NORTH

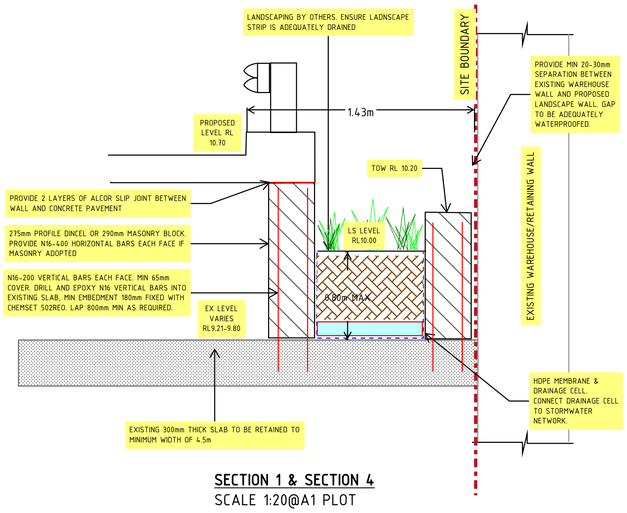
TITLE: WAREHOUSE ROOF PLAN

DATE: 05.09.2022 SCALE: As indicated @ A1 JOB NO.: 22114 DWG NO.: DA104 REVISION: 4

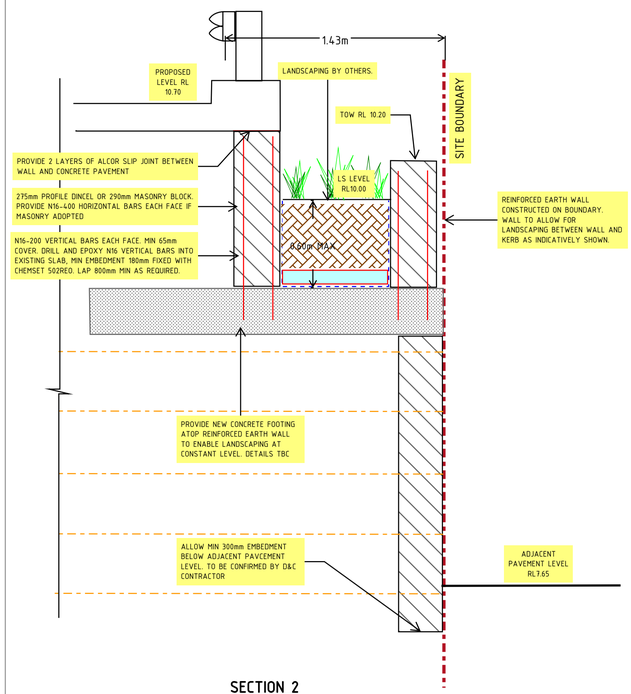
15/09/2022 7:23 PM C:\Users\MarkVOneDrive - SBA Architects\Documents\22114 HALE_HORSLEY PARK MILPERRA_R22_markHITC.rvt



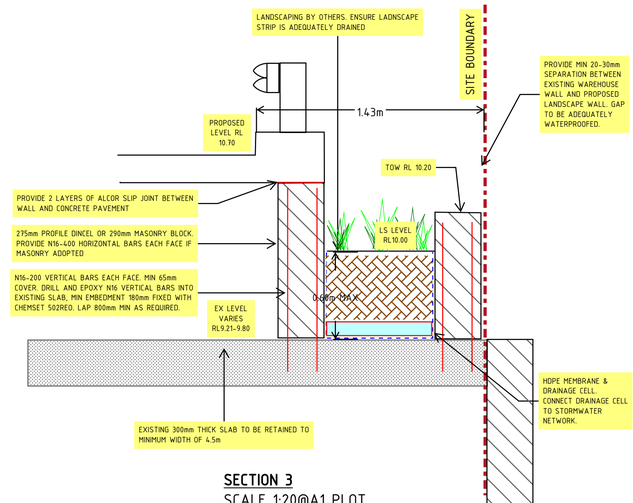
NORTHERN RETAINING WALL CONFIGURATION
SCALE 1:300@A1 PLOT



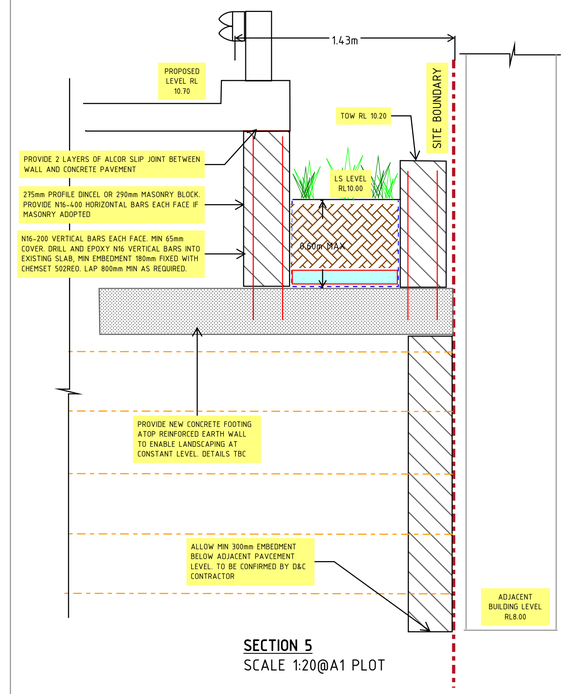
SECTION 1 & SECTION 4
SCALE 1:20@A1 PLOT



SECTION 2
SCALE 1:20@A1 PLOT



SECTION 3
SCALE 1:20@A1 PLOT



SECTION 5
SCALE 1:20@A1 PLOT

COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

Sketch #:	CO14618.01-SKC01-230718	
Designer:	DS	Rev : A
Date:	18/07/23	pg : 1
Issued For:	INFORMATION	

Hale

EASEMENTS:
W TO X: EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION ONLY)(DP550194)

X TO Y: EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION ONLY)(DP550194)

M TO N: EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION ONLY)(DP550194)

LEGEND

- SITE BOUNDARY
- EASEMENT
- EXISTING BUILDINGS
- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE DEMOLISHED

ISSUE FOR DA

1 GROUND EXISTING 1 : 400

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ISSUE	DESCRIPTION	DATE
2	ISSUE FOR DA	05.09.2022
1	ISSUE FOR COORDINATION	04.08.2022

CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

HORSLEY ROAD MULTI-LEVEL WAREHOUSE, MILPERRA (SSD-45998963)

339 - 349 HORSLEY ROAD, MILPERRA

NORTH

TITLE: SERVICES-CONSTRAINS PLAN

DATE	SCALE	JOB NO.	DWG NO.	REVISION
05.09.2022	As indicated @ A1	22114	DA105	2

RETAINING WALL ON HOLD
SUBJECT TO FURTHER INVESTIGATION

PROPOSED SOIL BABY WATER TANK
NOMINALLY 3700mm DIAMETER 5400 HEIGHT

SITE BOUNDARY

PROPOSED OFFICE
BEL RL 10.87

PROPOSED WAREHOUSE
BEL RL10.87

PROPOSED OFFICE
BEL RL 10.87

PROPOSED WAREHOUSE
BEL RL10.87

PROPOSED OFFICE
BEL RL 10.87

WAREHOUSE 01
RL 11.050

WAREHOUSE 02
RL 11.050

WAREHOUSE 03
RL 11.050

WAREHOUSE 04
RL 11.050

WAREHOUSE 05
RL 11.050

LOADING AREA

LOADING AREA

LOADING AREA

GROUND FLOOR HARDSTAND

PARKING (69)

PARKING (14)

CAR ENTRY/ EXIT

EXIT RAMP

EXIT DRIVEWAY

CAR & TRUCK

PROPOSED SUBSTATION

PROPOSED BOOSTER

FIRE BRIGADE SITDOWN

SPRINKLER TANK

PUMP ROOM

HORSLEY ROAD

SITE BOUNDARY

BOUNDARY

NO PROPOSED EARTHWORKS THROUGH HATCHED AREA FOR TREE RETENTION

NO PROPOSED EARTHWORKS THROUGH HATCHED AREAS FOR TREE RETENTION

SITE PREPARATION NOTES:

1. ALL EARTHWORKS SHALL BE COMPLETED GENERALLY IN ACCORDANCE WITH THE GUIDELINES SPECIFIED BY THE GEOTECHNICAL REPORT PSM4709-103L PROVIDED BY PSM DATED 05/09/22.
2. EXISTING LEVELS ARE BASED ON INFORMATION PROVIDED BY LANDPARTNERS TITLED SY075383.000.5.1 DATED 12/10/21.
3. STRIP ANY TOP SOIL OR DELETERIOUS MATERIAL AND DISPOSE OF FROM SITE OR STORE AS DIRECTED.
4. COMPLETE CUT TO FILL EARTHWORKS TO ACHIEVE THE REQUIRED LEVELS AS INDICATED ON THE DRAWINGS WITHIN A TOLERANCE OF +0mm/-10mm THROUGH BUILDING PADS/PAVEMENTS AND +0mm/-20mm ELSEWHERE.
5. PREPARE STEEP BATTERS TO RECEIVE FILL BY CONSTRUCTING BENCHING TO FACILITATE FILL PLACEMENT AND COMPACTION.
6. AREAS TO RECEIVE FILL (THAT ARE NOT ON BENCHED BATTERS) AND AREAS IN CUT SHALL BE PROOF ROLLED TO IDENTIFY ANY SOFT HEAVING MATERIAL. SOFT MATERIAL SHALL BE BOXED OUT AND REMOVED PRIOR TO FILL PLACEMENT. PROOF ROLLING TO BE INSPECTED BY A GEOTECHNICAL ENGINEER OR THE EARTHWORKS DESIGNER.
7. SITE WON FILL SHALL BE COMPACTED IN MAXIMUM 300mm LAYERS AND TO DRY OR HILF DENSITY RATIOS (STANDARD COMPACTION) OF BETWEEN 98% AND 103%. THE PLACEMENT MOISTURE VARIATION OR HILF MOISTURE VARIATION SHALL BE CONTROLLED TO BE BETWEEN 2% DRY AND 2% WET.
8. IMPORTED FILL SHALL BE COMPACTED IN MAXIMUM 300mm LAYERS AND TO DRY OR HILF DENSITY RATIOS (STANDARD COMPACTION) OF BETWEEN 98% AND 103%. THE PLACEMENT MOISTURE VARIATION OR HILF MOISTURE VARIATION SHALL BE CONTROLLED TO BE BETWEEN 2% DRY AND 2% WET.
9. ALL ENGINEERED FILL PARTICLES SHALL BE ABLE TO BE INCORPORATED WITHIN A SINGLE LAYER. FURTHER, LESS THAN 30% OF PARTICLES SHALL BE RETAINED ON THE 37.5 mm SIEVE. ENGINEERED FILL SHALL BE ABLE TO BE TESTED IN ACCORDANCE WITH THE STANDARD COMPACTION METHOD (AS1289.5.4.1) OR HILF TEST METHOD (AS1289.5.7.1). THESE METHODS REQUIRE LESS THAN 20% RETAINED ON THE 37.5 mm SIEVE. WHERE BETWEEN 20% AND 30% OF PARTICLES ARE RETAINED ON THE 37.5 mm SIEVE THE ABOVE TEST METHODS SHALL STILL BE ADOPTED AND TEST REPORTS ANNOTATED APPROPRIATELY. THESE REQUIREMENTS SHOULD BE MET BY THE MATERIAL AFTER PLACEMENT AND COMPACTION.
10. ALL THE EARTHWORKS UNDERTAKEN AND THE SUBGRADE CONDITION IN THE CUT AREAS (IN THE STATED PERIOD) ARE DOCUMENTED IN THE REPORTS AND HAVE BEEN UNDERTAKEN IN ACCORDANCE WITH THE SPECIFICATION.
11. PRIOR TO ANY EARTHWORKS, EROSION CONTROL AS OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE COMPLETED.
12. EXISTING ROCK, IF ANY, SHALL BE REMOVED BY HEAVY ROCK BREAKING OR RIPPING.
13. MATCH EXISTING LEVELS AT BATTER INTERFACE.
14. CONTRACTOR TO MATCH EXISTING LEVELS AT THE INTERFACE OF EARTHWORKS AND EXISTING SURFACE AT BATTER LOCATIONS OR WHERE NO RETAINING WALLS ARE PRESENT. ANY DISCREPANCY BETWEEN DESIGN AND EXISTING LEVELS TO BE REFERRED TO THE ENGINEER FOR DIRECTION OR ADJUSTMENTS TO DESIGN LEVELS.
15. DURING EARTHWORKS THE CONTRACTOR IS TO ENSURE ALL AREAS ARE FREE DRAINING & WILL NOT RETAIN WATER DURING RAINFALL. PROVIDE TEMPORARY MEASURES AS REQUIRED TO ENSURE FREE FLOWING RUNOFF THROUGH MANAGED DRAINAGE PATHS, DIVERSION DRAINS OR OTHER SUITABLE DISPOSAL METHOD AS AGREED DURING THE WORKS. REFER ANY CONCERNS TO THE ENGINEER. REFER TO EROSION AND SEDIMENT CONTROL DRAWINGS AND NOTES.

LEGEND:

LEVELS DATUM IS AHD.

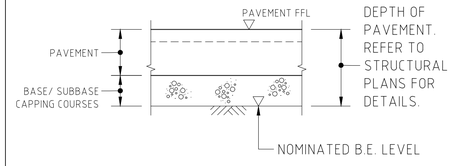
EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY LANDPARTNERS DATED 12/10/21.

50.00 – EXISTING CONTOUR (0.2m INTERVAL)

50.00 – B.E.L. CONTOUR (MAJOR 0.5m)

50.10 – B.E.L. CONTOUR (MINOR 0.1m)

50.00 – B.E.L. SPOT LEVEL



NOMINATED B.E.L. DETAIL
NTS

EARTHWORK ESTIMATES

SITE AREA	= 3.37 Ha
CUT	= - 4,260m³
FILL	= + 18,060m³
ALLOWANCES	
DETAILED EXCAVATION (2,000m³/Ha)	= - 6,740m³
BALANCE	= + 7,060m³ (i.e. FILL OVER CUT)

NOTE:
VOLUMES BASED ON 200mm TOPSOIL STRIP OVER THE NOMINATED AREA. EARTHWORKS VOLUMES ARE APPROXIMATE ONLY.
NO ALLOWANCE HAS BEEN MADE FOR DELETERIOUS MATERIAL, EROSION AND SEDIMENT CONTROL, BULKING OR COMPACTION OF FILLED SOILS, THE REMOVAL OF UNCONTROLLED OR CONTAMINATED MATERIAL OR ANY OTHER UNSPECIFIED EXCAVATION RELATED TO CONSTRUCTION ACTIVITIES. DETAILED EXCAVATION ALLOWANCE IS APPROXIMATE ONLY AND ACCOUNTS FOR STORMWATER/SERVICES TRENCHING AND FOUNDATIONS. THE DETAILED EXCAVATION VOLUMES ARE TO BE CONFIRMED BY THE CONTRACTOR. REFER ANY CONCERNS TO ENGINEER.

ALLOWANCES FOR STRUCTURE

	DEPTH OF PAVEMENT
INTERNAL	
WAREHOUSE	180mm
OFFICE	180mm
EXTERNAL	
HARDSTAND	280mm
CAR PARK	330mm
LANDSCAPING	300mm
PEDESTRIAN	125mm

BULK EARTHWORKS PLAN
SCALE 1:500

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

FOR INFORMATION

AMENDMENTS	DATE	ISSUE
RENUMBERED FROM C30	05.07.23	B
ISSUED FOR INFORMATION	16.06.23	A

ARCHITECT: PACE ARCHITECTS
CLIENT: VAUGHAN CONSTRUCTIONS

PROJECT
INDUSTRIAL DEVELOPMENT
339-349 HORSLEY ROAD, MILPERRA
NSW, 2214

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
DS	NZ	JUN '23	DS	A1	AS SHOWN	C014618.01-C300

CONSULT AUSTRALIA

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CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
BULK EARTHWORKS PLAN

DRAWING No: C014618.01-C300
ISSUE: B

Appendix E Incident Response

Construction Environmental Management Plan

339 and 349 Horsley Road, Milperra (Lot 140 and 141 DP 550194)

Hale Capital Development Management Pty Ltd

SLR Project No.: 630.030737.00001

16 August 2023

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):							

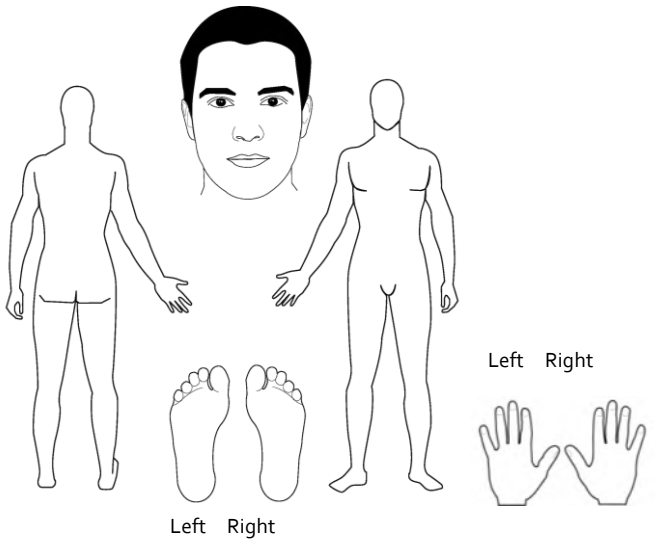
Worker / Witness Details				
Name of Worker / Witness:	Contact Number:	Employer:	Statement Attached	
			☐ Yes	☐ No
			☐ Yes	☐ No
			☐ Yes	☐ No
			☐ Yes	☐ No
			☐ Yes	☐ No
Statement details:				

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		

PART F REVIEW & SIGN OFF		
Note: Site Manager and Project Manager must not sign off until all corrective actions are verified as having been completed.		
Site Manager's Name:	Signature:	Date:
Comments:		
Project Manager's Name:	Signature:	Date:
Comments:		
Construction Manager's Name:	Signature:	Date:
Comments:		

Appendix F Complaint Register

Construction Environmental Management Plan

339 and 349 Horsley Road, Milperra (Lot 140 and 141 DP 550194)

Hale Capital Development Management Pty Ltd

SLR Project No.: 630.030737.00001

16 August 2023

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

Appendix G Traffic Management Plan

Construction Environmental Management Plan

339 and 349 Horsley Road, Milperra (Lot 140 and 141 DP 550194)

Hale Capital Development Management Pty Ltd

SLR Project No.: 630.030737.00001

16 August 2023

Construction Traffic Management Plan

Warehouse Development, 339-349 Horsley Road, Milperra NSW

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.: 630.030737.00001

14 August 2023

Revision: v1.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
v0.1	14 July 2023	A. Moxon	B. Rheinberger	B. Rheinberger
v1.0	14 August 2023	A. Moxon	B. Rheinberger	B. Rheinberger
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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.

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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 construction of a multi-level warehouse estate consisting of five tenancies, located at 339-349 Horsley Road, Milperra NSW.

This CTMP is required to satisfy Conditions B1 and B2 of the Development Consent issued by NSW Government's Department of Planning and Environment (**DPE**). It is understood that DPE 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 by 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-45998963, 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 Consolidated 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 Consolidated Consent: CTMP Requirements

Item No.	Condition Requirement	CTMP Section
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:	-
(a)	consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and	Section 1.3
(b)	provide details of the consultation undertaken including: the outcome of that consultation, matters resolved and unresolved; and details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Section 1.3
B1	Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:	-
(a)	be Prepared by a suitably qualified and experienced person(s);	Section 1.1

Item No.	Condition Requirement	CTMP Section
(b)	be prepared in consultation with Council and TfNSW;	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)	detail heavy vehicle routes, access and parking arrangements;	Section 3.5, Section 3.6
(e)	include a Drivers Code of Conduct to: Minimise the impacts of construction on the local and regional road network; Minimise conflicts with other road users; Minimise road traffic noise; and Ensure truck drivers use specified routes;	Section 5.1 and Appendix D
(f)	include a program to monitor the effectiveness of these measures; and	Section 6.2
(g)	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Section 5.8
B2	The Applicant must:	
(a)	not commence construction until the CTMP required by condition B1 is approved by the Planning Secretary; and	Noted.
(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

1.3 Reference Documents and Stakeholder Consultation

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

- *Transport and Accessibility Impact Assessment for the Proposed Warehouse Development, 339-349 Horsley Road, Milperra* dated September 2022 prepared by Colston Budd Rogers & Kafes Pty Ltd.

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 Technical Manual* (Issue No. 6.1, Feb 2022).

In regard to authority consultation, this document, being the SLR CTMP Version 1.0, has been issued to both DPE and Canterbury Bankstown City Council (CBCC or Council), as the key stakeholders, for their review and comment as part of the referral process. Comments have now been received from DPE and are included at **Appendix G**. Where a comment requires an amendment to this CTMP, this has now been actioned and incorporated into this version. Council's approval letter is provided at **Appendix H** and contains no further requests for amending this CTMP.

Table 2 will be updated in due course following receipt of DPE and/or TfNSW endorsement conditions as required.

Table 2 DPE / TfNSW Endorsement Conditions

No.	Condition
1	This table is to be filled in if/when endorsement conditions are received.
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

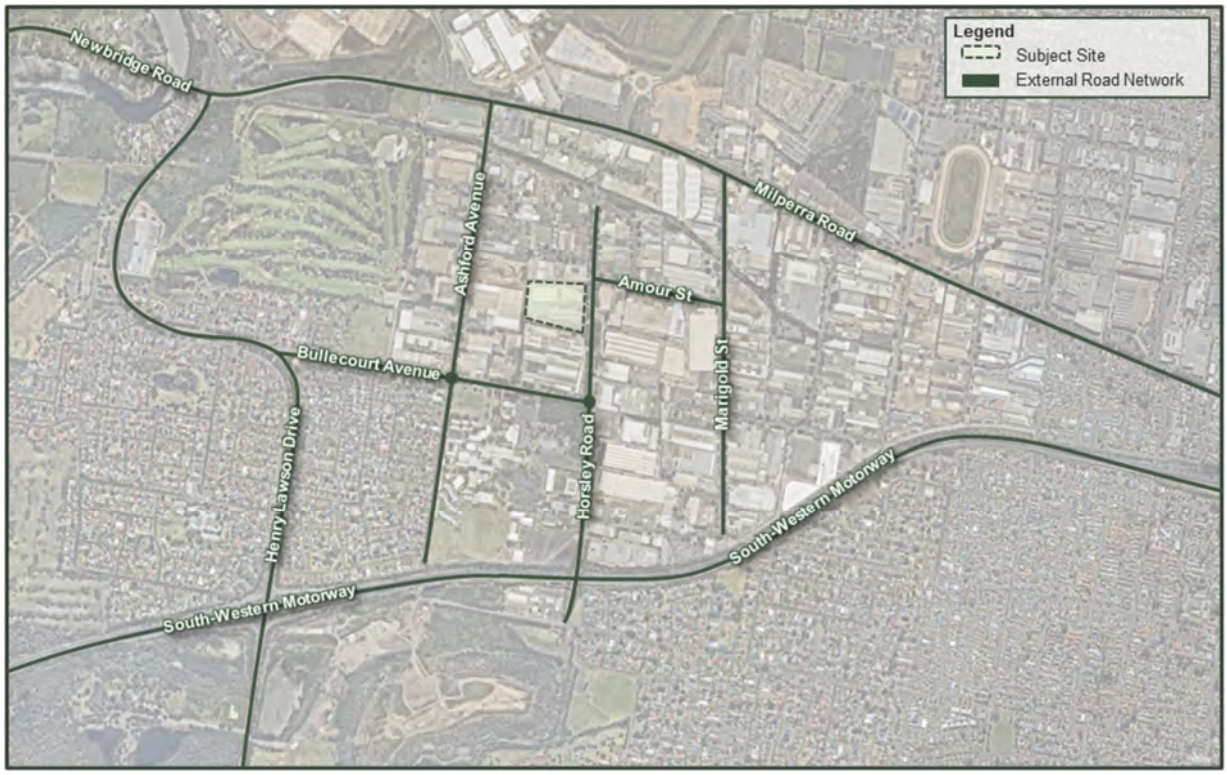
2.0 Development Overview

2.1 Site Location

The work site is situated at Lot 140 DP 550194 and Lot 141 DP 550194 with direct frontage along the Horsley Road corridor in Milperra, NSW. Milperra Road (A34) runs east-west to the north of the site and South-Western Motorway (M5) runs east-west to the south of the site. The site address is 339-349 Horsley Road in Milperra, NSW.

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	Authority	Existing Form	Posted Speed
Milperra Road	State Road	TfNSW	Three lane, two-way dual carriageway.	100km/h
Horsley Road	Local Road	Council	Two lane, two-way single carriageway.	60km/hr default 40km/hr (School Zone)
South-Western Motorway	State Road	TfNSW	Three lane, two way motorway. Toll Road.	100km/h
Ashford Avenue	Local Road	Council	Single lane, two-way carriageway.	60km/hr

Road Name	Classification	Authority	Existing Form	Posted Speed
Bullecourt Avenue	Local Road	Council	Single lane, two-way carriageway.	50km/hr
Armour Street	Local Road	Council	Single lane, two-way carriageway, industrial cross section.	50km/hr
Marigold Street	Local Road	Council	Single lane, two-way carriageway, industrial cross section.	60km/hr
Henry Lawson Drive	Local Road	Council	Two lane into one lane, two way dual carriageway.	60km/hr

2.3 Approved Development

The Project comprises an SSD Approved (SSD-45998963) new warehouse development, consisting of two warehouse buildings, internal road network layout and car parking. The overall site plan for the approval is provided at **Appendix B**. At a high level, the broader estate comprises the following:

- Total Site Area: 33,772m^2;
- Two warehouse buildings, split over two storeys: 29,247m^2;
- Total Office & amenities Area: 3,552m^2;
- Three vehicular crossovers to Horsley Road;
- On site parking: 174 spaces;
- Landscaping and offset planting: 3,380.9m^2.

The approved estate layout and external access arrangements are indicatively illustrated in **Figure 2**.

Figure 2 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:

- Demolition of all existing buildings and structures;
- Site preparation works, including in ground services and foundations;
- Earthworks and retaining walls;
- Three vehicular crossovers to Horsley Road;
- Construction of two warehouse buildings, consisting of two storeys;
- On-site car parking; and
- External pavements, complementary landscaping and offset planting.

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: Demolition, earthworks, in ground services and foundations.	Up to 8 months	From July 2023 to February 2024
Stage 2: Building structures and fit out.	Up to 14 months	From November 2023 to January 2025
Stage 3: External pavements, landscaping, commissioning, demobilization and handover.	Up to 9 months	From July 2024 to March 2025
Total Construction Period	**Up to 20 months**	**From July 2023 to March 2025**

3.2 Construction Hours

All works for 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:

- Ali Mourad, Site Manager:
  - Mobile No.: 0416 317 404
  - Email: ali.mourad@vaughhans.com.au

The key contacts for the site during construction are provided within Section 2.4 of the CEMP.

3.4 Site Access

3.4.1 Approved Location

The industrial area is accessed from Milperra Road via signalised intersection at Queen Street and Ashford Avenue. It has access from the east and south via Beaconsfield Street, Barnsgrove Road and Horsley Road and from the west via Bullecourt Avenue.

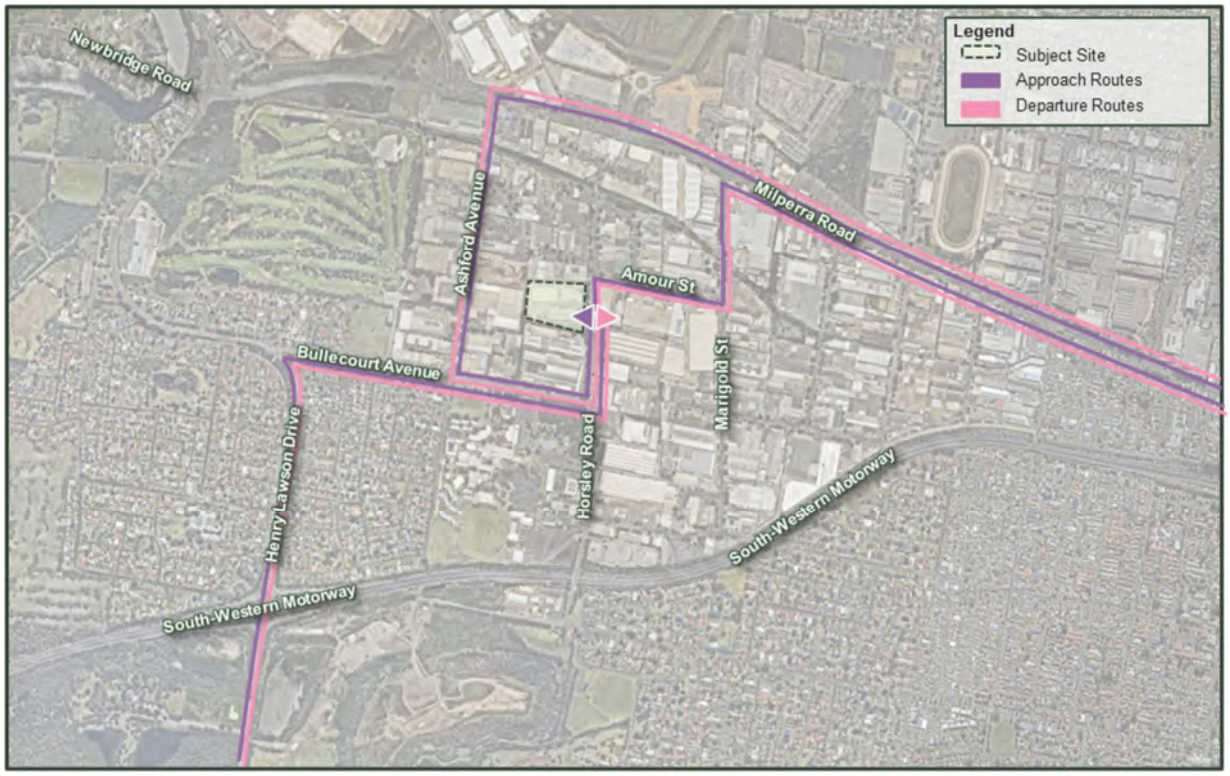
3.4.2 Construction Vehicle Routes

During construction vehicular access to and from the site will be provided from Horsley Road via existing access points. Truck movements on the surrounding 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:

- Approach routes:
  - Milperra Road, Marigold Street, Amour Street, Horsley Road;
  - Milperra Road, Ashford Avenue, Bullecourt Avenue, Horsley Road;
  - Henry Lawson Drive, Bullecourt Avenue, Horsley Road;
- Departure routes:
  - Horsley Road, Amour Street, Marigold Street, Milperra Road;
  - Horsley Road, Bullecourt Avenue, Ashford Avenue, Milperra Road; and
  - Horsley Road, Bullecourt Avenue, Henry Lawson Drive.

Refer to **Figure 3** for construction vehicle access arrangements for the site.

Figure 3 Construction Vehicle Routes



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

Indictive construction staging plans are included in **Appendix C**. The plans indicate the following proposed provisions for the construction phase of the Development:

- Internal circulation roads will be only occur in the south eastern corner where a turning area is provided adjacent to the site exit and entry point.
- An unsealed light vehicle car parking area will be provided for contractors. It is anticipated that up to 40 contractors will be present on-site at any one time during the construction of the warehouse, and hence car parking should be provided to accommodate up to 40 vehicles (refer to **Section 3.6**). The spatial provisions indicated on the plans provided at **Appendix C** are broadly consistent with this requirement;
- 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.

Staging for the site will consist of Mobilisation 1, with the current shed set up, a single access point of entry and exit all to be maintained during demolition, earthworks, piling, footings and steel erection. Mobilisation 2 will relocate the sheds and increasing access to three points to enable trucks to navigate a one-way system through the site.

3.6 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

Description	General Construction
Worker Numbers	5 - 40
Peak Daily Heavy Vehicle Movements Peak Daily Light Vehicle Movements	30 (15 in/15 out) 80 (40 in/40 out)
Peak Hour Heavy Vehicle Movements Peak Hour Light Vehicle Movements	6 (3 in/3 out) 40 (40 in or 40 out)
Largest Vehicle Size	Truck & Dog

Table 5 describes the maximum number of light vehicles to be on-site at any one time as 40 vehicles during construction. This would equate to a peak daily volume of 80 vpd or 40 vph during the peak hour period. Heavy vehicles consisting of no larger than truck & dogs would reach a maximum of 30 movements per day or 6 per hour. Therefore, the anticipated maximum construction vehicles generated is:

- Peak Daily Heavy Vehicle Movements = 30;
- Peak Daily Light Vehicle Movements = 80;
- **Maximum Daily Construction Vehicle Movements = 110 movements per day;**
- Peak Hour Heavy Vehicle Movements = 6;
- Peak Hour Light Vehicle Movements = 40;
- **Maximum Peak Hour Construction Vehicle Movements = 46 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.

4.0 Safety Assessment

4.1 Site Access

The construction activities associated with this project during mobilisation 1 do not propose to amend existing road condition arrangements on Horsley Road.

As the project progresses into mobilisation 2, there will be three crossovers to Horsley Road to allow vehicles to navigate using a one-way system through the site.

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 / Medial Centre

The closest Medical Centre is Eldridge Road Medical Heath Centre, located at Suite G01/68 Eldridge Road, Bankstown NSW 2200. The closest Public Hospital is Bankstown-Lidcombe Hospital, located at Eldridge Road, Bankstown NSW 2200. It is approximately 1.1 km from the subject site.

5.0 Construction Phase Traffic Management Measures

5.1 Drivers Code of Conduct

A Drivers Code of Conduct was prepared as part of the SLR CTMP dated 14 July 2023. This has been reproduced at **Appendix D** and is suitable to be applied for the Proposed Site.

5.2 Traffic Guidance Scheme

A TGS will be required to manage construction site access located Horsley Road. Refer to **Appendix E** which contains a generic TGS for implementation associated with the management of construction site access from TCAWS 6.1. It is recommended that a site specific TGS, based on the generic TGS D.4.7, be prepared. Following the implementation of this TGS, weekly inspections of the 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 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 Horsley Road 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 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.

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 in Horsley Road: Construction traffic will use the existing access to enter/exit the site for the works. To ensure the impacts to motorists within the area are kept to a minimum, construction traffic will remain extremely low.	Site Manager	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 rumble grids positioned at the site's access point to Horsley Road, as well as the use of water trucks and sweeper trucks for Horsley Road shall ensure the existing network is free of dirt from the site. Finally, a visual inspection by the gate operator shall be conducted to confirm that no dirt/mud is tracked onto Horsley Road when trucks exit.	Site Manager	Daily.
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, and identifies all reasonably foreseeable hazards, assesses the hazards, and manages the hazards as best possible by either eliminating or minimising the risks.	Project Manager	Reviewed at the inception of construction.

Mitigation Measures	Responsibility	Timing
The TGS shall be monitored and updated accordingly throughout the project.		
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: All vehicle operators accessing the construction site must be inducted onto the Drivers Code of Conduct (**Appendix D**) prior to entering the site. The Contractor is to maintain a register of inducted operators with evidence of induction by way of operator signatures being captured.	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 by VC and is attached at **Appendix F**.

5.7 Community Consultation in Relation to External Works

Details of any notification/consultation measures to minimise disruptions to road users are contained within the respective CTMP for the signalised intersection works on Horsley Road.

6.0 CTMP Monitoring / Review & Improvement Process

6.1 Implementation

In accordance with Part B, Condition B2 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. Regular reviews will be undertaken by the on-site coordinator during implementation and execution of this CTMP. Monitoring of this CTMP shall also be picked up in the Environmental checklists, with any incidents being reported within the weekly site meeting. The monitoring shall be undertaken in accordance with Condition C13.

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 report. Deliveries will be tracked against approved volumes and will keep a vehicle log - including Rego & time of entry - for the purpose of assessing 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 on a daily basis.
- To identify any shortfalls and develop an updated action plan to address issues that may arise during construction (Parking and access issues).
- To ensure TGS's are updated (if necessary) by "Prepare a Work Zone Traffic Management Plan" card holders to ensure they remain consistent with the set-up on-site.
- Regular checks to ensure all loads are entering and leaving site covered 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 45 dBA.
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.

Type of Review	Frequency	Considerations
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 to immediately to the supervisor. A non-compliance is anything other than 'Condition Green' as outlined within **Table 9**. All workplace incidents must be reported immediately to the supervisor, who is to determine responsibility for investigating the incident. The incident and investigation must also be recorded in the incident reporting system of Transport. The post incident or near miss CTMP review must consider: • Causal factors; • Contributory factors or changes required; and • Identified changes to TGS are completed, approved, recorded, and communicated. For any incidents or near miss (where required) a safety alert must also be prepared and distributed by the Transport project manager to share learnings with other work sites.

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 the CTMP forms a part. The roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of CBCC, undertake remedial treatments such as patching at no cost to the 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 the TfNSW *Traffic Control at Work Sites* Technical Manual Issue No. 6.1 (**TCAWS 6.1**). As such, the structure, schedule, and frequency of these activities have been considered and identified.

To inspect, review and audit the temporary traffic management (**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 requirement 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 that the length of construction and that no regular works have been proposed outside of the site, monthly TTM inspections are considered to be 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 is a breach of the consent.

All incidents related to traffic, 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 not limited to:

- Vehicle crash or injury resulting from construction traffic related to the project;
- Queuing onto Horsley Road, 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 DPE in writing via the Planning Portal after VC becomes aware of the incident, as per Condition C10 of the conditions. Any notification to DPE must identify the development, including the application number, and set out the location and nature of the incident.

In the event of a notifiable non-compliance incident arising, the Principal Contractor will notify Hales Project Manager immediately, who is then required to notify DPE in writing (via the Planning Portal) within 7 days, as per Condition 11 of the conditions. Any notification to DPE must:

- identify the development, including the application number;
- set out the condition of approval 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 taken, 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(e). Notwithstanding, **Table 9** outlines an indicative plan to be undertaken by the Contractor in the event that the monitoring program identifies the management plan is 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 3.6 (80 LV & 30 HV movements per day / 40 LV & 6 HV movements in peak hour periods).	Construction traffic volumes exceeds programmed peak hour volumes but is within permissible daily volume constraints (80 LV & 30 HV movements per day / 40 LV & 6 HV movements in peak hour periods).	Construction traffic volumes exceeds permissible volume and time constraints (80 LV & 30 HV movements per day / 40 LV & 6 HV movements in peak hour periods).
	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.

Risk		Condition Green	Condition Amber	Condition Red
	Response	No response required. Continue monitoring program.	Review the delivery schedule prepared by the builder. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct.	As per Condition, plus: • 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 constraints, as outlined within the Noise Assessment Report (<45dBA), 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.	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.

Risk		Condition Green	Condition Amber	Condition Red
	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.
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.	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

A communications strategy shall be established by the Contractor and is included in the overarching CEMP Section 1.6 (refer to the community consultation strategy prepared separately).

A Communications and Community Liaison Representative (**CCLR**) has been nominated as Stephen Shoesmith of SLR Consulting 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, are to immediately notify the Contractor's Project Manager who will then contact the Communications and Community Liaison Representative. 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 complainant 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 in an attempt 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 of the complaint 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 the rectification of 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
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 to 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 of 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

PACEARCHITECTS
A.B.N. 721 5926 6350
E: ppace@pacearchitects.com.au
P: 02 9452 1400
M: 0404 450 317
W: www.pacearchitects.com.au
A: Level 1, Suite 5-6 , Alexander Street, Crows Nest, NSW 2065

REV	DESCRIPTION	DATE
P1	PRELIMINARY ISSUE FOR BACKGROUND INFORMATION	19-05-23
P2	PRELIMINARY ISSUE FOR COLUMNS	02-06-23
P3	FOR CLIENT APPROVAL	08-06-23
P4	REVISED FOR CLIENT APPROVAL	09-06-23
P5	ISSUED FOR COORDINATION	16-06-23
P6	EXISTING SEWER SHOWN	07-07-23
P7	PRELIMINARY SET	18-07-23
P8	ISSUED FOR 50% SUBMISSION	02-08-23

PROPOSED 50KL RAIN WATER TANK
NOMINALLY 3750mm DIAMETER, 5400 HEIGHT

RETAINING WALLS TO CIVIL ENG. DETAILS

BOUNDARY

PARKING (15)
MOTORBIKE PARKING(10)

DOCK OFFICE

EXIT RAMP

EXIT DRIVEWAY

RWT UNDER RAMP

TELE PIT/POLE

ELECTRIC POLE TO BE RELOCATED (TBC)

EXISTING SEWER PIPE LOCATION BASED ON SURVEY

STORMWATER PIT

ELECTRIC POLE

TELECOMMUNCATION SERVICES

HORSLEY ROAD

CAR ENTRY/ EXIT

HYDRANT MARKER

STREET LIGHTPOLE

DRAINAGE PIT

SEWER PITS & APPROXIMATE PIPE LOCATION (UNDERGROUND) BASED ON SURVEY

UNKNOWN PIT

TELECOMMUNICATION PIT

ELECTRIC POLE

PROPOSED SUBSTATION

EXISTING SEWER PIPE LOCATION BASED ON SURVEY

TELECOMMUNICATION PIT

DRAINAGE PIT TO BE RELOCATED (TBC)

TELECOMMUNICATION PIT TO BE RELOCATED (TBC)

HYDRANT MARKER TO BE REVIEWED

STREET LIGHTPOLE TO BE RELOCATED (TBC)

PROPOSED HYDRANT BOOSTER

WAREHOUSE

HARDSTAND

WAREHOUSE

PARKING (69)

PARKING (68)

SUNSHADE & OFFICE ABOVE

BENCH

TURN BAY

ENTRY RAMP

PARKING (14)
MOTORBIKE PARKING (10)

PROPOSED BOOSTER

FCC

FIRE BRIGADE SETDOWN

PUMP ROOM

SPRINKLER TANK

CAR & TRUCK ENTRY SLIDING GATE

ARMCO BARRIER ON CONCRETE RETAINING WALL

WATER SERVICES PIT

LIGHT POLE

CONCRETE STAIRS TO BE RETAINED

SEWER VALVE

LEGEND

- SOFT LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS
- BUILDING - REFER TO FLOOR PLANS
- INACCESSIBLE
- KEEP CLEAR
- VEHICULAR PAVEMENT
- PEDESTRIAN PAVEMENT

1 SITE PLAN
1 : 300 A 601

NOTE: THE LOCATION OF PROPERTY ALIGNMENTS IS DETERMINED FROM SURVEY INFORMATION PROVIDED BY SURVEYOR.

PRELIMINARY

CLIENT: Hale

BUILDER / PROJECT MANAGER: VAUGHAN CONSTRUCTIONS

ARCHITECT: PACE ARCHITECTS

PROJECT: MULTI-LEVEL WAREHOUSES

ADDRESS: 339-349 HORSLEY ROAD, MILPERRA NSW

DRAWING TITLE: SITE PLAN

PURPOSE: PRELIMINARY

GRAPHIC SCALE 1:300

SCALE	As indicated B1
PROJECT NO	230508
DATE	02-08-23
DWN	KT
DWG NO	230508 - A 101
ISSUE	P8

Appendix C Mobilisation Plans

BUILDER:

VAUGHAN CONSTRUCTION

PROJECT

HALE MILPERRA

LOTS 140 & 141
IN DP550194
339-349 HORSLEY ROAD, MILPERRA

SITE ESTABLISHMENT AND EMERGENCY

VAUGHAN CONSTRUCTIONS

LEGEND

- Site Office
- M/F Toilet
- Change Room
- Lunch Shed
- Meeting Room
- First Aid Room
- Site Boundary
- Truck Shaker Grid
- Vehicle Entry & Exit
- Pedestrian Access
- Vehicle Zones
- Emergency Muster Point at Pedestrian Gate
- Concrete Washout
- Diversion Drain
- Silt Fence

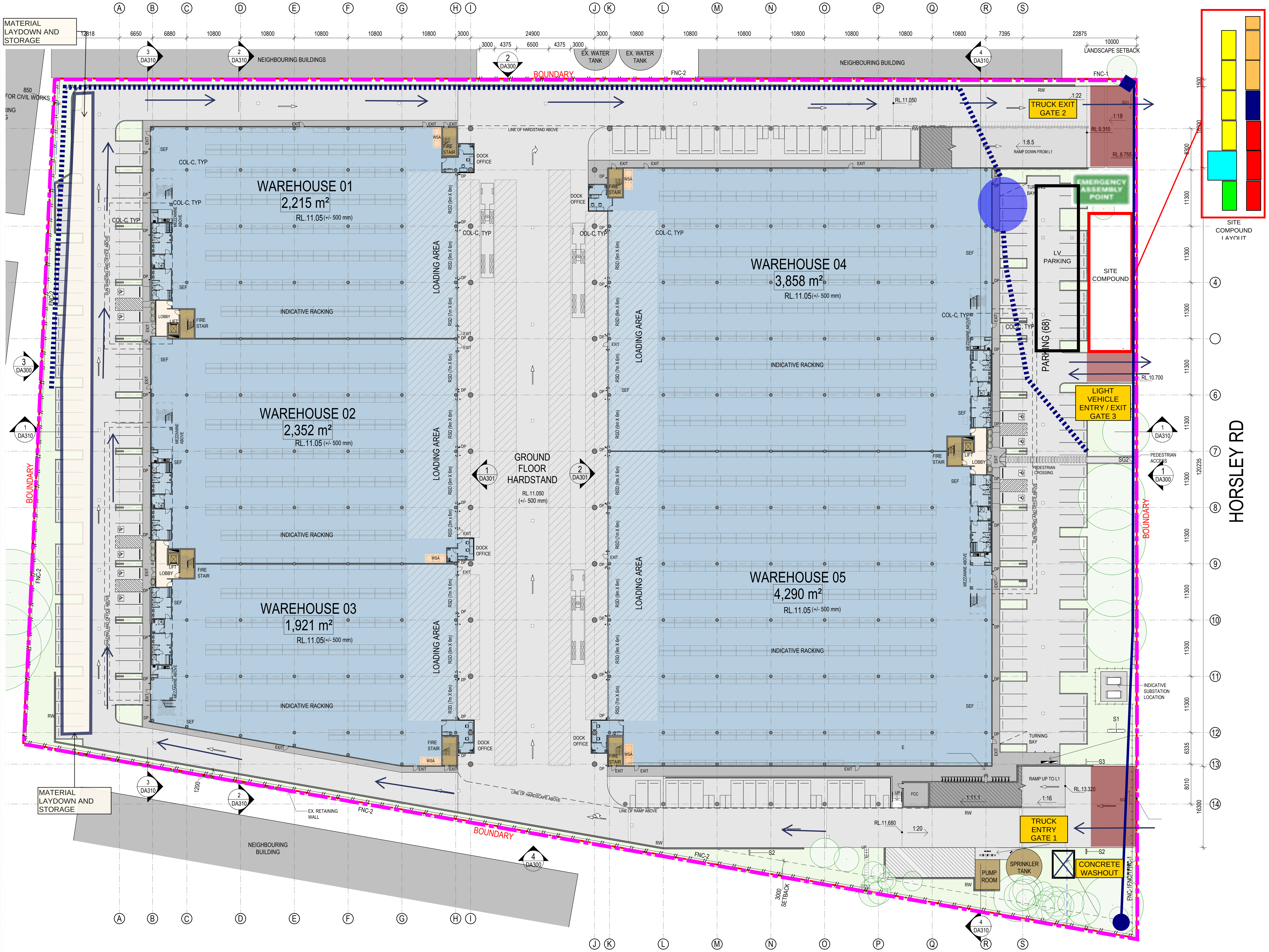
PROJECT MANAGER:
Scott Fitzgerald
0428 807 765

SITE MANAGER:
Ali Mourad
0416 317 404

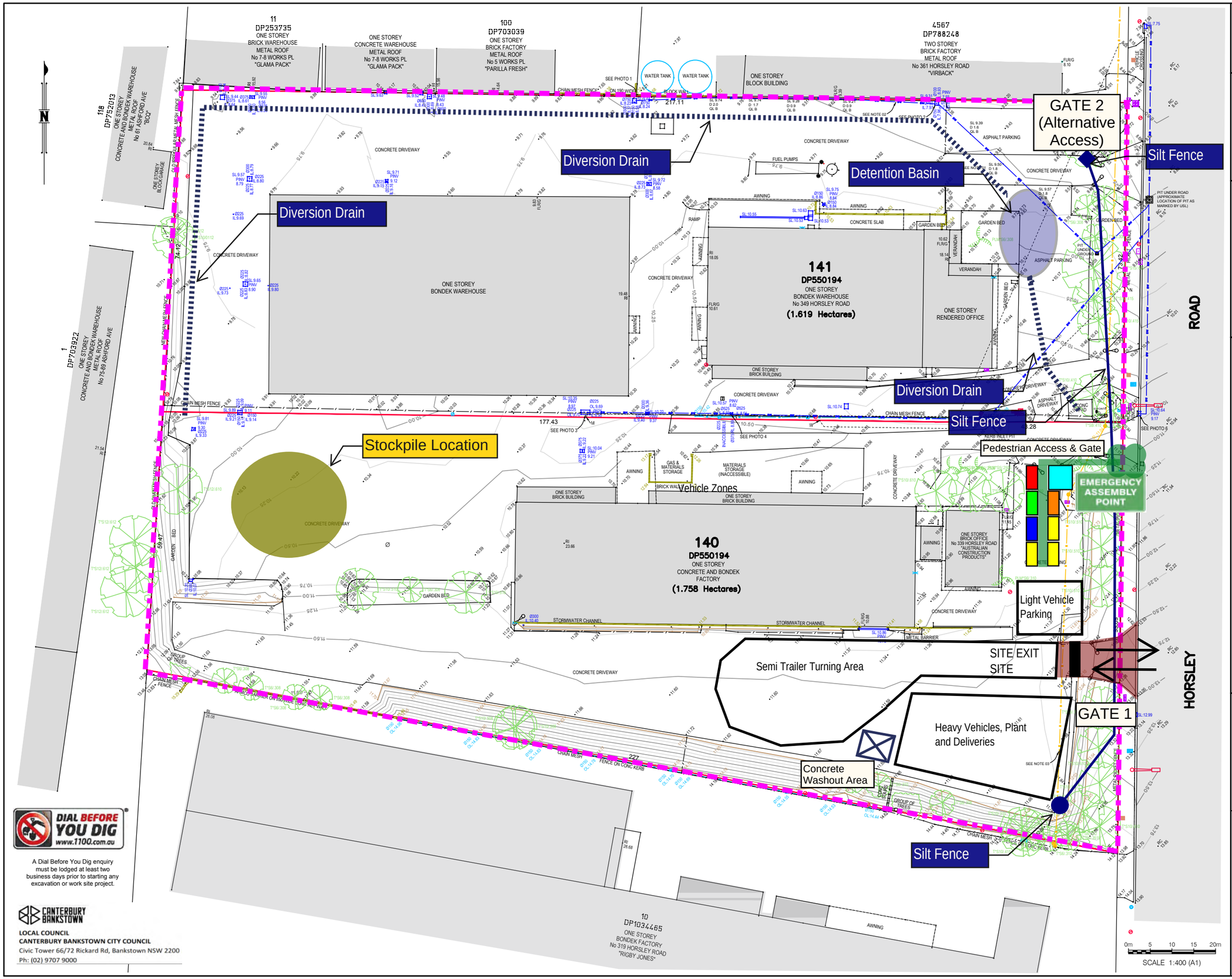
NOTIFY SITE MANAGER OF ANY ACCIDENTS, INJURIES OR NEAR MISSES OR ENVIRONMENTAL INCIDENTS ON-SITE.

FOR EMERGENCY SERVICES CALL 000

FIRE
AMBULANCE
POLICE
000



MATERIAL LAYDOWN AND STORAGE
NEIGHBOURING BUILDINGS
EX. WATER TANK
BOUNDARY
NEIGHBOURING BUILDING
LANDSCAPE SETBACK
TRUCK EXIT GATE 2
WAREHOUSE 01
2,215 m²
WAREHOUSE 02
2,352 m²
WAREHOUSE 03
1,921 m²
WAREHOUSE 04
3,858 m²
WAREHOUSE 05
4,290 m²
INDICATIVE RACKING
LOADING AREA
GROUND FLOOR HARDSTAND
DOCK OFFICE
FIRE STAIR
LV PARKING
SITE COMPOUND
PARKING (68)
EMERGENCY ASSEMBLY POINT
LIGHT VEHICLE ENTRY / EXIT GATE 3
PEDESTRIAN ACCESS
INDICATIVE SUBSTATION LOCATION
TURNING BAY
RAMP UP TO L1
TRUCK ENTRY GATE 1
SPRINKLER TANK
PUMP ROOM
CONCRETE WASHOUT
EX. RETAINING WALL
HORSLEY RD
SITE COMPOUND LAYOUT



DIAL BEFORE YOU DIG www.1100.com.au

A Dial Before You Dig enquiry must be lodged at least two business days prior to starting any excavation or work site project.

CANTERBURY BANKSTOWN

LOCAL COUNCIL
CANTERBURY BANKSTOWN CITY COUNCIL
Civic Tower 66/72 Rickard Rd, Bankstown NSW 2200
Ph: (02) 9707 9000

BUILDER:

VAUGHAN CONSTRUCTION

PROJECT

HALE MILPERRA

LOTS 140 & 141
IN DP550194
339-349 HORSLEY ROAD,
MILPERRA

SITE ESTABLISHMENT AND EMERGENCY

VAUGHAN CONSTRUCTIONS

LEGEND

- Site Office
- M/F Toilet
- Change Room
- Lunch Shed
- Meeting Room
- First Aid Room
- Site Boundary
- Truck Shaker Grid
- Vehicle Entry & Exit
- Pedestrian Access
- Vehicle Zones
- EMERGENCY ASSEMBLY POINT — Emergency Muster Point at Pedestrian Gate
- Concrete Washout
- Diversion Drain
- Silt Fence

PROJECT MANAGER:
Scott Fitzgerald
0428 807 765

SITE MANAGER:
Ali Mourad

NOTIFY SITE MANAGER OF ANY ACCIDENTS, INJURIES OR NEAR MISSES OR ENVIRONMENTAL INCIDENTS ON-SITE.

FOR EMERGENCY

FIRE
AMBULANCE
POLICE
000

Appendix D Drivers Code of Conduct

Drivers Code of Conduct

Safe Driving Policy for the Lots 140 and 141 located at 339-349 Horsley Road, Milperra, NSW.

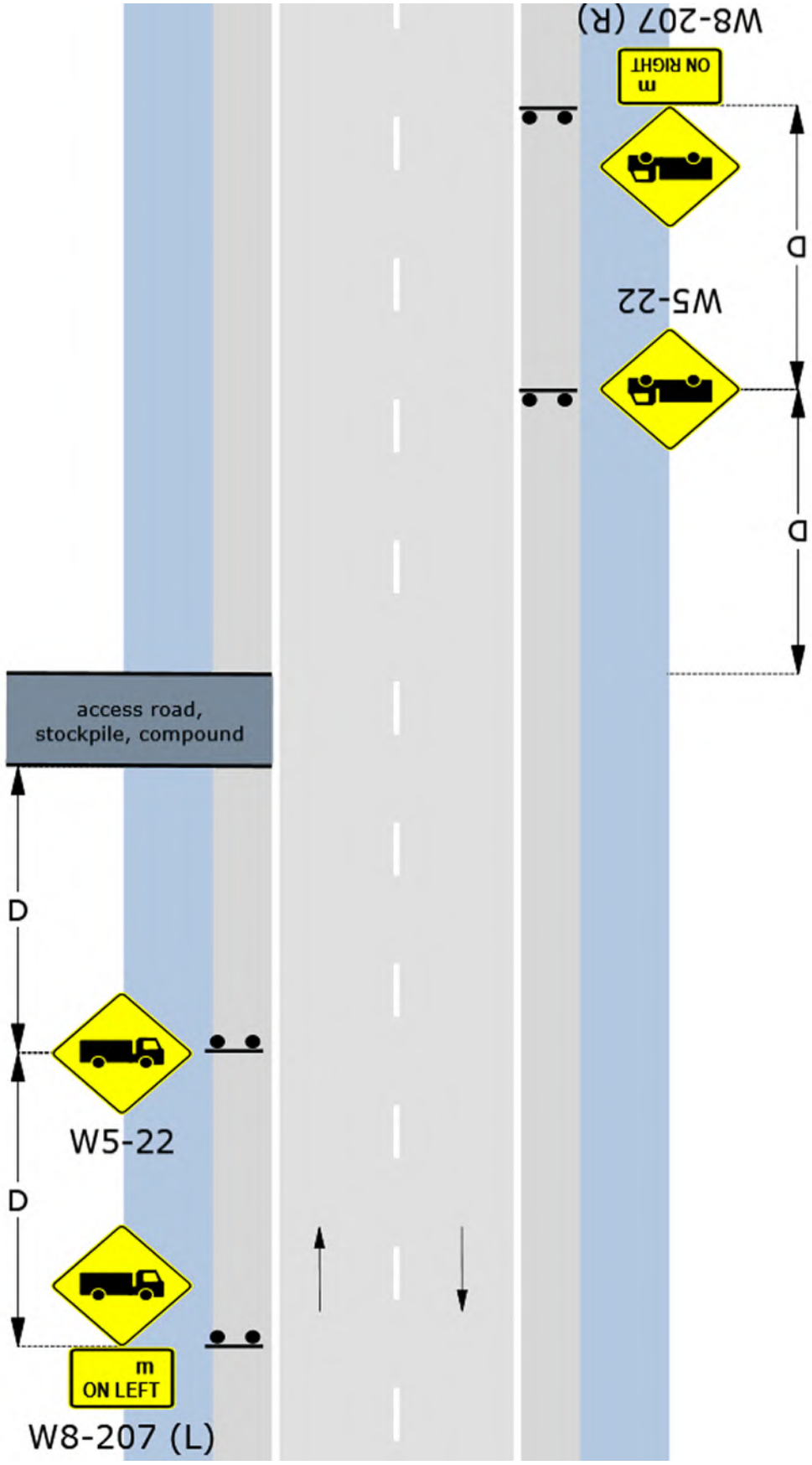
FOR ALL DRIVERS OF PLANT, TRUCKS & VEHCILES THAT ACCESS & EGRESS THIS PROJECT.

Drivers Code of Conduct (Condition of entry):

- All drivers shall follow instruction of Vaughan Constructions staff at all times;
- All drivers are to adhere to all signposted directions;
- Primary access and egress is from Horsley Rd;
- Vehicles shall not queue outside the site;
- Vehicles shall enter and exit the site in a safe and orderly manner;
- Movements within the site are restricted to 10kmp/h;
- Vehicles shall follow the main traffic routes at all times;
- Drivers must maintain a safe ‘buffer’ distance from any person/ or plant being operated by a person whilst moving on/ around the site;
- 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;
- All parking shall be within designated areas unless approved by SM; and
- Appropriate measure will be put in place to ensure that vehicles leaving the site do not deposit dirt or mud on surrounding roadways.

Appendix E Traffic Guidance Scheme

D.4.7 Static: Access to depot, stockpile, quarry, gravel pit etc. all roads (formerly TCP 195)



Appendix F Risk Assessment

Project Name: *Hale Capital Milperra* **Project No.** *23.372*

Reviewed By: *Cindy Roldan* **Revision Date:** *04th July 2023.*

Risk Register

		Pre-Control			Post Control		
Trade Works	Project Activity Hazard and Risk Assessment	Likelihood	Consequence	Score	Likelihood	Consequence	Score
Access & Egress	Inappropriate access & egress to site	Moderate	High	1	Unlikely	High	2
Access & Egress	Vehicle loads striking overhead powerlines that pass over the vehicle crossovers	Moderate	High	1	Unlikely	High	2
Access & Egress	Pedestrians being hit by vehicles entering & exiting the site	Moderate	High	1	Unlikely	High	2
Access & Egress	Inappropriate car parking (construction worker cars taking up car spaces on council road)	Moderate	High	1	Unlikely	High	2
Access & Egress	People / workers being struck by vehicles travelling through site	Moderate	High	1	Unlikely	High	2
Access & Egress	People travelling through construction zone to enter site amenity area	Moderate	High	1	Unlikely	High	2
Access & Egress	People being struck by vehicles, mobile plant and equipment	Moderate	High	1	Unlikely	High	2
Access & Egress	Unauthorised personnel entering site	Moderate	High	1	Unlikely	High	2
Access & Egress	Injuries due to personnel being unfamiliar with site specific safety rules	Moderate	High	1	Unlikely	High	2
Access & Egress	Injuries due to personnel being unfamiliar with construction safety rules	Moderate	High	1	Unlikely	High	2
Access & Egress	Injuries due to personnel being unfamiliar with task specific safety requirements	Moderate	High	1	Unlikely	High	2
Access & Egress	Collisions with members of the public and vehicles outside site boundary	Moderate	High	1	Unlikely	High	2
Access & Egress	Members of the public tripping / falling over building materials stored outside the site boundary	Moderate	High	1	Unlikely	High	2
Access & Egress	Members of the public tripping / falling over uneven ground / footpath as a result of construction works	Moderate	High	1	Unlikely	High	2
Biological / Bacteria	Workers exposed to Biological / Bacterial Hazards associated with site conditions (contaminated soils / hazardous substances)	Moderate	High	1	Unlikely	High	2
Biological / Bacteria	People infected with Coronavirus (COVID 19) coming to site	Likely	High	1	Unlikely	High	2
Biological / Bacteria	Injuries due to needle sticks	Moderate	Medium	2	Unlikely	Medium	3
Biological / Bacteria	Infectious substances	Moderate	Medium	2	Unlikely	Medium	3
Biological / Bacteria	Incorrect disposal of medical waste from first aid treatment / injuries	Moderate	Medium	2	Unlikely	Medium	3
Confined Space	Asphyxiation	Moderate	High	1	Unlikely	High	2
Confined Space	Untrained personnel entering a confined space	Moderate	High	1	Unlikely	High	2
Confined Space	Fire / Explosion	Moderate	High	1	Unlikely	High	2
Concrete Cutting & Coring	Striking services inside concrete slab	Moderate	High	1	Unlikely	High	2

Risk Register

		Pre-Control			Post Control		
Trade Works	Project Activity Hazard and Risk Assessment	Likelihood	Consequence	Score	Likelihood	Consequence	Score
Neighbouring Properties	Damage to council infrastructure	Moderate	High	1	Unlikely	High	2
Neighbouring Properties	Dust entering neighbouring properties	Moderate	Medium	2	Unlikely	Medium	3
Neighbouring Properties	Dust contamination of neighbouring properties	Moderate	Medium	2	Unlikely	Medium	3
Neighbouring Properties	Rubbish odours from domestic waste	Moderate	Low	3	Unlikely	Low	3
Neighbouring Properties	Odours from site toilet tank	Moderate	Low	3	Unlikely	Low	3
Neighbouring Properties	Smoke odours entering neighbouring properties from burning waste on site	N/A	NA	N/A	N/A	N/A	N/A
Neighbouring Properties	Construction noise disturbing neighbouring properties	Moderate	Medium	2	Unlikely	Medium	3
Neighbouring Properties	Excessive engine noise from plant and equipment disturbing neighbouring properties	Moderate	Medium	2	Unlikely	Medium	3
Neighbouring Properties	Vibrations from rollers & rock breakers disturbing neighbouring properties	Moderate	Medium	2	Unlikely	Medium	3
Noise (Hearing)	Hearing damage	Moderate	Medium	2	Unlikely	Medium	3
Structural Alterations / Support	Unsafe work practices	Moderate	High	1	Unlikely	High	2
Structural Alterations / Support	Unstable structure	Moderate	High	1	Unlikely	High	2
Structural Alterations / Support	Structural collapse	Unlikely	High	2	Unlikely	Medium	3
Structural Alterations / Support	Concrete precast panels falling during / after installation	Moderate	High	1	Unlikely	High	2
Structural Alterations / Support	Precast panel falling	Moderate	High	1	Unlikely	High	2
Structural Alterations / Support	Utilities, services, and public infrastructure	Moderate	High	1	Unlikely	High	2
Services (underground / overhead)	Plant striking overhead power lines	N/A	N/A	N/A	N/A	N/A	N/A
Services (underground / overhead)	Contact with overhead temporary wiring on site	Moderate	High	1	Unlikely	High	2
Services (underground / overhead)	Earthmoving equipment striking in ground services	Moderate	High	1	Unlikely	High	2
Subsidence	Ground subsidence / building collapse	Moderate	High	1	Unlikely	High	2
Telecommunic	There are no telecommunication towers in the	N/A	N/A	N/A	N/A	N/A	N/A

Project Name:	***Hale Capital Milperra.***	**Project No.**	***23.371***
Project Address:	*339-349 Horsley Road, Milperra. NSW*	**Assessment / Revision Date:**	*03rd July 2023*
Personnel Involved in the Risk Assessment Process:	*Leigh Gornall (PM), Dean Grumont (HSE) & Cindy Roldan (SA)*		

HAZARD CATEGORY FOR TRADE / CONTRACTOR

The following is a list of hazards to be used to identify the risk assessment requirements for the project. These identified hazards are to be addressed within the site rules for the project and in the required contractors Safe Work Method Statement(s).

Occupational Health And Safety - Hazard Categories					
☑	Access & egress	☑	Biological/bacteria	☑	Confined Spaces
☑	Concrete Cutting & Coring	☑	Dangerous Goods / Hazardous Substances	☑	Demolition
☑	Design Risk Assessment	N/A	Diving Work	☑	Electricity (power tools/other)
☑	Emergency Management / Critical Incident	☑	Explosive Equipment / Tools & Pneumatic Tools	☑	Falling Objects / Flying Debris
☑	Fatigue (shift work/hours of work)	☑	Fire / Explosion	☑	Formwork (Erection & Dismantling)
☑	Fumes / Gas	☑	Hazardous material (Asbestos / Contaminated Soil)	☑	Hazardous Manual handling
☑	Height / Falls	☑	Hot / Cold Working Environment	☑	Hot Work (Cutting / Welding / Grinding)
☑	Lasers	☑	Lighting	☑	Machine / Equipment Guarding
☑	Mobile Plant	☑	Materials Handling (crane / forklift / other)	☑	Neighbouring Properties
☑	Noise (hearing)	☑	Structural Alterations / Support	☑	Services (underground / overhead)
☑	Subsidence	N/A	Telecommunications Tower	☑	Tilt-up and Precast Concrete Panels
☑	Traffic Management	☑	Trenching / Excavation	N/A	Tunnels
☑	Ultra Violet Light (Sunlight & Welding)	☑	Venomous Creatures	N/A	Work near/over water
☑	Young workers/unskilled labour	☑	Other – Covid 19 (Coronavirus)	☑	Other- Bankstown Airport

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
		Access / Egress & Site Security (Principal Contractor Requirements)					
	Access & Egress	Inappropriate access & egress to site	1 MH	Engineering / Administration	A Construction Traffic Management Plan to be developed for a qualified person to the satisfaction of the Planning secretary	2 UH	CM / PM / SM / HSR / CON
			1 MH	Isolation / Engineering	Vehicles to enter & exit site using existing Horsley Road.	2 UH	CM / PM / SM / HSR / CON
		Vehicle loads striking overhead powerlines that pass over the vehicle crossovers	1 MH	Elimination	Authorize subcontractor to disconnect overhead powerlines on the construction site.	2 UH	PM / SM / HSR / CON
			1 MH	Elimination	All loads to be regulation height to clear overhead powerlines that cross the Horsley Road site entrance. Contractors to inform Vaughan Constructions of any over height loads	2 UH	PM / SM / HSR / CON
			1 MH	Administration	Display overhead powerline signage at site entrance and exit points	2 UH	PM / SM / HSR / CON
		Pedestrians being hit by vehicles entering & exiting the site	1 MH	Isolation / Engineering	Separate pedestrian access to be established for site	2 UH	CM / PM / SM / HSR
		Inappropriate car parking (construction worker cars taking up car spaces on council road)	1 MH	Isolation / Engineering	Onsite car parking area to be established, including for heavy vehicles.	2 UH	CM / PM / SM / HSR
		People / workers being struck by vehicles travelling through site	1 MH	Engineering / Administration	Maximum 10kph site speed limit to be maintained with speed limit signs displayed at site entrance	2 UH	CM / PM / SM / HSE / HSR
			1 MH	Isolation / Engineering	Pedestrian pathways to be established from car park and amenities area through to designated work areas.	2 UH	CM / PM / SM / HSR
	Site amenities	People travelling through construction zone to enter site amenity area	1 MH	Isolation / Engineering	Site amenities to be established at front of site (near site entrance)	2 UH	CM / PM / SM / HSR
	Pedestrian access from site amenity to work area	People being struck by vehicles, mobile plant and equipment	1 MH	Isolation / Engineering	Pedestrian access pathways to be established from site amenities to work areas.	2 UH	PM / SM / HSE / HSR
			1 MH	Engineering / Administration	Maximum 10kph site speed limit to be maintained with speed limit signs displayed at site entrance	2 UH	CM / PM / SM / HSE / HSR
			1 MH	PPE	Personnel to wear hi visible clothing when in construction area	2 UH	PM / SM / HSE / HSR / CON
			1 MH	Engineering	Vehicles to have operational flashing light or hazard lights on when moving through construction areas	2 UH	PM / SM / HSE / HSR / CON
			1 MH	Engineering	Mobile plant and equipment to be fitted operational flashing lights and reversing beepers	2 UH	PM / SM / HSE / HSR / CON
	Members of the public, non construction workers and pedestrians or others	Unauthorised personnel entering site	1 MH	Engineering	Existing retain boundary fencing fitted with lockable gates around site perimeter.	2 UH	CM / PM / SM / HSE / HSR
			1 MH	Administration	Construction safety signage to be displayed at site entrance(s)	2 UH	PM / SM / HSE / HSR
	Visitors to site	Injuries due to personnel being unfamiliar with site specific safety rules	1 MH	Administration	Visitors to report to Site Office signage to be displayed at site entrance	2 UH	PM / SM / HSE / HSR
			1 MH	Administration	Visitors to be escorted by personnel who have completed a site specific induction.	2 UH	PM / SM / HSE / HSR

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
	Contractors working on site	Injuries due to personnel being unfamiliar with construction safety rules	1 MH	Administration	Personnel to show evidence they have completed the construction induction training course prior to commencing work on site.	2 UH	SM / HSR / CON
		Injuries due to personnel being unfamiliar with site specific safety rules	1 MH	Administration	All personnel to complete site specific induction.	2 UH	SM / HSR / CON
		Injuries due to personnel being unfamiliar with task specific safety requirements	1 MH	Administration	Contractors to provide site specific safe work method statements prior to commencing work on site	2 UH	PM / CA / SM / HSR / CON
	Public & Pedestrians	Collisions with members of the public and vehicles outside site boundary	1 MH	Isolation / Engineering / Administration	Traffic management plan to be prepared and implemented for works outside the site boundary	2 UH	PM / CA / SM / HSE / HSR / CON
			1 MH	Administration	All hazards and control measures associated with work outside the site boundary to be covered by a safe work method statement.	2 UH	PM / CA / SM / HSE / HSR / CON
		Members of the public tripping / falling over building materials stored outside the site boundary	1 MH	Isolation / Engineering	All building material to be stored inside the site boundary	2 UH	SM / HSR / CON
		Members of the public tripping / falling over uneven ground / footpath as a result of construction works	1 MH	Isolation / Engineering	Footpath along the site boundary to be kept open during construction works. Any works outside site boundary to be cleaned up, made safe and /or barricaded when works are not taking place / at the end of each shift	2 UH	SM / HSR / CON
		Biological / Bacteria					
	Biological / Bacteria hazards on site	Workers exposed to Biological / Bacterial Hazards associated with site conditions (contaminated soils / hazardous substances)	1 MH	Administration / Engineering	Remediation works were implemented in contaminated soils onsite as per established in the remedial action plan 63429 / 144656 (Rev 0).	2 UH	PM / SM / HSE / HSR / CON
			1 MH	Isolation	If any unidentified / suspected contaminated soil is identified during excavation works, then all works in the area will cease, the area isolated while following the requirements of Part 17.2.1 of the HSMS	2 UH	PM / SM / HSE / HSR / CON
	Coronavirus (COVID 19)	People infected with Coronavirus (COVID 19) coming to site	1 MH	Isolation / Engineering / PPE / Administration	Refer to Coronavirus (COVID 19) section at end of risk assessment	2 UH	CM / PM / CA / SM / HSE / HSR / CON
	Needle stick injuries	Injuries due to needle sticks	2 MM	Administration	Inspect the site on a regular basis where it is suspected syringes may be present	3 UM	SM / HSR / CON
	Blood spills and exposure to bodily substances	Infectious substances	2 MM	Isolation	Spills of blood or other bodily substances will be immediately barricaded to prevent persons from walking / tracking through the spill.	3 UM	SM / HSR / CON
			2 MM	Isolation / Engineering / PPE	Spills of blood and other bodily substances will be treated as potentially infectious and cleaned up in accordance with the relevant first aid compliance code / code of practice (applicable to the state / territory). (I.e. Use of PPE, disinfection and isolation of area)	3 UM	SM / HSR / CON
	Medical waste	Incorrect disposal of medical waste from first aid treatment / injuries	2 MM	Administration	Medical waste to be disposed of as per the requirements of the Code of Practice First Aid in the Workplace.	3 UM	PM / SM / HSE / HSR

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
		Confined Spaces (completed and active sewer / stormwater pits)					
	Working in a confined space	Asphyxiation	**1 MH**	Administration	Entry permit procedures to be established	**2 UH**	SM / HSR / CON
			1 MH	Engineering	Continuous air monitoring to be conducted	**2 UH**	SM / HSR / CON
			1 MH	Administration / Engineering	Emergency procedures to be established and rescue equipment to be available on site prior to persons entering a confined space	**2 UH**	SM / HSR / CON
		Untrained personnel entering a confined space	**1 MH**	Administration	Persons entering confined spaces to have current confined space entry qualifications	**2 UH**	SM / HSR / CON
			1 MH	Administration	All works in a confined space to be covered in a safe work method statement	**2 UH**	SM / HSR / CON
		Fire / Explosion	**1 MH**	Engineering	Continuous air monitoring to be conducted	**2 UH**	SM / HSR / CON
		Concrete Cutting & Coring (all trades)					
	Concrete Cutting & Coring	Striking services inside concrete slab	**1 MH**	Administration	Concrete Cutting / Coring Permit to be obtained prior works commencing	**2 UH**	SM / HSR / CON
		Structural Failure	**2 UH**	Administration	Concrete Cutting / Coring Permit to be obtained prior works commencing	**3 UM**	SM / HSR / CON
		Slips, trips and falls on slurry water	**1 LM**	Elimination	Slurry water to be cleaned up as work progresses	**3 UM**	SM / HSR / CON
		Silica dust hazards from dry cutting	**1 MH**	Elimination / Engineering	Concrete to be wet cut (where practicable) using tools fitted with an integrated water delivery system that continuously feeds water to the cutting blade; and The saw is to be operated and maintained in accordance with manufacturer's instructions to minimise dust emissions.	**2 UH**	SM / HSR / CON
			1 MH	Engineering	• Use tools equipped with commercially available dust collection system, and • Operate and maintain tools in accordance with manufacturers instructions to minimise dust emissions, and Dust collector must provide the air flow recommended by the tool manufacturer, or greater, and be rated to either M or H Class in accordance with AS/NZS 6033.2.69	**2 UH**	SM / HSR / CON
			1 MH	PPE	Tool operator to wear a • P1, P2 or P3 (see clause 4.2.3.5 of AS/NZS 1715) filter half facepiece – replaceable filter • P1 or P2 disposable face piece PAPR – P1 filter in PAPR with any head covering of facepiece	**2 UH**	SM / HSR / CON
		Slips, trips and falls on slurry water	**1 LM**	Elimination	Slurry water to be cleaned up as work progresses	**3 UM**	SM / HSR / CON
		People exposed to silica dust from dried out slurry water	**1 LM**	Elimination	Slurry water to be cleaned up while still moist and placed in site general waste bin	**3 UM**	SM / HSR / CON

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
		Dangerous Goods / Hazardous Substances					
	Use of dangerous goods / hazardous Substances	Exposure to dangerous goods (skin contact, inhalation, etc) & fire / explosion	**1 MH**	Administration / Substitution	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the department's Hazardous and Offensive Development Application Guidelines. As per condition B30 SSD-45998963.	**3 UL**	PM / CA / SM / HSE / HSR / CON
			1 MH	Administration / Substitution	Chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental protection-Participants Manual as per condition B31 SSD-45998963	**3 UL**	PM / CA / SM / HSE / HSR / CON
	Use of dangerous goods / hazardous Substances	Exposure to dangerous goods (skin contact, inhalation, etc) & fire / explosion	**1 MH**	Administration / Substitution	Pre-purchase checklist to be completed where item not in building specifications to check if a safer alternative is available.	**3 UL**	PM / CA / SM / HSE / HSR / CON
			1 MH	Administration	Safety data sheet (SDS) to be supplied with any dangerous good being used and its safe handling / use guidelines to be recorded in a safe work method statement (SWMS)	**2 UH**	SM / HSR / HSE / CON
			1 MH	Administration	Chemical Risk Assessment form to be completed for each Dangerous Good / Hazardous Substance stored or used on site.	**2 UH**	SM / HSR / HSE / CON
			1 MH	P.P.E.	Personal protective equipment required to be used in safety data sheet (SDS) to be worn by personnel when required and recorded in a safe work method statement (SWMS)	**2 UH**	SM / HSR / CON
	Storage of dangerous good / hazardous substances	Exposure to dangerous goods (skin contact, inhalation, etc)	**2 MM**	Administration	All containers in which hazardous substances / dangerous goods are stored will be appropriately labelled.	**3 UM**	SM / HSR / HSE / CON
		Fire / explosion	**1 MH**	Administration / Isolation	Storage requirements documented in safety data sheet (SDS) to be followed	**2 UH**	SM / HSR / HSE / CON
			1 MH	Administration	The quantities of dangerous goods in particular locations on site will be monitored to ensure that the "minor storage quantities" are not exceeded. Where appropriate, flammable goods cupboards will be used.	**2 UH**	SM / HSR / CON
		Exposure to dangerous goods (skin contact, inhalation, etc)	**2 MM**	Administration / Isolation	Storage requirements documented in safety data sheet (SDS) to be followed	**3 UM**	SM / HSR / CON
		Demolition					
	Demolition works	Demolition works	**1 MH**	Administration	All demolition works will be carried out in accordance with Australian Standards AS 2601-2001 The Demolition of structures (Standards Australia, 2001)	**2 UH**	PM / CA
	Demolition works	Workers exposed to hazardous substances during demolition work.	**1 MH**	Administration	Hazardous substances audit of all proposed demolition areas to be completed prior to works commencing.	**2 UH**	PM / CA / SM / HSR / HSE / CON
			1 MH	Elimination	Hazardous material (i.e. asbestos, PCB, etc) to be removed prior to mechanical demolition works commencing	**2 UH**	PM / SM / HSR / HSE / CON
			1 MH	Elimination /	Clearance certificate to be supplied for removal of hazardous	**2 UH**	PM / SM / HSR /

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
				Administration	material		HSE / CON
		Workers exposed to lead impacted dust during demolition works	**2 MM**	Isolation / Engineering / PPE	Demolition workers to identify lead impacted dust in their SWMS. Control measures to include - Site workers on the ground to wear P2 half face respirator when in the vicinity of demolition works to prevent dust inhalation and wear gloves when handling materials. - All site workers to practice personal hygiene and wash hands, face and any other exposed skin surfaces thoroughly before eating, drinking or smoking. In addition to this, there should be no smoking within the demolition area - Plant operators to keep windows and doors closed and air-con systems set to recycle. - Dust suppression at all times to demo works and the handling/movement of demo materials to prevent dust migration to other areas of the site, or off the site. Exclusion zones consistent with demolition works exclusion zones are considered sufficient to demarcate the lead hazard area.	**3 UM**	PM / SM / HSE / HSR / CON
		Incorrect removal of hazardous material	**1 MH**	Elimination / Administration	Asbestos and associated hazardous material to only be removed by appropriately licenced company and trained and personnel	**2 UH**	PM / CA / SM / HSR / HSE / CON
			1 MH	Administration	Asbestos removal control plan to be developed	**2 UH**	PM / CA / SM / HSR / HSE / CON
			1 MH	Administration	Notification of asbestos removal work form to be completed and submitted	**2 UH**	PM / CA / SM / HSR / HSE / CON
	Notifiable demolition work	Regulator not notified of demolition work 5 days prior to commencement	**2 MM**	Administration	Regulator to be notified at least 5 days before any of the following work commences: • demolition of a structure, or a part of a structure that is load bearing or otherwise related to the physical integrity of the structure, that is at least 6 metres in height • demolition work involving load shifting machinery on a suspended floor demolition work involving explosives.	**3 UM**	PM / CA / SM / HSR / HSE / CON
	Licenced demolition work	Demolition work performed by unlicensed organisation	**1 MH**	Administration	Demolition company to hold the required demolition licence for the demolition work taking place	**2 UH**	PM / CA / SM / HSR / HSE / CON
	Demolition works in general	Hazards associated with demolition work	**1 MH**	Elimination / Isolation / Engineering / Administration	Demolition to be completed in compliance with the requirements of the SafeWork NSW, Code of Practice - Demolition Work	**2 UH**	PM / CA / SM / HSR / HSE / CON
		Hazards associated with demolition works	**1 MH**	Administration	Hazards and control measures associated with demolition work to documented in a safe work method statement.	**2 UH**	SM / HSR / HSE / CON

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
		Unstable structure	1 MH	Administration	Demolition plan to be prepared to identify and control hazards associated with demolition work	2 UH	PM / SM / HSR / HSE / CON
		Damage to essential services (electricity, gas, water, communication lines / systems)	1 MH	Isolation / Administration	Inspections, ground surveys and dial before you dig information to be conducted / obtained prior to any demolition work commencing	2 UH	PM / SM / HSR / HSE / CON
		Electrocution	1 MH	Isolation / Administration	Power to be disconnected from sub-station distribution board prior to demolition works commencing. **Note:** Documentation to be provided supporting this	2 UH	PM / SM / HSR / HSE / CON
		Injuries / incidents from water services	1 MH	Isolation / Administration	Water services to be cut and sealed prior to demolition works commencing **Note:** Documentation to be provided supporting this	2 UH	PM / SM / HSR / HSE / CON
	Dust from demolition work	Dust leaving the demolition work area	2 MM	Elimination	Water to be used to suppress dust generated during demolition works **Note:** water to not create an environmental water run off issue	3 UM	SM / HSR / CON
	Removing wall sheets	Wall sheets falling	1 MH	Substitution / Administration	Remove intermediate fixing screws. Then connect hook and rope system to wall sheet (reverse of installation) remove remaining screws and remove wall sheet using elevated work platform.	2 UH	SM / HSR / CON
	Working at height removing wall sheets	Fall from height	1 MH	Isolation / Engineering	Work at heights to be conducted using mobile elevated work platforms (MEWP)	2 UH	SM / HSR / CON
	Existing services in wall girts	Injury to workers from services being damaged during wall girt removal	1 MH	Isolation	Services to be removed, relocated or isolated during the wall girt removal process	2 UH	SM / HSR / CON
	Removing wall girts and wall columns	Working at height	1 MH	Engineering	Work at heights to be conducted using mobile elevated work platforms (MEWP)	2 UH	SM / HSR / CON
		Wall girts and columns falling while being removed	1 MH	Engineering	Wall girts and columns to be removed following reverse of the installation method Slings to be fitted to wall girts and columns with them removed using mobile plant (crane) so wall girt & column removal (suspended load) will be controlled at all times	2 UH	SM / HSR / CON
			1 MH	Engineering	Bolts to not be fully removed until wall girt / column are supported by a sling attached to a crane	2 UH	SM / HSR / CON
			1 MH	Engineering	Tag line to be fitted to wall girt to control suspended load movement	2 UH	SM / HSR / CON
		Structural failure	1 MH	Engineering	Only intermediate mullion (non structural) columns to be removed from west wall. No structural columns will be removed.	2 UH	SM / HSR / CON
		Design Risk Assessment					
	Design Risk Management	Required safety in deign risk assessment not	1 MH	Administration	Vaughan Construction to complete a safety in design risk	2 UH	PM / CA

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
		completed for the project			assessment if they are involved in the design of the construction project.		
		Diving Work					
	Diving works	N/A	N/A	N/A	There are no diving works involved with this construction project	N/A	N/A
		Electricity (power tools / other)					
	Existing permanent wiring	Electrocution	**1 MH**	Elimination	All permanent electrical power to be disconnected prior to construction/demolition works commencing	**2 UH**	PM / SM / HSR / CON
			1 MH	Substitution / Administration	Temporary construction wiring identified with appropriate signage / tape to be installed during construction / demolition works	**2 UH**	PM / SM / HSR / CON
	Electric hazards	Faulty wiring	**1 MH**	Elimination	People will not be permitted to undertake any type of electrical work, unless they hold the appropriate electrical qualifications / licence.	**2 UH**	PM / SM / HSR / CON
			1 MH	Administration	A certificate of electrical safety / compliance is to be provide for any electrical installations on site prior to it being used for construction work.	**2 UH**	SM / HSR / CON
			1 MH	Administration	All wiring (including construction switchboards) is to be inspected at six (6) month intervals.	**2 UH**	SM / HSR / CON
		Extension leads being run greater than the allowable safe distance	**1 LM**	Engineering	Temporary construction switchboards to be installed at appropriate intervals.	**2 MM**	PM / SM / HSR / CON
		Extension leads being run between levels	**1 LM**	Engineering	Temporary construction switchboards to be installed on each floor level.	**2 MM**	PM / SM / HSR / CON
		Electrocution	**1 MH**	Engineering	Temporary construction switchboards to be fitted with earth leakage / residual current device (RCD) protection.	**2 UH**	SM / HSR / CON
			1 MH	Engineering	Non Portable (fixed) residual current devices (RCD's) to be tested and tagged for tripping time and current at 12 monthly intervals. Test inspection results to also be recorded in an electrical register which is to be available on site. RCD push button test to be conducted at monthly intervals with the results recorded in the site electrical register.	**2 UH**	SM / HSR / CON
			1 MH	Engineering	Temporary construction wiring to be fitted with temporary construction wiring tape spaced at intervals not exceeding five (5) metres.	**2 UH**	SM / HSR / CON
			1 MH	Engineering	Temporary construction wiring is not to be grouped or bundled with permanent wiring.	**2 UH**	SM / HSR / CON
	Testing and tagging of portable electrical equipment & RCD's	Non-qualified personnel testing and tagging electrical equipment.	**1 MH**	Engineering / Administration	Portable electrical equipment & RCD's to be tested and tagged by licensed electrician or a person who can verify competence through training from a registered training organisation (RTO).	**2 UH**	SM / HSE / HSR / CON
	Isolation of electrical equipment	Electrocution	**1 MH**	Isolation / Administration	Electrical contractor to include isolation procedure (lock out / tag out – LOTO) as part of their safe work method statement (SWMS) package.	**2 UH**	SM / HSE / HSR / CON
	Energisation of electrical	Electrocution	**1 MH**	Administration	Electrical contractor to include energisation procedure as part of	**2 UH**	PM / SM / HSE /

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
	sources				their safe work method statement (SWMS) package.		HSR / CON
			1 MH	Administration	Tool box talk to be held informing all workers onsite of equipment / area being energised	2 UH	SM / HSR / CON
			1 MH	Administration	Signage to be displayed on equipment / cables that are to be energised.	2 UH	SM / HSE / HSR / CON
	Use of electric powered tools	Electrocution	1 MH	Substitution	Cordless power tools to be used where practicable	2 UH	SM / HSR / CON
			1 MH	Administration	Inspect tools for damage prior to use.	2 UH	SM / HSR / CON
			1 MH	Administration	Tools have current test tag fitted. Tested and tagged at three (3) monthly intervals	2 UH	SM / HSR / CON
			1 MH	Administration	Power to be obtained from a source that has earth leakage protection fitted to it and that the residual current device has been tested and tagged with the last month.	2 UH	SM / HSR / CON
			1 MH	Engineering	All extension leads will be suspended on insulated stands or hooks to within four (4) metres of the work area.	2 UH	SM / HSR / CON
		Eye injuries	1 MH	P.P.E	Appropriate eye protection to worn where required in safe work method statement	2 UH	SM / HSR / CON
		Hearing damage	2 MM	P.P.E	Appropriate hearing protection to worn where required in safe work method statement	3 UM	SM / HSR / CON
		Cuts and lacerations	1 MH	Engineering	Inspected guards are fitted (where required), correctly adjusted and operational.	2 UH	SM / HSR / CON
		Eye injuries from welding flashes	1 LH	P.P.E	Personnel to wear approved welding shield when performing welding works	2 UH	SM / HSR / CON
		Burns from welding slag	1 LH	P.P.E	Gloves to be worn when performing welding works	2 UH	SM / HSR / CON
			1 LH	P.P.E	Appropriate welding apron / jacket to be worn where practicable when performing welding works	2 UH	SM / HSR / CON
		Eye injury to other personnel from welding flashes	1 LH	Engineering	Welding screens to be installed where practicable.	3 UM	SM / HSR / CON
			1 LH	Engineering	Barricades and warning signage to be displayed to keep non-essential personnel out of work area.	3 UM	SM / HSR / CON
		Emergency Management / Critical Incident					
	Unable to notify that an incident has occurred on site	Workers not able to notify Vaughan Construction of a first aid / emergency incident has occurred	1 MH	Administration	Emergency phone numbers and evacuation plan to be displayed in areas as determined by site first aid & emergency equipment assessment (appendix 42) **Note:** Workers can use mobile phone to notify Vaughan Construction an incident has occurred, and assistance is required	2 UH	PM / CA / SM / HSR / CON

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
	Site Evacuation Procedure	Emergency evacuation procedure not developed for the site	1 MH	Administration	Check that emergency management documentation is prepared by a competent person (HIRAC, first aid & / or warden trained) prior to construction work commencing	2 UH	PM / CA / SM / HSR
		People unfamiliar with evacuation procedure	1 LH	Administration	Personnel to be informed of evacuation procedures at site induction	2 UH	SM / HSR / CON
		Site evacuation procedure not suitable for site conditions.	1 MH	Administration	Evacuation drill to be conducted to check that procedures are suitable for the site conditions	2 UH	PM / SM / HSR / CON
	Medical / First Aid Incident	Insufficient first aid personnel and equipment available on site	2 MM	Administration	Site first aid assessment checklist (appendix 43) to be completed by a competent person (HIRAC, first aid & / or warden trained)	3 UM	PM / SM / HSE
	Trench Collapse	Workers engulfed in trench collapse	1 MH	Administration	Rescue procedures are recorded in the Site Emergency Management Control Measures document (Appendix 47) Trench collapse rescue procedures to be documented in safe work method statement (SWMS)	2 UH	SM / HSE / HSR / CON
	Rescue of injured person from deep excavation	Unable to retrieve injured workers from excavation	1 MH	Administration	Rescue procedures are recorded in the Site Emergency Management Control Measures document (Appendix 47) Contractors to document rescue procedures in their safe work method statement (SWMS)	2 UH	SM / HSE / HSR / CON
	Retrieval of injured person from roof / formwork area	Unable to retrieve injured workers from roof / formwork area	2 MM	Administration	Rescue procedures are recorded in the Site Emergency Management Control Measures document (Appendix 47) Contractors to document rescue procedures in their safe work method statement (SWMS)	3 UM	SM / HSR / CON
			2 MM	Administration	Documented rescue procedures to be tested by a competent person (first aid, EWP and / or height safety trained) to ensure that they are suitable for the task / project.	3 UM	SM / HSR / CON
	Rescue of person from raised elevated work platform	Unable to retrieve workers in raised elevated work platform	3 ML	Administration	Rescue procedures are recorded in the Site Emergency Management Control Measures document (Appendix 47) Rescue procedures to be documented in safe work method statement (SWMS)	3 UL	SM / HSR / CON
			3 ML	Administration	Documented rescue procedures to be tested by a competent person (EWP and / or height safety trained) to ensure that they are suitable for the task / project.	3 UL	SM / HSR / CON
	Retrieval of person suspended from a harness in a boom lift type EWP	Unable to retrieve workers suspended from a harness in a raised elevated work platform	2 MM	Administration	Rescue procedures are recorded in the Site Emergency Management Control Measures document (Appendix 47) Rescue procedures to be documented in safe work method statement (SWMS)	3 UM	SM / HSR / CON
			2 MM	Administration	Documented rescue procedures to be tested by a competent person (EWP and or height safety trained) to ensure that they are suitable for the task / project.	3 UM	SM / HSR / CON
	Mobile Plant / Traffic	Incident between mobile plant and workers	1 MH	Administration	Initiate site medical / first aid response procedure	2 UH	SM / HSR / CON

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
	Management Incident						
	Personnel commissioning live electrical equipment	Electric shock incident	1 MH	Isolation / Administration	Electrician (subcontractor) to have isolation procedures documented and follow them.	2 UH	SM / HSE / HSR / CON
			1 MH	Isolation / Administration	Electrician (subcontractor) to have electrical rescue kit in work area. Note: this will require a spotter / standby person to be available	2 UH	SM / HSE / HSR / CON
	Contact with live overhead powerlines	Electric shock incident	1 MH	Elimination / Isolation	Work procedures to be developed to eliminate or minimise the potential risk. (Refer to Services section of this risk assessment)	2 UH	PM / SM / HSE / HSR / CON
			1 MH	Administration	Emergency procedures are recorded in the Site Emergency Management Control Measures document (Appendix 47)	2 UH	SM / HSE / HSR / CON
	Building collapse / structural failure	Personnel trapped and / or injured from building collapse / structural failure	1 MH	Isolation / Administration	Procedures are recorded in the Site Emergency Management Control Measures document (Appendix 47)	2 UH	SM / HSR / CON
		Explosive Equipment / Explosive Powered Tools & Pneumatic Tools					
	Use of explosives	N/A	N/A	N/A	There is no explosive use involved with this construction project	N/A	N/A
	Explosive powered tool	Hearing damage from the use of the explosive powered tool	1 LH	P.P.E	All personnel will wear appropriate hearing protection when using the explosive powered tool	2 UH	SM / HSR / CON
		Eye injury from flying debris	1 MH	P.P.E	All personnel will wear appropriate eye protection when using the explosive powered tool.	2 UH	SM / HSR / CON
		Cuts and lacerations and puncture wounds	2 MM	Elimination / Engineering	Inspected the explosive powered tool prior to use to ensure that safety devices are fitted and functioning correctly.	3 UM	SM / HSR / CON
			2 MM	Administration	Personnel to be trained in the safe use of the explosive powered tool they are using.	3 UM	SM / HSR / CON
		Other personnel in the work area being struck by nail from Explosive powered tool.	1 MH	Administration	Signage to be displayed at the entrance to the work area warning other personnel that explosive powered tools are in use.	2 UH	SM / HSR / CON
		Hearing damage to other personnel in the work area	1 LH	P.P.E	Personnel in the immediate work area to wear appropriate eye and hearing protection	2 UH	SM / HSR / CON
	Pneumatic nail gun	Hearing damage from the use of the nail gun	1 LH	P.P.E	All personnel will wear appropriate hearing protection when using the nail gun	2 UH	SM / HSR / CON
		Eye injury from flying debris	1 MH	P.P.E	All personnel will wear appropriate eye protection when using the nail gun.	2 UH	SM / HSR / CON
		Cuts and lacerations and puncture wounds	2 MM	Elimination / Engineering	Inspected nail gun prior to use to ensure that safety devices are fitted and functioning correctly.	3 UM	SM / HSR / CON
			2 MM	Administration	Personnel to be trained in the safe use of the nail gun they are using.	3 UM	SM / HSR / CON
		All of the above	1 LH	Administration	Hazards & Control Measures (Tasks) to be covered in a safe work method statement (SWMS).	2 UH	SM / HSR / CON
		Falling Objects / Flying Debris					

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
	Falling objects	Personnel being struck by falling objects	1 MH	Isolation	Toe boards to be fitted to edge protection guardrails where practicable or area below workers to be isolated by barricades and signs	2 UH	SM / HSR / CON
			1 MH	Isolation	Area below personnel working at height to be isolated and signage displayed where bottom rail fitted in lieu of a toe-board or other falling object hazard exist.	2 UH	SM / HSR / CON
			1 MH	Engineering	Toe boards to be fitted to all edge protection guardrails	2 UH	SM / HSR / CON
			1 MH	P.P.E.	Personnel working within the area to wear hard hat protection.	2 UH	SM / HSR / CON
	Objects becoming airborne in strong wind conditions	Personnel being struck by flying objects	1 MH	Engineering / Administration	Weather conditions to be monitored and loose objects secured at break times and end of shift	2 UH	SM / HSR / CON
			1 MH	Engineering / Isolation	Light weight material on formwork platform and roof area to be secured at break times and end of shift	2 UH	SM / HSR / CON
		Fatigue					
	Fatigue	Injuries due to fatigue	1 MH	Elimination	Appropriate rest period (usually 10 hours) to be taken between work shifts.	2 UH	PM / SM / HSR / CON
			2 MM	Substitution / Administration	Rotation of job tasks	3 UM	PM / SM / HSR / CON
		Fire / Explosion					
	Fire on site	Insufficient fire extinguishers	1 MH	Engineering	A fire extinguisher is to be available in the site office at the commencement of the construction project	2 UH	PM / SM / HSR
			1 MH	Engineering	A fire extinguisher is to be located within 2 - 20mtrs of any active electrical switchboard	2 UH	PM / SM / HSR
			1 MH	Engineering	Fire extinguishers are to be available on each floor level of the construction project.	2 UH	PM / SM / HSR
			1 MH	Engineering	Fire extinguishers to be available in the area where a hot work permit has been issued.	2 UH	PM / SM / HSR
		Personnel not trained in the use of fire extinguisher	1 MH	Administration	Personnel to be competently trained in use of fire extinguishers	2 UH	HR / PM
	Fire	Damage caused by fire	1 MH	Administration	Hot Work Permit to be obtained prior to any work that generates heat, sparks, flame, etc	2 UH	SM / HSR / CON
			1 MH	Administration	Flammable / explosive material will not be used near any naked flame or heat source.	2 UH	SM / HSR / CON
	Fire on neighbouring properties	Fire on neighbouring property	1 MH	Isolation	Site emergency evacuation procedure to be initiated.	2 UH	SM / HSR / CON
			1 MH	Engineering /	Emergency services (NSW Fire Services) to be contacted	2 UH	SM / HSR / CON

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
				Administration			
	Neighbouring Properties	Fire / explosion	1 MH	Administration / Elimination	No cutting, grinding that generates sparks and / or use of oxy-acetylene equipment along fence line of neighbouring property (Use Hot Work Permit system)	2 UH	SM / HSR / CON
		Formwork (Erection & Dismantling)					
	Installation of conventional & modular formwork systems	Collapse of structural steel supporting formwork (Bondek / Condek)	1 MH	Engineering	Structural steel to be inspected by an engineer prior to installation of formwork material	2 UH	PM / SM / HSE / HSR / CON
		Formwork constructed incorrectly	1 MH	Administration	Formwork documentation will be provided (& be available on site) prior to elevated formwork being constructed.	2 UH	PM / SM / HSE / HSR / CON
		Falling from height	1 MH	Administration	Safe work method statement to document fall control measures to implemented during construction of elevated form work	2 UH	SM / HSE / HSR / CON
			1 MH	Engineering	Edge protection guardrails to be installed to edges where the potential exists for a person to fall two (2) metres of more	2 UH	SM / HSE / HSR / CON
	Installation of conventional & modular formwork systems *continued*	Falling from height *continued*	1 MH	Engineering	Extended height (1.8 - 2mtr) edge protection guardrails to be installed where formwork needs to be constructed on elevated concrete slabs	2 UH	PM / SM / HSE / HSR / CON
		Falling through voids and penetrations	1 MH	Engineering	All voids and penetrations to have an appropriate secured cover placed over them.	2 UH	SM / HSE / HSR / CON
			1 MH	Engineering	Voids and penetrations to be barricaded a minimum two metres back from any exposed edge.	2 UH	SM / HSE / HSR / CON
	Travelling through formwork frames	No safe designated access pathways through formwork frames	1 MH	Engineering	Green (different coloured) flags to be used to designate access pathways through formwork frames	2 UH	SM / HSR / HSE / CON
		People accessing unsafe / no go areas of formwork frames	1 MH	Isolation / Engineering	Orange flags to be used to designated no go areas of formwork frames	2 UH	SM / HSR / HSE / CON
		insufficient lighting for access through formwork frames	1 MH	Engineering	temporary lighting (with battery back up) to be installed for safe access through formwork frames	2 UH	SM / HSR / HSE / CON
	Pouring concrete at height.	In appropriate access	1 MH	Engineering	Appropriate access to be provided.	2 UH	SM / HSR / CON
		Fall from heights	1 MH	Engineering	Ensure appropriate edge protection guardrails are installed prior to accessing elevated work areas.	2 UH	SM / HSR / CON
		Falling objects	1 MH	Engineering	Toe boards to be fitted to all edge protection guardrails	2 UH	SM / HSR / CON
			1 MH	P.P.E.	Personnel working within the area to wear hard hat protection.	2 UH	SM / HSR / CON
	Pouring concrete at height *continued*	Collapse of formwork during concrete pour	1 MH	Administration	Formwork to be inspected and signed off by an engineer prior to concrete pour taking place	2 UH	PM / SM / HSR / CON
			1 MH	Engineering	Area under concrete pour to be barricaded to prevent access.	2 UH	SM / HSR / CON
	Dismantling formwork	Collapse of concrete slab due to removing	1 MH	Engineering /	Engineer approval / documentation to be obtained prior to removing	2 UH	PM / SM / HSR /

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
		formwork supports prior to concrete reaching its required strength		Administration	formwork supports		CON
			1 MH	Engineering / Administration	Back propping (where required) to be designed and installed as per the engineer requirements	2 UH	PM / SM / HSE / HSR / CON
		Injuries due to dismantling formwork	1 MH	Engineering / Administration	Hazards associated with the removal of elevated formwork to be identified and control measures documented following the hierarchy of control in a safe work method statement	2 UH	SM / HSE / HSR / CON
	Relocation of formwork equipment and frames to additional levels	Overloading of work areas	1 MH	Engineering / Administration	Engineer approval to be obtained before loading formwork material onto new poured concrete floors	2 UH	SM / HSE / HSR / CON
		Operating plant to relocate formwork frames / equipment	1 MH	Engineering / Administration	Hazards and control measures to documented in a safe work method statement (SWMS)	2 UH	SM / HSE / HSR / CON
		Falling from height while relocating formwork frames / equipment	1 MH	Engineering / Administration	Hazards and control measures to documented in a safe work method statement (SWMS)	2 UH	SM / HSE / HSR / CON
	Installation of formwork on structural steel	Formwork not able to support required loads	1 MH	Engineering / Administration	Formwork system to be designed by a competent person	2 UH	PM / SM / HSE / HSR / CON
		Formwork constructed incorrectly	1 MH	Administration	Bondek / Condek type formwork to be installed as per requirements on site drawings / plans	2 UH	PM / SM / HSR / CON
		Falling from height	1 MH	Administration	Safe work method statement to document fall control measures to implemented during construction of elevated form work	2 UH	SM / HSR / CON
			1 MH	Engineering	Edge protection guardrails to be installed to edges where the potential exists for a person to fall two (2) metres of more	2 UH	SM / HSR / CON
			1 MH	Engineering	Extended height (1.8 - 2mtr) edge protection guardrails to be installed where formwork needs to be constructed on elevated concrete slabs	2 UH	PM / SM / HSE / HSR / CON
		Falling through voids and penetrations	1 MH	Engineering	All voids and penetrations to have an appropriate secured cover placed over them.	2 UH	SM / HSR / CON
			1 MH	Engineering	Voids and penetrations to be barricaded a minimum two metres back from any exposed edge.	2 UH	SM / HSR / CON
	Pouring concrete at height.	In appropriate access	1 MH	Engineering	Appropriate access to be provided.	2 UH	SM / HSR / CON
		Fall from heights	1 MH	Engineering	Ensure appropriate edge protection guardrails are installed prior to accessing elevated work areas.	2 UH	SM / HSR / CON
		Falling objects	1 MH	Engineering	Toe boards to be fitted to all edge protection guardrails	2 UH	SM / HSR / CON
			1 MH	P.P.E.	Personnel working within the area to wear hard hat protection.	2 UH	SM / HSR / CON
		Collapse of formwork during concrete pour	1 MH	Administration	Formwork to be inspected and signed off by an engineer prior to concrete pour taking place	2 UH	PM / SM / HSR / CON
			1 MH	Engineering	Area under concrete pour to be barricaded to prevent access.	2 UH	SM / HSR / CON

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
	Dismantling formwork	Injuries due to dismantling formwork	**N/A**	N/A / Engineering	All elevated formwork is of Bondek / Condek type that does not require removal after pouring	**N/A**	N/A
		Collapse of concrete slab due to removing formwork supports prior to concrete reaching its required strength	**N/A**	N/A / Engineering	All elevated formwork is of Bondek / Condek type that does not require support as part of its design.	**N/A**	N/A
		Fumes / Gas					
	Welding fumes	Welders being exposed to welding fumes	**1 LH**	Administration / PPE	Safe work method statement (SWMS) to explain control measures (eg: filtered or positive air flow welding shields) for welding fume	**2 UH**	PM / SM / HSE / HSR / CON
	Use of combustion engines in an enclosed workplace	Exposure to exhaust fumes	**2 MM**	Isolation	Combustion engine powered plant equipment (eg: pumps & generators) to be kept back from excavation works where fumes have the potential to build up.	**3 UM**	SM / HSR / CON
			2 MM	Isolation	Only use combustion engine powered plant in well ventilated areas.	**3 UM**	SM / HSR / CON
			2 MM	Engineering	Extraction fans to be used where required	**3 UM**	SM / HSR / CON
			2 MM	Substitution	Use electric powered plant where practicable	**3 UM**	SM / HSR / CON
		Hazardous Material (i.e. Asbestos / Contaminated Soil)					
	Asbestos observed on ground	Workers exposed to asbestos in identified areas	**1 MH**	Elimination / Administration	Asbestos can be cleaned up by trained personnel following requirements of WHS Regulations, hygienist report and safe work method statements (emu bobbing / sparrow picking)	**2 UH**	PM / SM / HSR / HSE / CON
			1 MH	Elimination / Administration	Larger asbestos finds to be cleaned / removed flowing requirements of the hygienist report	**2 UH**	PM / SM / HSR / HSE / CON
		Unexpected find of non-identified hazardous material	**1 MH**	Isolation	Work area to be isolated and the unexpected finds procedure in Part 17.2.1 of the HSMS to be followed.	**2 UH**	PM / SM / HSE / HSR
	Potential underground storage tank	Exposure to chemicals and fumes still in potential underground storage tank	**1 MH**	Isolation	If located the unexpected finds procedure in Part 17.2.1 of the HSMS to be followed.	**2 UH**	PM / SM / HSE / HSR / CON
			1 MH	Elimination / Administration	If located the tank is to be removed following the requirements of the WHS Regulations, hygienist report and safe work method statements	**2 UH**	PM / SM / HSE / HSR / CON
	Transport of contaminated soil	Transport of contaminated soil from site	**1 MH**	Elimination / Administration	Clean fill documentation to be provided for soils to be transported from site	**2 UH**	PM / SM / HSR / HSE / CON
			1 MH	Elimination / Administration	Any contaminated soil to be disposed of at an approved EPA facility	**2 UH**	PM / SM / HSR / HSE / CON
		Transport of contaminated soil to site	**2 MM**	Elimination / Administration	Clean fill documents to be provided for soils transported to site	**3 UM**	PM / SM / CON
	Drilling, cutting, scabbling or grinding material that contains 1% or more of	Worker exposed to respirable crystalline silica dust greater than the time weighted average (TWA) of 0.05 milligrams per cubic metre	**1 LH**	Administration	Safey data sheet to be checked that product contains 1% or more or silica-based product	**2 UH**	PM / SM / CON

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
	silica material	averaged over an eight-hour period.					
			1 LH	Administration	Company completing the work to prepare a respirable crystalline silica dust control plan	2 UH	PM / SM / CON
			1 LH	Administration	Safe work method statement to be prepared incorporating the requirements of the respirable crystalline silica dust control plan.	2 UH	PM / SM / CON
			1 LH	Engineering	Water to be used to suppress dust (where practicable), when drilling, cutting, scabbling or grinding material that contains 1% or more of silica material. Note: Tools should be fitted with an integrated water delivery system that continuously feeds water to the working surface	2 UH	PM / SM / CON
			1 LH	Engineering	• Use tools equipped with commercially available shroud or cowling fitted a dust collection system, and • Operate and maintain tools in accordance with manufacturers instructions to minimise dust emissions, and Dust collector must provide the air flow recommended by the tool manufacturer, or greater, and have either ○ a tool mounted HEPA filtered dust collector, or an on-tool capture hood connected to a dust extractor / vacuum rated to either M or H Class in accordance with AS/NZS 60335.2.69	2 UH	PM / SM / CON
			1 LH	PPE	Tool operator to wear a • P1, P2 or P3 (see clause 4.2.3.5 of AS/NZS 1715) filter half facepiece – replaceable filter • P1 or P2 disposable face piece PAPR – P1 filter in PAPR with any head covering of facepiece	2 UH	PM / SM / CON
		Other workers in the area exposed to respirable crystalline silica dust greater than the time weighted average (TWA) of 0.05 milligrams per cubic metre averaged over an eight hour period.	1 LH	Administration	Area where work tasks involving potential exposure to respirable crystalline silica dust greater than the time weighted average (TWA) of 0.05 milligrams per cubic metre averaged over an eight hour period are to be isolated / barricaded to prevent unauthorised entry into the area	2 UH	PM / SM / CON
	Using electric powered tools with water	Electric shock	1 LH	Engineering	Tools to be IPL rated for use with water	2 UH	PM / SM / CON
	Worker wearing personal protective equipment (PPE) not correctly fitted	Worker exposed to respirable crystalline silica dust greater than the time weighted average (TWA) of 0.05 milligrams per cubic metre averaged over an eight hour period.	1 LH	Administration	Workers to be fit tested to ensure respirator (PPE) being used is suitable for the task.	2 UH	PM / SM / CON
			1 LH	Administration	Worker to be trained in the correct use and maintenance (cleaning) of the PPE	2 UH	PM / SM / CON

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
			1 LH	Administration	Medical examinations to be completed where a worker is required to use respiratory protective equipment (RPE) for 30+ days in 12 month period	2 UH	PM / SM / CON
	Emptying vacuum equipment catchment containers	Worker(s) exposed to respirable crystalline silica dust greater than the time weighted average (TWA) of 0.05 milligrams per cubic metre averaged over an eight hour period.	1 LH	Engineering	Vacuum equipment to be fitted with bags that can be sealed (tied) when the vacuum system is opened	2 UH	PM / SM / CON
	Emptying containers containing loose silica dust	Worker(s) exposed to respirable crystalline silica dust greater than the time weighted average (TWA) of 0.05 milligrams per cubic metre averaged over an eight hour period.	1 LH	Engineering	Containers to be emptied into a bag / container that can be sealed prior to disposal	2 UH	PM / SM / CON
			1 LH	PPE	When emptying containers, vacuum systems or removing bags from a vacuum system, workers are to wear a • P1, P2 or P3 (see clause 4.2.3.5 of AS/NZS 1715) filter half facepiece – replaceable filter • P1 or P2 disposable face piece PAPR – P1 filter in PAPR with any head covering of facepiece	2 UH	PM / SM / CON
	Disposal of silica dust	People exposed to silica dust in unsealed bins	1 LH	Isolation	Silica dust (bags & containers) to be placed in general waste bins for disposal at land fill site	2 UH	PM / SM / CON
		People exposed to silica dust if (bags & containers) placed in recycling skips	1 LH	Isolation	Silica dust (bags & containers) to be placed in general waste bins for disposal at land fill site	2 UH	PM / SM / CON
	Storage of tools	People exposed to silica dust from tools contaminated with silica dust from use	1 LH	Elimination	Tools & equipment should be cleaned of any respirable crystalline silica dust or slurry at the end of each use to remove any potential exposure to people who may use the tool for non-silica dust work.	2 UH	PM / SM / CON
	Storage of open bags in use on site	Worker(s) exposed to respirable crystalline silica dust greater than the time weighted average (TWA) of 0.05 milligrams per cubic metre averaged over an eight hour period.	1 LH	Isolation / Engineering	Open bags to be placed in sealed containers when not in use	2 UH	PM / SM / CON
	Dry sweeping floors	Worker(s) exposed to respirable crystalline silica dust greater than the time weighted average (TWA) of 0.05 milligrams per cubic metre averaged over an eight hour period.	1 LH	Substitution / Engineering	Use a H or M class vacuum cleaner as a substitute to sweeping floors.	2 UH	PM / SM / CON
			1 LH	Substitution / Engineering	Use sufficient amount of water to prevent elevated levels of airborne dust (i.e. wet sweeping).	2 UH	PM / SM / CON
		Hazardous Manual Handling					
	Hazardous Manual Handling	Manual handling sprains & strains	1 LH	Engineering / Substitution	Mechanical lifting device to be used where practicable	2 UH	SM / HSR / CON

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
			1 LH	Administration	Hazardous manual handling tasks and control measures to be documented in safe work method statement (SWMS).	2 UH	SM / HSR / CON
			1 LH	Administration	Appropriate number of personnel to be used to lift / move large, heavy or awkward size items.	2 UH	SM / HSR / CON
			1 LH	Administration	Personnel to use correct manual handling procedures / techniques.	2 UH	SM / HSR / CON
		Heights / Falls					
	Use of temporary stair tower for access & egress to elevated work areas	Stair tower collapse	1 MH	Engineering	Stair tower to be secured to structure when height exceeds a minimum of three (3) times lease base width of scaffold	2 UH	PM / SM
			1 MH	Administration	Stair tower to be inspected by a competent person and a scafftag / handover certificate issued after completion of construction, after any modifications, high wind event and at periods not exceeding 30 days	2 UH	SM / HSR
	Working at height	Fall from height	1 MH	All	Control measures to be document in applicable trade SWMS following the hierarchy of control. 1. Elimination - Complete works at ground level if possible 2. Substitution - Not practicable for work at height 3. Isolation - Display barricades and signage a minimum of two metres back from work edge 4. Engineering - Install edge protection guardrails - Use elevated work platforms - Use of scaffolding 5. Administration - Safe work method statements - Work at heights permits 6. P.P.E Use of safety harness and lanyard	2 UH	CM / PM / SM / HSR
			1 LH	Engineering	Edge protection guardrails to be installed around perimeter edge	2 UH	PM / SM / HSR / CON
			1 LH	Engineering	Visual barriers to be installed a minimum of two (2) metres back from any live unprotected edge. **Note:** If roof pitch exceeds 7 degrees then visual barriers cannot be used due to potential slide down roof slope hazard	2 UH	SM / HSR / CON
		Injuries requiring first aid	3 ML	Administration	Portable first aid kit to be available on site	3 UL	SM / HSR
		Workers on site don't know who to notify of a	3 ML	Administration	First aid person contact details to be displayed at each work level	3 UL	SM / HSR

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
		first aid incident					
		No appropriate facilities to move injured person	3 ML	Administration	Stretcher to be available to move injured person (where required) **Note:** In some instances it is best to leave the injured person where they are until Paramedic assistance arrives	3 UL	PM / SM / HSR
	Excavation fall hazards over two metres	Fall from height over two metres	1 MH	Administration / Engineering	Fall control measures to be documented in the company safe work method statement (i.e. trench shields to be maintained a minimum 900mm above ground level, edge protection guardrails to be fitted trench shields)	2 UH	SM / HSR / CON
			1 MH	Engineering	Temporary access platforms to be used where fall hazard between the excavation and shield exist during access	2 UH	SM / HSR / CON
	Rescue of an injured person using a boom type elevated work platform	Structural inadequacy of landing area	2 MM	Engineering	Only completed solid work area to be used to retrieve the injured person using an elevated work platform	3 UM	SM / HSR / CON
		Fall from height while retrieving an injured person using an elevated work platform	1 LH	Engineering	Edge protection guardrails to be installed around all live edges	2 UH	SM / HSR / CON
			1 LH	Engineering	Boom lift to extend a minimum of two (2) metres past edge protection guardrails	2 UH	SM / HSR / CON
			1 LH	Engineering	Completed work area to be used to place injured person in the elevated work platform	2 UH	SM / HSR / CON
		Slips, trips and / or falls	2 MM	Administration	Boom lift platform to be lowered to within 300mm of roof surface	3 UM	SM / HSR / CON
		Unauthorised use of boom lift designated as the access / egress EWP	2 MM	Administration	Base controls to be tagged to indicate the equipment is in use and to caution against interference	3 UM	SM / HSR / CON
	Rescue of an injured person requiring stretcher assistance using a scissor lift type elevated work platform	Structural inadequacy of landing area	2 MM	Engineering	Only completed solid work area to be used to retrieve the injured person using an elevated work platform	3 UM	SM / HSR / CON
		Fall from height while retrieving an injured person using an elevated work platform	1 LH	Engineering	Edge protection guardrails to be installed around all live edges	2 UH	SM / HSR / CON
			1 LH	Engineering	Loading dock area on elevated areas to be used	2 UH	SM / HSR / CON
			1 LH	Engineering	Sliding platform on scissor lift to be pushed out onto loading dock area.	2 UH	SM / HSR / CON
			1 LH	Engineering	End guardrails on scissor lift to be lowered to transport stretcher patient onto scissor lift	2 UH	SM / HSR / CON
		Unauthorised use of boom lift designated as the access / egress EWP	2 MM	Administration	Base controls to be tagged to indicate the equipment is in use and to caution against interference	3 UM	SM / HSR / CON
		Hot / Cold Working Environment					

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
	Working outside in hot weather	Sunburn, Heat Stress, Dehydration	2 LL	Administration / Isolation	Work to be planned so that tasks are done in the shaded areas where practicable.	3 UL	PM / SM / HSR / CON
		Heat Stress / Dehydration	3 ML	Administration	Personnel to take frequent rest breaks and drink cool refreshing liquids (e.g. water) when performing manual tasks on high temperature days.	3 UL	SM / HSR / CON
	Working outside in cold weather	Frost bite / hypothermia	3 ML	P.P.E	Suitable warm clothing to be worn when working in cold climate conditions	3 UL	SM / HSR / CON
			3 ML	Administration	Personnel to take regular rest breaks in heated areas and drink warm refreshing liquids.	3 UL	SM / HSR / CON
		Hot Work (cutting / welding / grinding)					
	Cutting, welding, grinding	Fire	1 MH	Administration	Hot Work Permit to be obtained prior to any work that generates heat, sparks, flame, etc	2 UH	SM / HSR / CON
			1 MH	Isolation	Flammable substances to be removed from the work area.	2 UH	SM / HSR / CON
			1 MH	Isolation / Engineering	Flammable substances to be covered with welding / fire blanket.	2 UH	SM / HSR / CON
			1 MH	Administration	Fire extinguisher to be available in the work area.	2 UH	SM / HSR / CON
			1 MH	Engineering	Flash back arresters will be fitted to all oxy-acetylene equipment.	2 UH	SM / HSR / CON
			1 MH	Isolation / Engineering / Administration	Gas cylinders onsite will: ▪ be stored vertically ▪ be adequately restrained and secured against movement ▪ have full cylinders are segregated from empty cylinders ▪ have fuel gases are segregated from oxygen (e.g. acetylene and oxygen) have signage, such as ***"No Smoking or Naked Lights"*** is displayed where fuel gases are stored	2 UH	SM / HSR / CON
		Eye injuries from welding flashes	1 LH	P.P.E	Personnel to wear approved welding shield when performing welding works	2 UH	SM / HSR / CON
		Burns from welding slag	1 LH	P.P.E	Gloves to be worn when performing welding works	2 UH	SM / HSR / CON
			1 LH	P.P.E	Appropriate welding apron / jacket to be worn where practicable when performing welding works	2 UH	SM / HSR / CON
		Eye injury to other personnel from welding flashes	1 LM	Engineering	Welding screens to be installed where practicable.	3 UM	SM / HSR / CON
			1 LM	Engineering	Barricades and warning signage to be displayed to keep non-essential personnel out of work area.	3 UM	SM / HSR / CON
	Welding	UV Radiation welding hazards	2 MM	Isolation / Engineering /	Where UV radiation is produced from welding activities screens will be used to isolate welding activities and workers who are not	3 UM	SM / HSR / CON

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
				Administration	carrying out the welding will not be permitted in the welding area.		
			1 LM	PPE	Appropriate PPE (long sleeves & pants) to be worn when performing welding tasks	3 UM	SM / HSR / CON
		Lasers					
	Use of laser levelling equipment.	Injuries from using inappropriate type of laser levelling equipment.	2 UH	Substitution	Class 1 & Class 2 laser levelling equipment will be used where practicable	3 UL	SM / HSR / CON
			2 UH	Administration	Appropriate signage will be displayed when Class 2 & Class 3 laser levels are in use	3 UL	SM / HSR / CON
			2 UH	Elimination	Class 3B and class 4 lasers will not be used on building construction sites.	3 UL	SM / HSR / CON
	Use of laser levelling equipment *continued*	Injuries from using inappropriate type of laser levelling equipment *continued*	2 UH	Administration	Operators of Class 2 and Class 3 laser equipment will be competently trained in their use.	3 UL	CON
			2 UH	Administration	A laser safety officer will be appointed when Class 2 & Class 3 laser equipment is in use.	3 UL	SM / HSR / CON
		Lighting					
	Insufficient access & egress lighting	Slips trips & falls	1 LM	Elimination	Lighting will be provided on site sufficient and suitable for the illumination of all common areas including stairways, corridors, temporary construction switchboards and passageways where persons must frequent, pass or use.	3 UM	PM / SM / HSR / CON
		Emergency exit required	1 LM	Elimination	Access and egress lighting to have battery backup where required	3 UM	PM / SM / HSR / CON
	Insufficient task lighting	Slips, trips, falls, cuts and lacerations	1 LM	Elimination	Contractors are required to provide suitable and sufficient task lighting for all work areas and workplaces requiring a greater luminance to perform their specific activities in a safe manner.	3 UM	CON
			1 LM	Isolation	Relocatable lighting will not be placed in a position where it presents a trip hazard.	3 UM	SM / HSR / CON
		Mechanical damage to lights	2 LL	Engineering	Wire guards and / or polycarbonate diffusers will be required to be provided to all lighting to prevent damage.	3 UL	SM / HSR / CON
		Machine / Equipment (guarding)					
	Use of electric powered tools	Cuts and lacerations due to guards not fitted or functioning correctly	1 MH	Engineering	Inspected guards are fitted (where required), correctly adjusted and operation.	2 UH	SM / HSR / CON
	Inspection and operation of plant & equipment	Entanglement in moving parts	1 MH	Administration	Plant risk assessments to be provided and reviewed.	2 UH	SM / HSR / CON
			1 MH	Engineering	Guards and engine covers to be inspected & fitted prior to plant / equipment operation.	2 UH	SM / HSR / CON
			1 MH	Administration	Safety signage to be displayed on plant / equipment as per risk assessment requirements.	2 UH	SM / HSR / CON

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
		Mobile Plant					
	Operation of mobile plant	Plant over turning	1 MH	Administration	Assessment to be made that the appropriate sized item of plant is used for the task	2 UH	PM / SM / CON
			1 MH	Engineering	Mobile plant to only be operated on firm ground (where practicable)	2 UH	PM / SM / CON
		Hazards relating to mobile plant operating on site	1 MH	Administration	Safe work method statements to be prepared / supplied for the operation of mobile plant on site	2 UH	SM / HSR / CON
		Plant failure	1 MH	Administration	Plant induction procedure to be completed	2 UH	SM / HSR / CON
			1 MH	Administration	Operator to conduct and record daily preoperational checks in a log book.	2 UH	SM / HSR / CON
	Operation of mobile plant *continued*	Unsafe operation on plant and equipment	1 MH	Administration	Checks to be made at induction that personnel hold the appropriate licence / qualification for the type / size of plant they intend to operate.	2 UH	SM / HSR / CON
			1 MH	Administration	Operators qualifications to be recorded on the site induction form.	2 UH	SM / HSR / CON
		Hazards from unqualified / untrained operator	1 MH	Administration	Operator to hold relevant high risk licence or be training card from registered training organisation (RTO).	2 UH	SM / HSR / CON
		Mobile plant striking personnel on site	1 MH	Engineering	Mobile plant to be fitted with reversing beeper and flashing light.	2 UH	SM / HSR / CON
			1 MH	P.P.E.	Site personnel to wear hi-visible clothing	2 UH	SM / HSR / CON
			1 MH	Engineering	Roadways and pedestrian pathways to be designated where practicable	2 UH	PM / SM / HSR / CON
			1 MH	Administration	Personnel to hold the appropriately high risk licence be competently trained by a registered training organisation	2 UH	SM / HSR / CON
	Operating mobile plant near elevated edges	Plant travelling over edge	1 MH	Engineering	Physical barriers to be installed at least 2mtrs back from edge in areas where mobile plant is being operated	2 UH	PM / SM / HSR / HSE / CON
			1 MH	Isolation	Spotters to be used where physical barriers cannot be properly installed	2 UH	SM / HSR / CON
			1 MH	Administration	Work at heights permit to be issued where mobile plant is operating within 2mtrs of an elevated edge.	2 UH	SM / HSR / CON
			1 MH	Administration	Hazards and control measures relating to work near a live edge to be covered in a safe work method statement.	2 UH	SM / HSR / HSE / CON
		Materials Handling (crane / forklift / other)					
	Use of plant for materials handling	Plant overturning	1 MH	Administration	Assessment to be made that the appropriate sized item of plant is used for the task	2 UH	PM / SM / CON
			1 MH		Materials handling plant to only be operated on firm compacted ground	2 UH	

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
			1 MH	Administration	Safe work method statements to be prepared / supplied for the operation of plant on site	2 UH	SM / HSR / CON
		Plant failure	1 MH	Administration	Plant induction procedure to be completed	2 UH	SM / HSR / CON
			1 MH	Administration	Operator to conduct and record daily preoperational checks in a log book.	2 UH	SM / HSR / CON
		Unsafe operation on plant and equipment	1 MH	Administration	Checks to be made at induction that personnel hold the appropriate licence / qualification for the type / size of plant they intend to operate.	2 UH	SM / HSR / CON
			1 MH	Administration	Operators qualifications to be recorded on the site induction form.	2 UH	SM / HSR / CON
	Use of plant for materials handling *continued*	Falling objects	1 MH	Administration	Work area to be isolated (where practicable) to keep unauthorised personnel out of the plant operating area	2 UH	SM / HSR / CON
			1 MH	Administration	Only qualified dogman / riggers to sling, direct and release loads	2 UH	SM / HSR / CON
	Lifting over public areas	Falling objects	1 MH	Elimination	Building design to allow for crane to be set up within site boundary.	2 UH	PM / SM / HSR / CON
			1 MH	Elimination	Multiple site access points to be established (when required) to avoid lifting over members of the public and other workers on site.	2 UH	SM / HSR / CON
		Neighbouring Properties					
	Vehicles entering and exiting site	Damage to council infrastructure	1 MH	Engineering	Approved access points to be to be used for site vehicle / plant access / egress.	2 UH	PM / SM / HSR / CON
	Damage to land outside of the construction site boundary	Perceived damage to existing council / public areas that are not part of the building works	1 MH	Administration	A dilapidation inspection shall be carried out prior to taking possession of site or any works carried out under the contract and a report produced from that inspection that will form part of the contract documents	2 UH	PM / SM / HSR / CON
		Hazards from construction works outside the site boundary	1 MH	Engineering	All disturbed surfaces are to be made good at the end of each day during the project period	2 UH	PM / SM / HSR / CON
	Fire on neighbouring property	Fire	1 MH	Administration / Elimination	No cutting, grinding that generates sparks and / or use of oxy-acetylene equipment along fence line of neighbouring property (Use Hot Work Permit system)	2 UH	SM / HSR / CON
	Civil Works	Dust entering neighbouring properties	2 MM	Elimination	Control any dust generated from the works (stockpiles, exposed soil) by on-site watering as required.	3 UM	SM / HSR / CON
			2 MM	Elimination	Spray soil stockpiles to suppress dust as required. Such sprays should not create water quality management issues.	3 UM	SM / HSR / CON
			2 MM	Elimination	Stabilise (compact) soils as soon as practicable after disturbance to prevent dust generation	3 UM	SM / HSR / CON
	Loading trucks	Dust contamination of neighbouring properties	2 MM	Engineering	Load and cover trucks and ensure the tailgates of all trucks transporting spoil from site are securely fixed prior to loading and immediately after unloading.	3 UM	SM / HSR / CON
	Odour emissions from site	Rubbish odours from domestic waste	3 ML	Elimination	Domestic type waste from amenities area to be placed in plastic	3 UL	SM / HSR

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
	installation	installation			specifies otherwise		
			1 MH	Engineering	Precast panel brace shear pins to be fitted with a device that requires a tool be used for their removal	2 UH	SM / HSR / CON
			1 MH	Administration	Precast panel installation checklist to be completed and signed off at the end of each day	2 UH	SM / HSR / CON
			1 MH	Administration	Precast panel braces to be inspected weekly until removed.	2 UH	SM / HSR
	Precast panel braces removed prematurely	Precast panel falling	1 MH	Administration	Engineer to inspect and provide documentation prior to brace removal	2 UH	SM / HSR
	Precast panel braces struck by mobile plant	Precast panel falling	1 MH	Engineering / Isolation	Barricades / visual barriers to be installed one metre out from base of braces.	2 UH	SM / HSR
	Operation of plant on suspended concrete slabs	Structural collapse	1 MH	Administration	Information from an engineer to be obtained for safe load requirements of suspended concrete slabs prior to operating plant on it	2 UH	SM / HSR / CON
		Services (underground / overhead)					
	Electrical power to existing buildings	Utilities, services, and public infrastructure	1 MH	Isolation / Administration	As per required in condition A20 to A23 in The Development Consent SSD-45998963	2 UH	PM / SM / HSR / CON
	Operating plant & equipment near overhead power lines outside of site boundary.	Plant striking overhead power lines outside of site boundary in public areas.	1 MH	Isolation / Administration	Safe system of work to be developed and included in a safe work method statement for mobile plant to be set up so that its design envelope cannot enter the Ordinary Person distances set in Table 1 of the Code of Practice – Work Near Overhead Powerlines	2 UH	PM / SM / HSR / CON
			1 MH	Isolation / Administration	A qualified Safety Observer will be used when the design envelope of the mobile plant can enter Safety Observer Zone set in Table 2 of the Code of Practice – Work Near Overhead Powerlines (Safety Observer requirements to be included in a SWMS)	2 UH	PM / SM / HSR / CON
			1 MH	Elimination	Written Approval (Permit) to be obtained (and its requirements followed) from the asset owner / network operator where mobile plant is required to be operated closer than the distances set in Table 2 of the Code of Practice – Work Near Overhead Powerlines Note: No plant is intended to be operated within the No Go Zone (permit required area).	2 UH	PM / SM / HSR / CON
	Operation of mobile plant near overhead temporary wiring	Contact with overhead temporary wiring on site	1 MH	Elimination	Temporary wiring will be placed in ground where practicable in access and plant operational areas.	2 UH	SM / HSR / CON
			1 MH	Elimination	Overhead wiring will be positioned to avoid crossing roadways or access ways where cranes, high loads or large plant and equipment may travel.	2 UH	SM / HSR / CON
		Subsidence					

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
		Precast panel braces removed prematurely	1 MH	Administration	Engineer to inspect and provide documentation prior to brace removal	2 UH	SM / HSR
		Precast panel braces struck by mobile plant	1 MH	Engineering / Isolation	Barricades / visual barriers to be installed one metre out from base of braces.	2 UH	SM / HSR
		Dato height panels falling during / after installation	1 MH	Engineering	Dato height precast panel to be properly connected to structural steel before being released from crane	2 UH	CON
	Concrete pre-cast panel installation	Insufficient crane/ lifting equipment considerations	1 MH	Administration	Safety documentation, safe work method statement supplied by the subcontractor undertaking pre-cast panel installation works is to address: • Crane size requirements • Erection sequence and bracing requirements • Rigging and rotating of panels • Provisions of shop drawings and engineer certification • Methods of controlling vehicle access around the pre-cast work area Any hazards associated with ground conditions i.e. trenches and recent excavations, etc	2 UH	SM / HSR / CON
		Traffic Management					
	Work on a public roadway	Workers being struck by passing traffic	1 MH	Administration	Traffic Management Plan will be developed by a competent person in accordance with the RMS Guide Traffic Control at Workplaces and AS1742.3.	2 UH	SM / HSR / CON
		Traffic congestion as a result of traffic management	1 MH	Isolation / Engineering	Where the altered roadway/path cannot be controlled through the use of safety barriers and signage alone, traffic controllers will be provided to direct vehicles and pedestrians.	2 UH	SM / HSR / CON
	Work on a public roadway	Unidentified hazards relating to traffic management set up & removal procedures	1 MH	Administration	All tasks involving traffic & pedestrian management will be documented in a SWMS	2 UH	SM / HSR / CON
		Unqualified personnel undertaking traffic management tasks	1 MH	Administration	All traffic management personnel to be suitably trained and qualified for the tasks they are required to perform.	2 UH	SM / HSR / CON
		Trenching / Excavation					
	Excavation / trench work over 1.0 metres deep	Excavation trench collapse	1 MH	Elimination	Drains will be designed as shallow as possible.	2 UH	Design Department
			1 MH	Administration	All details of trenching excavation work to covered in safe work method statement.	2 UH	SM / HSR / CON
			1 MH	Engineering / Administration	Trenches / excavations to be battered / benched or appropriate shields to be used	2 UH	SM / HSR / CON
			1 MH	Elimination	Services to be installed as soon as possible.	2 UH	PM / SM / CON
			1 MH	Administration	Rescue procedures to be documented in safe work method statement	2 UH	SM / HSR / CON

Item No.	Risk	Potential Hazard	Initial Risk Rating	Hierarchy of Control	Controls	Residual Risk Rating	Person / Organisation Responsible
		Working near / over water					
	Working near water (around swimming pool)	Drowning hazard	N/A	N/A	There are no water hazards (settling ponds, dams etc) in the construction area.	N/A	N/A
		Young workers / unskilled labour					
	New employees, apprentices and work experiences students	Injuries due to inexperience and lack of training	**1 MH**	Administration	Trainees and inexperienced personnel to be under supervision of qualified or experienced personnel at all times.	**2 UH**	SM / HSR / CON
		Injuries due to inexperience and lack of training	**1 MH**	Administration	Trainees and inexperienced personnel to complete comprehensive site induction procedure	**2 UH**	SM / HSR
		Injuries due to inexperience and lack of training	**1 MH**	Administration	Personnel to hold appropriate high risk licence or certificate of competence from a registered training organisation (RTO) prior to operating any plant or equipment	**2 UH**	SM / HSR / CON
		Other – COVID 19 (Coronavirus)					
	Covid19 (Coronavirus)	Personnel coming to site infected with Covid19 (coronavirus)	**1 MH**	Isolation / Administration	Covid Safe Plan prepared for construction site.	**2 UH**	CM / PM / SM / HSE / HSR / CON
		Other- Bankstown Airport					
	Cranes, booms, etc working at height in restricted air space	Plane striking elevated plant & equipment	**1 MH**	Elimination / Administration	The construction Zone is located a kilometres away within the take-off and landing flight path of Bankstown Airport. The construction site is waiting on final height restriction requirements for all plant and equipment.	**2 UH**	PM / SM HSE / HSR / CON
		Aircraft bird hazards	**1 MH**	Elimination / Isolation	All food bins to be kept covered so as to not attract birds which can become potential flight hazards when flying up in the air from scavenging in bins.	**2 UH**	SM HSE / HSR / CON
		Others Aircraft hazards	**1 MH**	Elimination / Isolation	Any incident that causes or poses the possibility to cause problems for the safe operation of the airport should be reported immediately to the Bankstown Airport Reporting Officer.	**2 UH**	SM HSE / HSR / CON
		Other					

Appendix G DPE Review Comments

Brendyn Rheinberger

From: brheinberger@slrconsulting.com
Subject: FW: CTMP and VMP review
Attachments: RE: SSD-45998963 - Post Approval - Consultation with Council - CTMP

From: Tom Bertwistle <Thomas.Bertwistle@planning.nsw.gov.au>
Sent: Friday, August 4, 2023 3:52 PM
To: Fei Chen <fchen@tacticalgroup.com.au>
Subject: CTMP and VMP review

Hi Fei,

Apologies for the time it has gotten to get back to you on this one. I've started a review, but haven't been able to complete it of the main CEMP body. However, I have done a review of the relevant subplans, the CTMP and VMP, which are the two more technical management plans required for this one.

I'll try to get the CEMP comments early next week, however, generally we have the most comments on the subplans and CEMP is usually administrative comments.

CTMP

- CTMP condition requires the plan to have been prepared in consultation with Council – this is required to be completed (with evidence supplied in the CTMP) prior to resubmission.
- The drawings in the appendices are superseded plans.
- Not all appendices were submitted.

VMP

- The VMP appears to be based off the Arboricultural Impact Assessment (AIA) (V3), including differences in trees proposed to be removed (western boundary). The AIA was updated in March 2023 (V5) and should be the one used in preparation of the AIA. It is noted all of Section 6 refers to tree protection measures.
- Section 4 refers to the AIA and associated Tree Protection Management Plan for tree protection measures. The VMP should contain these measures or include them as an appendix.
- It is noted the Applicant supplied further information on footpath construction in assessment process, specifically the below which should be located in the VMP.
  '*To minimise the impacts of the footpath, it is preferred that it is constructed above existing grade with only removal of the grass layer to prevent root loss. If this is not possible, the entire path must be hand excavated under supervision of the project arborist and following the guidelines in the tree protection management plan. Any roots >30mm in diameter will need to be bridged'*
- Section 5.3.2 – the inclusion of the following was not considered in the original BDAR and the Department has concerns the inclusion has potential to be overused.
  "In the event that arboreal animals do not move or they cannot be captured because the tree hollow is too large, high or its recovery would breach WH&S requirements then the tree will be felled (in the direction of other tree debris if possible) and animals recovered post-felling."
- Condition B25(e) was identified as not applicable. Sound reasoning should be given in the VMP as to why felled trees can not be used within the site.

Thanks,

Tom Bertwistle
Senior Environmental Assessment Officer
Industry Assessments
Department of Planning and Environment

T (02) 8275 1025 **E** thomas.bertwistle@planning.nsw.gov.au

dpie.nsw.gov.au

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

Brendyn Rheinberger

From: Tom Bertwistle <Thomas.Bertwistle@planning.nsw.gov.au>
Sent: Wednesday, 9 August 2023 10:23 AM
To: Fei Chen
Subject: RE: CTMP and VMP review

Hi Fei,

I've finished the initial review and have no further comments on the CEMP and nothing additional on the subplans. However, once the CTMP/VMP have been updated, the CEMP may have to be updated to reflect any new requirements (i.e. tree protection measures etc) as well as include the new versions.

Once the CEMP and associated CTMP and VMP have been updated, these can be reuploaded to the task (SSD-45998963-PA-2).

Thanks,

Tom Bertwistle
Senior Environmental Assessment Officer
Industry Assessments
Department of Planning and Environment

T (02) 8275 1025 **E** thomas.bertwistle@planning.nsw.gov.au

dpie.nsw.gov.au

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

From: Fei Chen <fchen@tacticalgroup.com.au>
Sent: Monday, 7 August 2023 08:47
To: Tom Bertwistle <Thomas.Bertwistle@planning.nsw.gov.au>
Subject: RE: CTMP and VMP review

Thank you Tom,

We will look into the below comments and update accordingly and look forward to any comments on the CEMP. Can you please confirm if we can expect any further commentary on the subplans?

Kind Regards,

Fei Chen
Project Manager

TACTICAL GROUP | CLIENTCHOICE Awards 2021 winner

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Sent: Friday, August 4, 2023 3:52 PM
To: Fei Chen <fchen@tacticalgroup.com.au>
Subject: CTMP and VMP review

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- It is noted the Applicant supplied further information on footpath construction in assessment process, specifically the below which should be located in the VMP.
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- Section 5.3.2 – the inclusion of the following was not considered in the original BDAR and the Department has concerns the inclusion has potential to be overused.

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- Condition B25(e) was identified as not applicable. Sound reasoning should be given in the VMP as to why felled trees can not be used within the site.

Thanks,

Tom Bertwistle
Senior Environmental Assessment Officer
Industry Assessments
Department of Planning and Environment

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Appendix H Council Approval Letter

Brendyn Berger

E brheinberger@slrconsulting.com

11 August 2023

Construction Traffic Management Plan

339-349 Horsley Road, Milperra – SSD-45998963 - Condition B1 and B2

Approved

Dear Mr Berger,

The Construction Traffic Management Plan (CTMP) dated April 2023 including Traffic Guidance Schemes (TGS formerly Traffic Control Plan - TCP), prepared by SLR Consulting Australia Pty Ltd and submitted to Council on 21 July 2023, has been assessed to comply with Condition B1 and B2 of the Development Consent. Accordingly, Condition B1 and B2 of the Development Consent has been satisfied and approved.

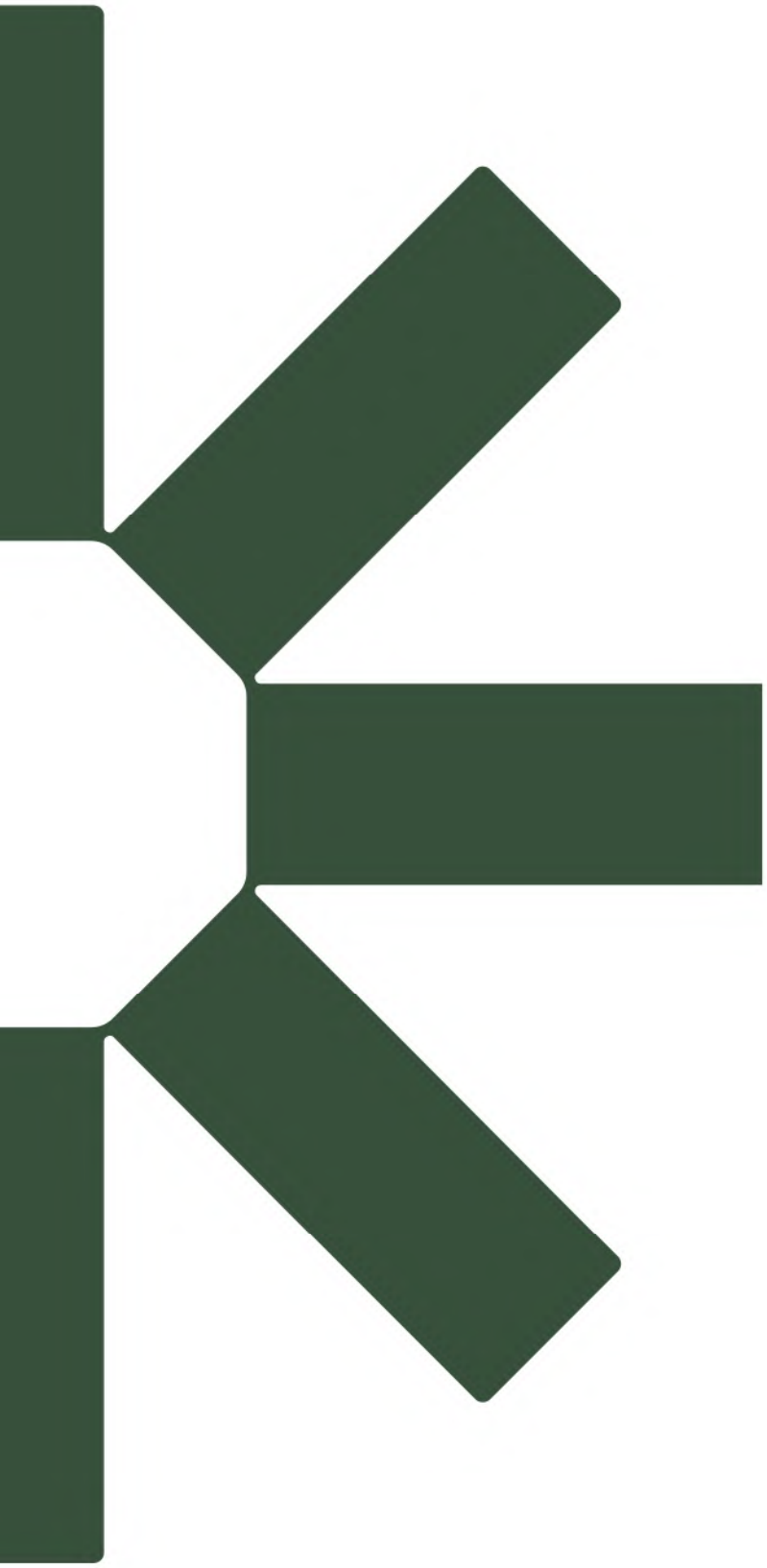
The completed Damage Agreement Transport Route for the proposed development has been received on 10 August 2023 and signed by Scott Fitzgerald as the owner's representative. You have advised that Ali Mourad, Site Manager will be the after-hours contact person and may be reached on mobile 0416 317 404 and ali.mourad@vaughhans.com.au .

Please note that Council does not approve Traffic Guidance Schemes (TGS) (formerly - TCPs), which are the responsibility of the applicant. A TGS is an occupational health and safety requirement of a work site (i.e. should be held on site) and it should comply with AS 1742.3. While a TGS is often a very important part of the TMP, Council's endorsement of a TMP does not constitute approval or concurrence of any TGS.

This approval will be passed on to Council's Compliance Officers, Senior Assets Planner – Roads and Development Engineering Services teams for monitoring.

Kind Regards

Trevor Le
Traffic Services Officer



Making Sustainability Happen

Appendix H Erosion and Sediment Control Plan

Construction Environmental Management Plan

339 and 349 Horsley Road, Milperra (Lot 140 and 141 DP 550194)

Hale Capital Development Management Pty Ltd

SLR Project No.: 630.030737.00001

16 August 2023

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.

LEGEND:

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

- DENOTES DIVERSION DRAIN
- DENOTES CLEAN WATER PIPE
- DENOTES SILT FENCE WITH CATCH DRAIN
- DENOTES SILT FENCE ONLY
- DENOTES CONSTRUCTION ENTRY
- DENOTES OVERLAND FLOW PATH
- DENOTES KERB INLET CONTROL

SEDIMENTATION BASIN NOTE:

FOR SEDIMENT & EROSION CONTROL DETAILS REFER TO DRAWING C014618.01-C250 & C251.
SEDIMENTATION BASIN SIZING BASED ON RECOMMENDATIONS OF 'SOILS AN CONSTRUCTION, MANAGING URBAN STORMWATER - THE BLUE BOOK', CAPACITY BASED ON 5-DAY RAINFALL DEPTHS AT 85th PERCENTILE INTENSITY (31.5mm) IN THE CATCHMENT AREA.

SEDIMENTATION BASINS TO COLLECT RUN-OFF IN EXTREME RAINFALL EVENTS. COLLECTED RUN-OFF TO BE ASSESSED BY A QUALIFIED LABORATORY FOR DOUSING RATES OF ALUM OR GYPSUM TO ENSURE COAGULATION OF SEDIMENTS PRIOR TO WATER BEING DISCHARGED TO COUNCIL STORMWATER SYSTEM.

EACH BASIN IS TO HAVE A MARKER PLACED AS PER THE DETAIL TO INDICATE WHEN SEDIMENT IS TO BE REMOVED. REMOVED SEDIMENT IS TO BE CLASSED AND DEWATERED PRIOR TO REMOVAL FROM SITE.

ALLOWANCE TO BE MADE DURING BENCHING OF SITE TO ENSURE RUN-OFF IS DIRECTED TO SEDIMENTATION BASINS.

NOTES:
1. ASSUME TYPE D SOIL (CLAY/SILTY CLAY)
2. ASSUME GROUP D SOIL (HIGH PLASTICITY AND SHRINK/SWELL PROPERTIES)

RUSLE CALCULATION:

TOTAL CATCHMENT AREA = 3.37 Ha
DISTURBED CATCHMENT AREA = 3.37 Ha

$A = R \times K \times LS \times P \times C$

1. 2-yr, 6-hr ARI (S) = 9.23;
2. RAINFALL EROSIVITY FACTOR (R)
   $R = 164.74(1.1171)^{S}\ S^{0.6444} = 1930$;
3. SOIL ERODIBILITY FACTOR (K) = 0.075;
4. LENGTH/GRADIENT FACTOR (LS) = 0.27;
5. EROSION CONTROL PRACTICE FACTOR (P) = 1.3;
6. COVER FACTOR (C) = 1.0

SOIL LOSS (A) = $39m^3/ha/yr$
= $130.3m^3/yr$

EROSION & SEDIMENT CONTROL PLAN
SCAERLE 1:500

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

FOR CONSTRUCTION

AMENDMENTS	DATE	ISSUE
ISSUED FOR CONSTRUCTION	12.07.23	0
REVISED AS CLOUDED, RENUMBERED FROM C20	05.07.23	B
ISSUED FOR INFORMATION	16.06.23	A

ARCHITECT: PACE ARCHITECTS
CLIENT: VAUGHAN CONSTRUCTIONS

PROJECT
INDUSTRIAL DEVELOPMENT
339-349 HORSLEY ROAD, MILPERRA
NSW, 2214

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
DS	NZ	JUN '23	DS	A1	AS SHOWN	C014618.01-C200

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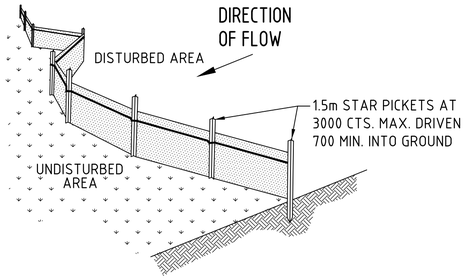
DRAWING TITLE
EROSION & SEDIMENT CONTROL PLAN

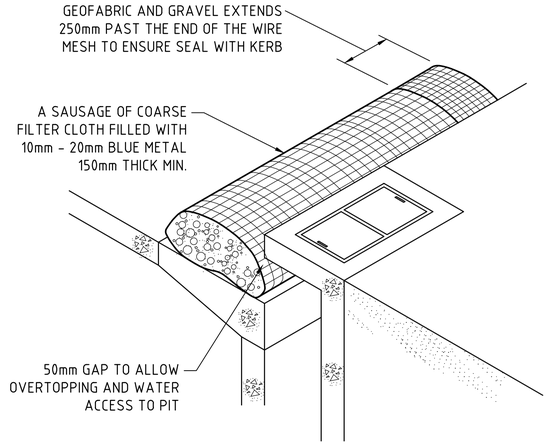
DRAWING No C014618.01-C200 ISSUE 0



TYPICAL SILT FENCE DETAIL

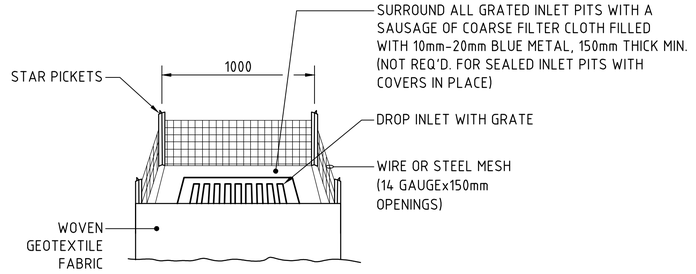
N.T.S

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



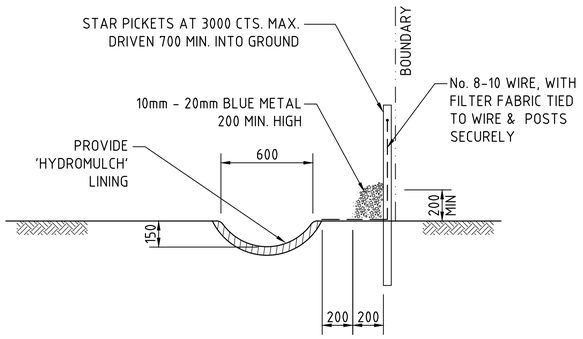
KERB INLET CONTROL

N.T.S



GRATED INLET PIT FILTER DETAIL

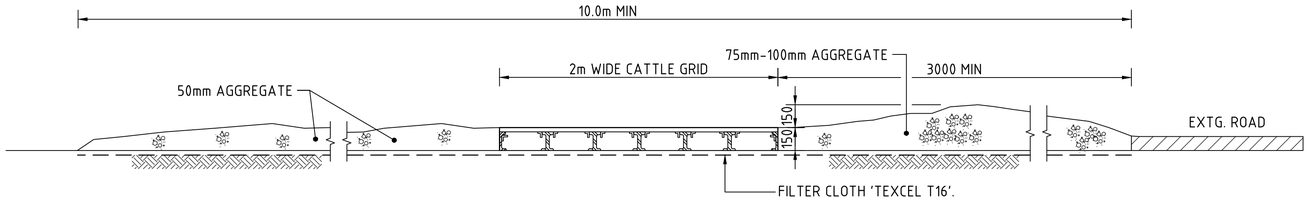
N.T.S



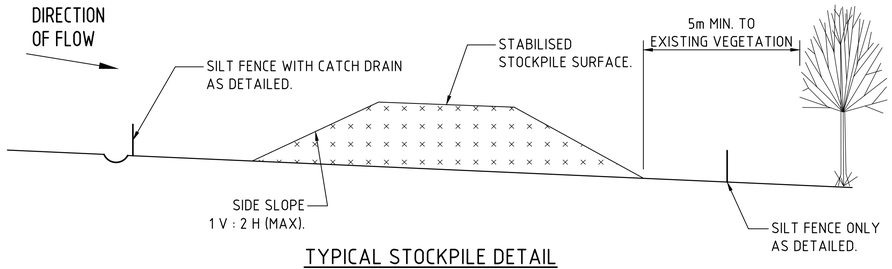
TYPICAL OPEN DRAIN & SILT FENCE

SCALE 1:20

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



SECTION 1:20 (1/C20) : STABILISED CONSTRUCTION ENTRANCE 'TRUCK SHAKER'



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.

200mm 0 500 1000 1500 2000mm

SCALE 1:20 AT A1 SIZE SHEET

FOR CONSTRUCTION

AMENDMENTS	DATE	ISSUE
ISSUED FOR CONSTRUCTION	12.07.23	0
RENUMBERED FROM C25	05.07.23	B
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ARCHITECT: PACE ARCHITECTS

CLIENT: VAUGHAN CONSTRUCTIONS

PROJECT: INDUSTRIAL DEVELOPMENT
339-349 HORSLEY ROAD, MILPERRA
NSW, 2214

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
DS	NZ	JUN '23	DS	A1	AS SHOWN	C014618.01-C250

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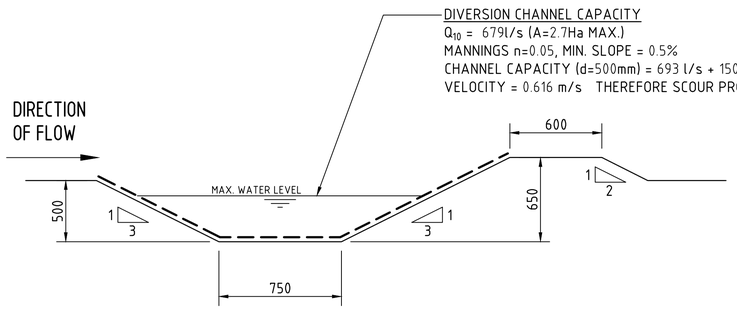
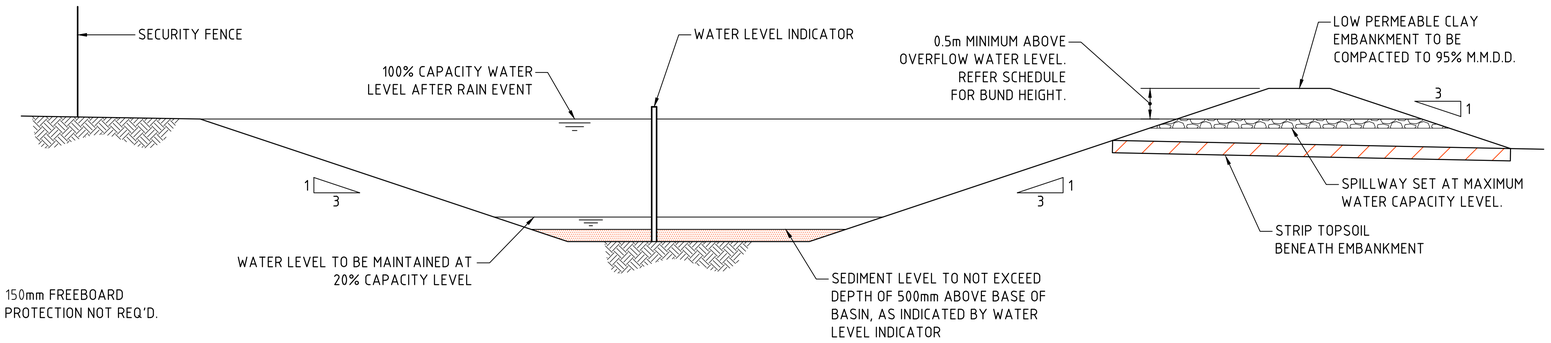
DRAWING TITLE: EROSION & SEDIMENT CONTROL DETAILS SHEET 1

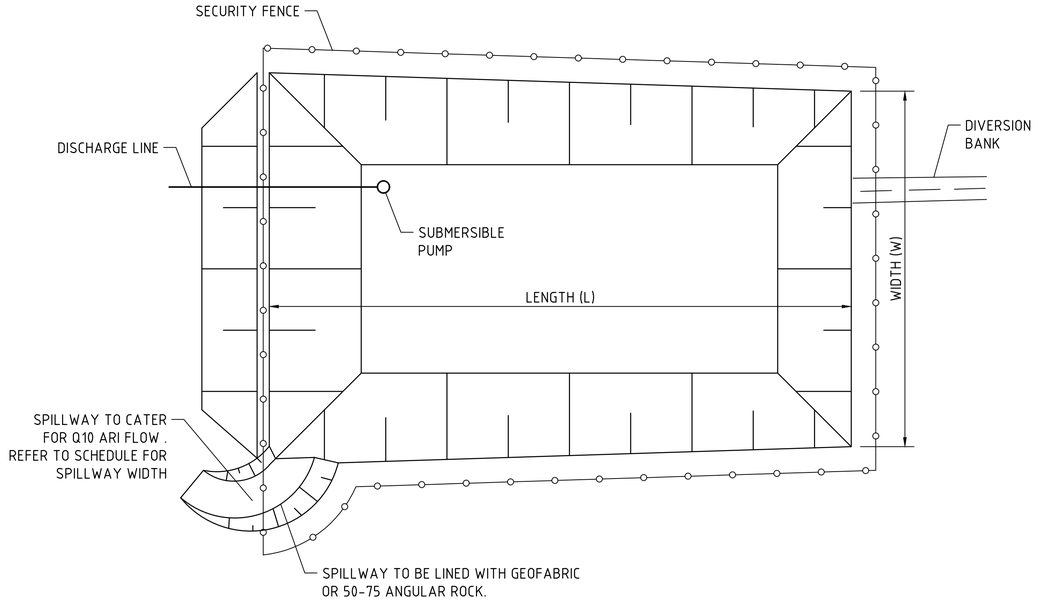
DRAWING No: C014618.01-C250 ISSUE: 0



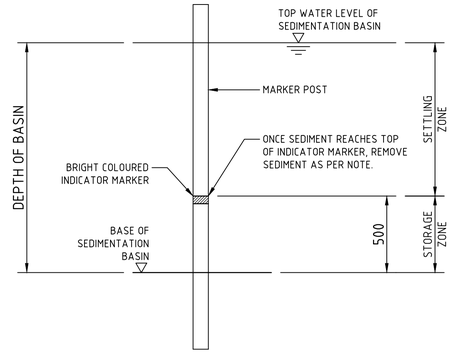
DIVERSION DRAIN SECTION
SCALE 1:20



TYPICAL SEDIMENT CONTROL BASIN SECTION
SCALE 1:50



TYPICAL SEDIMENT CONTROL POND PLAN
N.T.S



SEDIMENT STORAGE MARKER
SCALE 1:20

SPILLWAY DETAIL & SCHEDULE

CATCHMENT (Ha)	FLOW (m^3/s)	WIDTH (mm)	FLOW DEPTH (mm)	ROCK SIZE (mm)	BUND HEIGHT ABOVE SPILLWAY (mm)
0.20	0.14	1000	200	200	600
0.5	0.2	2000	200	200	600
1	0.3	2000	200	200	700
2	0.6	4000	200	200	700
5	1.4	5000	300	200	800
10	2.8	8000	350	200	850
20	5.5	14000	400	250	900
40	11.0	20000	500	250	1000

200mm 0 500 1000 1500 2000mm
SCALE 1:20 AT A1 SIZE SHEET

500mm 0 1 2 3 4 5m
SCALE 1:50 AT A1 SIZE SHEET

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AMENDMENTS	DATE	ISSUE
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CLIENT: VAUGHAN CONSTRUCTIONS

PROJECT
INDUSTRIAL DEVELOPMENT
339-349 HORSLEY ROAD, MILPERRA
NSW, 2214

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
DS	NZ	JUN '23	DS	A1	AS SHOWN	C014618.01-C251

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DRAWING TITLE
EROSION & SEDIMENT CONTROL DETAILS SHEET 2

DRAWING No C014618.01-C251
ISSUE 0

Appendix I Vegetation Management Plan

Construction Environmental Management Plan

339 and 349 Horsley Road, Milperra (Lot 140 and 141 DP 550194)

Hale Capital Development Management Pty Ltd

SLR Project No.: 630.030737.00001

16 August 2023

339-349 Horsley Road Milperra

Vegetation Management Plan

prepared for

Vaughan Constructions

écologique | environmental consulting

339-349 Horsley Road, Milperra - Vegetation Management Plan

prepared for

Vaughan Constructions

This document has been prepared by:

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11/08/2023

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Revision Schedule

Rev No	Date	Description	Issued to
1	20/07/2023	Vegetation Management Plan (VMP) for submission	Vaughan Constructions
2	11/08/2023	Vegetation Management Plan (VMP) amended	Vaughan Constructions

Contents

Tables

Figures

1. Introduction

1.1 Background

Hale Capital Development Management Pty Ltd (the Applicant) was granted Stage significant development approval to construct and operate an ambient multi-level warehouse and distribution centre at 339-349 Horsley Road, Milperra (the Site). The Site is legally identified as Lot 140 DP550194 and Lot 141 DP550194 (see Figure 1-1).

Figure 1-1. Subject site

Approval was granted on 9 June 2023, subject to the conditions specified in Schedule 2 of the Instrument of Consent. This Vegetation Management Plan has been prepared to specifically address the consent conditions identified in Table 1-1.

Table 1-1. Relevant consent conditions

Condition		Reference in this VMP
BIODIVERSITY		
B24.	Prior to the commencement of construction, the Applicant must undertake pre-clearance surveys of the site in accordance with the recommendations in section 9.1.1 of the Biodiversity Development	Section 5

Condition		Reference in this VMP
	Assessment Report, prepared by écologique (version 3) and dated 2 March 2023.	
B25.	Prior to the commencement of construction, the Applicant must prepare a Vegetation Management Plan (VMP) to manage the protection of retained vegetation during construction, to the satisfaction of the Planning Secretary. The Plan must form part of the CEMP in accordance with condition C2 and must:	Purpose of this VMP
	(a) be prepared by an appropriately qualified person	Document page ii
	(b) implement the recommendations in section 9 of the Biodiversity Development Assessment Report, prepared by écologique (version 3) and dated 2 March 2023, including any post clearing assessment required	Sections 5 and 8
	(c) stipulate tree protection measures (including fencing) for all existing trees not identified as being removed in accordance with the Arboricultural Impacts Assessment prepared by Canopy Consulting (version 5) dated 23 March 2023 and Australian Standard 4970:2009 – Protection of Trees on Development Site	Section 4
	(d) detail how any fauna found during tree removal will be managed	Section 5
	(e) detail opportunity for felled tree hollow reuse on site	Section 5.1.3
	(f) ensure works (including trenching or excavation) within the tree protection zone of trees to be retained are carried out under the supervision of a Diploma qualified (AQF 5) Arborist	Section 4
B26.	The Applicant must: (a) not commence construction until the Vegetation Management Plan is approved by the Planning Secretary.	Purpose of this VMP
	(b) not commence construction until the most recent version of the Vegetation Management Plan approved by the Planning Secretary is implemented, including tree protection measures physically in place.	
	(c) carry out construction in accordance with the most recent version of the Vegetation Management Plan approved by the Planning Secretary.	
LANDSCAPING		
B40.	Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the landscaping works on-site to the satisfaction of the Planning Secretary. The plan must: (a) detail local native species to be planted on-site	Section 6 and Habit8 (03.05.2023)
B40.	(b) describe the monitoring and maintenance measures to manage existing and planted vegetation;	Section 6

Condition		Reference in this VMP
	(c) detail the location of any reused felled trees within vegetated areas in accordance with condition B25	Section 5.1.3
	(d) include mechanisms to replace any trees that do not survive	Section 6
	(e) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2.	Compliant
B41.	The Applicant must: (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary.	Noted
	(b) not commence operation until the most recent version of the Landscape Management Plan approved by the Planning Secretary is implemented	
	(c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B40 for the life of the operation of development.	

1.3 Relevant legislation

Specific legislation relevant to this VMP is summarised in Table 1-1.

Table 1-2. Legislation relevant to this FFMP

Legislative mechanism	Relevance to proposal
Biodiversity Conservation Act 2016 (BC Act)	Impacts on threatened flora and fauna species, populations and ecological communities are administered by the NSW Environment Minister under the BC Act. Impacts on biodiversity values due to the construction of the Project have been assessed under the NSW Biodiversity Offset Scheme, which are detailed in the Project BDAR (écologique, 2023a), which has informed this VMP.
Biosecurity Act 2015 (Biosecurity Act)	Biosecurity is the protection of the economy, environment and community from the negative impacts of pests and diseases, weeds and contaminants. The Biosecurity Act introduces the premise that biosecurity is a shared community responsibility and introduces the legally enforceable concept of a General Biosecurity Duty (GBD). The GBD means that any person dealing with a biosecurity risk must take measures to prevent, minimise or eliminate the biosecurity risk (as far as is reasonably practicable). Biosecurity risks relevant to the Project include priority weeds, feral and pest animals, and the potential introduction and spread of pathogens and disease.

Legislative mechanism	Relevance to proposal
Pesticides Act 1999	The Pesticides Act controls the use of pesticides in NSW. It aims to reduce risks to human health, the environment, property, industry and trade, and promote collaborative and integrated policies for pesticide use. Under this Act, all pesticide users in NSW must: • Only use pesticides registered or permitted by the Australian Pesticides and Veterinary Medicines Authority (APVMA) • Obtain an APVMA permit if they wish to use a pesticide in a way not covered by the label • Read the approved label and/or APVMA permit for the pesticide product (or have the label/permit read to them) and strictly follow their directions • Only keep registered pesticides in containers bearing an approved label • Prevent injury to people, damage to property and harm to non-target plants and animals from using a pesticide
Prevention of Cruelty to Animals Act 1979 (PCA Act)	Consultation with the Department of Primary Industries (DPI) and Secretary of the Animal Care and Ethics Committee (ACEC) has confirmed animal relocation, or in some cases euthanasia, does not require animal ethics approval as it is being performed under animal management practices and does not fit under the definition of animal research under the Animal Research Act 1985. Instead, the legislation pertaining to this activity is the Prevention of Cruelty to Animals Act 1979 (PCA Act). For this reason, an Animal Research Authority (ARA) is not required for the relocation of any terrestrial or aquatic fauna that may result from either clearing of native vegetation or dam decommissioning during the construction of the WNSLR. Under this Act Part 2 Clause 5(3), a person in charge of an animal shall not fail at any time: a. to exercise reasonable care, control or supervision of an animal to prevent the commission of an act of cruelty upon the animal, b. where pain is being inflicted upon the animal, to take such reasonable steps as are necessary to alleviate the pain, or c. where it is necessary for the animal to be provided with veterinary treatment, whether or not over a period of time, to provide it with that treatment. These clauses have been provisioned for in this VMP.