

# ASPECT INDUSTRIAL ESTATE

**Construction Environmental Management Plan  
Building Works - Lot 9  
SSD 10448 and SSD 46516461**

**Prepared for:**

Qanstruct (Aust) Pty Ltd  
500 Burwood Road  
Hawthorn VIC 3122

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**SLR** 

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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 Qanstruct (Aust) 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.

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
630.30472-R01-v1.0	24 April 2023	Kelsy Sammons / Drew Williams / Jessica Keegan	Alanna Ryan	Alanna Ryan

## DOCUMENT REFERENCES

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# 1 Introduction

## 1.1 Development Overview

Aspect Industrial Estate (AIE) is a regional warehouse, distribution and industrial centre located at Kemps Creek within the Penrith local government area (LGA) and forms part of the broader Mamre Road Precinct located within the Western Sydney Employment Area (WSEA) (see **Figure 1**).

### 1.1.1 SSD 10448

Mirvac Property Services (Aust) Pty Ltd (Mirvac) obtained the State Significant Development (SSD) Consent SSD 10448 on 24 May 2021 from the Department of Planning and Environment (DPE) for the AIE Concept Proposal and Stage 1 Development of the AIE (AIE – Stage 1). A copy of SSD 10448 is attached as **Appendix A**. Three modifications have been approved for SSD 10448:

- Modification 1 (MOD 1), approved on 25 August 2022 for an administrative change to the consent imposing a Work Authorisation Deed with Transport for NSW to allow temporary construction access on Mamre Road;
- Modification 2 (MOD 2), approved on 30 November 2022 for changes to the Stage 1 development including amendments to layouts of Warehouses 1 and 3 and Access Road 2; and
- Modification 3 (MOD 3), approved on 2 March 2023 for reconfiguration of the estate layout south of Access Road 1 and west of Access Road 3, resulting in a reduction of lots and new warehouse footprints with an amendment to Access Road 4.

The AIE Concept Proposal comprises 9 industrial or warehouse and distribution centre buildings, internal road network layout, building locations, gross floor area (GFA), car parking, concept landscaping, building heights, setbacks and built form parameters (see **Figure 2**).

In accordance with the approved Staging Plan (see **Figure 3**), dated 23 February 2023 required by Conditions A10 and A19, Schedule 2 of SSD 10448, AIE – Stage 1 includes the following works:

- **Bulk Earthworks (BEW) & Infrastructure:** Estate-wide earthworks, infrastructure and services; and
- **Building Works:** Construction and use of warehouse and distribution centre buildings proposed in Lots 1 and 3.

A Construction Environmental Management Plan (CEMP) (SLR, 2023) has been prepared to cover the estate-wide earthworks, infrastructure and services of the approved construction works (Stage 1 – BEW & Infrastructure).

### 1.1.2 SSD 46516461

Mirvac obtained SSD 46516461 on 2 March 2023 from DPE for Stage 2 Development for construction and operation of Warehouse 9. A copy of SSD 46516461 is attached as **Appendix B**.

Stage 2 includes the following works (SSD 46516461):

- Civil works including cut/fill and benching to set the Lot 9 pad levels;

- Construction of new 66,341sqm building for use as ‘warehouse and distribution’ to be built to a ridge height of 14.6m. This will comprise:
  - 64,725sqm Warehouse;
  - 140sqm Dock Office at the north elevation;
  - 126sqm Dock Office at the south elevation;
  - 1,350sqm Main Office at the eastern elevation;
  - 266 parking spaces across the lot’s north and eastern frontages and hardstand areas;
  - Internal truck access roads with access from Access Road 3 to the east and egress to Access Road 4 to the north;
  - Loading dock areas at the north and south elevations;
- Fit out of the warehouse for the proposed use;
- Construction of vehicular crossovers to Access Road 4 (egress) and Access Road 3 (ingress);
- On lot landscaping;
- On lot stormwater management; and
- Operation of the warehouse and distribution facility 24 hours a day, 7 days a week.

This Construction Environmental Management Plan (CEMP) has been prepared to cover only the construction and use of Warehouse 9.

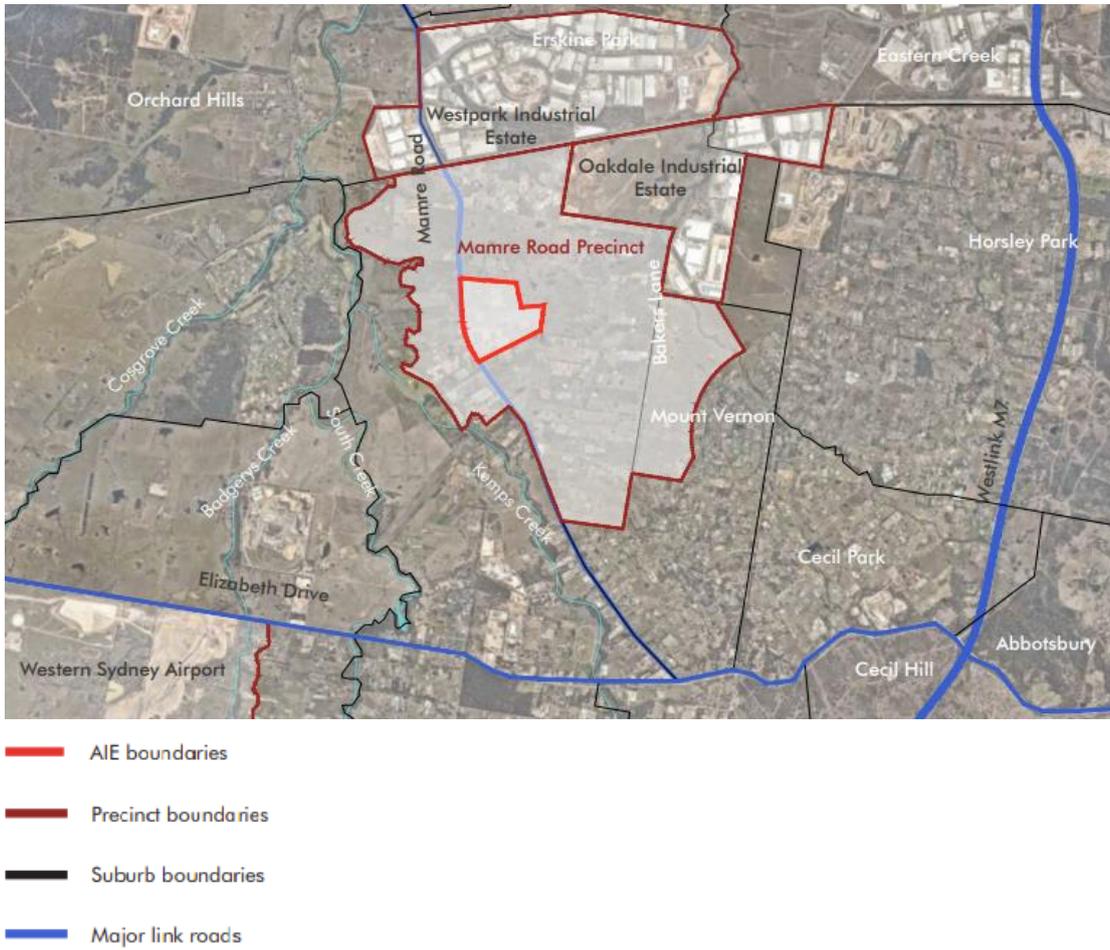


Figure 1 Regional Locality



Figure 2 AIE Masterplan



Figure 3 Staging Plan Lots 1, 3 and 9

## 1.2 CEMP Context

This CEMP has been prepared to address the specific requirements of SSD 10448 and SSD 46516461, and in consideration of the *Guideline for the Preparation of Environmental Management Plans* (Department of Infrastructure, Planning and Natural Resources 2004).

This CEMP contains the following key components:

- A description of the construction activities to be undertaken on site, including construction staging and timing;
- Environmental management framework, including key contacts, roles and responsibilities, and regulatory requirements;
- Environmental management commitments and responsibilities;
- Monitoring, inspections and reporting requirements;
- Complaints management strategy;
- Environmental incident management strategy; and
- Inclusion of specialist management plans and protocols, listed below:
  - Construction Traffic Management Plan (CTMP);
  - Erosion and Sediment Control Plan (ESCP);
  - Flood Emergency Plan (FEP);
  - Construction Noise and Vibration Management Plan (CNVMP);
  - Construction Air Quality Management Plan (CAQMP);
  - Construction Waste Management Plan (CWMP); and
  - Community Consultation and Complaints Handling Strategy (CCCHS).

The CEMP and specialist management plans will be reviewed, implemented, and monitored together as an integrated suite of documents.

The CEMP will be reviewed by an independent Environmental Representative (ER) to ensure it is consistent with the requirements in or under the Consents SSD 10448 and SSD 46516461. The ER will make a written statement to this effect before the submission of the CEMP to the Planning Secretary.

### 1.2.1 Scope

This CEMP has been prepared to satisfy Conditions C1, C2, C3 and C4 of SSD 46516461. 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 C** for SSD10448 and **Appendix D** for SSD 46516461, including reference to where they have been addressed.

**Table 1 CEMP Conditions Review**

Consent Condition	CEMP Section
<b>SSD 46516461</b>	
C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	-
a) detailed baseline data;	Appendix E Appendix F Appendix G Appendix H Appendix I Appendix J Appendix K
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;	Section 3.3 Appendix E Appendix F Appendix G Appendix H Appendix I Appendix J Appendix K
c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Section 4  Appendix E Appendix F Appendix G Appendix H Appendix I Appendix J Appendix K
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 Appendix E Appendix F Appendix G Appendix H Appendix I Appendix J Appendix K
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 5 (5.2)
f) a program to investigate and implement ways to improve the environmental performance of the development over time;	Section 6
g) a protocol for managing and reporting any:	Section 5.1

Consent Condition	CEMP Section
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.	Section 6
Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Noted
C2. Prior to the commencement of construction of the Stage 2 Development, The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the Stage 2 Development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	The 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);	Section 4.5 Appendix E
b) Erosion and Sediment Control Plan (see condition B12);	Section 4.6 Appendix F
c) Flood Emergency Response Plan (see condition B19);	Section 4.6 Appendix G
d) Construction Noise Management Plan (see condition B24);	Section 4.2 Appendix H
e) Construction Air Quality Management Plan (see condition B39);	Section 4.4 Appendix I
f) Construction Waste Management Plan (see condition B44); and	Section 4.7 Appendix J
g) Community Consultation and Complaints Handling.	Section 4.11 Appendix K
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

It is also noted that Mirvac, the construction contractor and any engaged subcontractors shall at all times operate in compliance with Condition C1 of SSD 10448 and Condition A1 of SSD 46516461 which reads:

*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 Stage 1 Development, and any rehabilitation required under this consent.*

### 1.2.2 Objectives

The objectives of this CEMP are to:

- Establish the framework for managing and mitigating the potential for adverse environmental impacts as a result of the construction of Stage 2 – Building Works for Lot 9;
- Clearly and concisely document the commitments made in the EIS (Urbris 2022) and Response to Submissions (RTS) (Urbis 2022), including relevant management plans, that are required to be implemented with during construction;
- Demonstrate to DPE how the applicant proposes to meet all of its regulatory obligations including those outlined in the Conditions of Consent;
- Outline the controls to be implemented by the contractor to meet those obligations;
- Clearly and concisely document the conditions imposed by SSD 46516461 that are required to be implemented and/or complied with during the construction phase; and
- Assist to establish Stage 2 – Building Works for Lot 9 in a manner that avoids (where possible) or minimises impact to the surrounding environment and community.

### 1.2.3 Preparation

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

**Table 2 Author Qualifications**

Name, Role & Division	Qualifications	Experience
<b>Alanna Ryan</b> Principal Consultant Environmental Assessment & Management	B Env Sc Grad Cert Community Relations	Alanna is a Principal Environmental Consultant with over 15 years experience in industry. Experience Alanna has includes, Environmental Management Systems (incorporating risk assessment/management, strategies, management plans, inspections and auditing) and statutory reporting.
<b>Kelsy Sammons</b> Associate Consultant Environmental Assessment & Management	B Env Sc and Mgmt	Kelsy is an Associate Consultant with over 10 years industry experience, in the mining and energy sectors. Kelsy has worked across six open cut Coal Mining operations in Australia, and in underground Copper, Uranium, Silver and Gold Operations.  Kelsy specialises in providing technical expertise and support in building environmental performance capabilities within operations and site-based functions. She also has expertise and experience in mine closure, management plans, compliance, environmental risk assessments, audit preparation, rehabilitation and environmental monitoring programs.

Name, Role & Division	Qualifications	Experience
<b>Drew Williams</b> Associate Consultant Environmental Assessment & Management	B. EnvSc, DIP. Arch	Drew is a Senior Project Consultant with over 7 years industry experience. Drew has gained a wealth of experience during his various environmental management roles including environmental compliance, environmental reporting, environmental monitoring, environmental management systems, contaminated land management, waste management, erosion and sediment control design and project management, heritage management, disturbance approvals, contractor management, licencing and approvals.
<b>Jessica Keegan</b> Project Consultant- Environment and Social Impact Assessment	Master of Environmental Management and Sustainability	Jessica has recently joined the SLR Environmental Assessment & Management (EA&M) team, as a Project Consultant- Environment and Social Impact Assessment. Jessica is in the ideal position to capitalise on her Social Work, Sustainability and Environmental expertise. Jessica has a year experience working within Sand and Hard Rock Quarries as an Environment, Sustainability and Safety Graduate. Jessica previously worked as a Hospital and Community Social Worker for 8 years. Her most recent Social Work role was as a Senior Community Palliative Care Social Worker.

#### 1.2.4 Consultation

In accordance with SSD 10448 and SSD 46516461, consultation has been undertaken with the applicable stakeholders which is summarised in **Table 3**, and documentation attached at **Appendix L**.

**Table 3 Consultation**

Condition	Comment
<b>SSD 10448</b>	
<b>Staging Plan</b> A10. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall: <ul style="list-style-type: none"> <li>(a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;</li> <li>...</li> </ul>	In accordance with Condition A1, Mirvac developed a staging Plan and has consulted with the relevant parties required under the relevant CEMP sub-management plan conditions. A copy of this consultation including any matters resolved or unresolved is attached at <b>Appendix L</b> .
<b>Evidence of Consultation</b> A18. Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</li> <li>(b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>(i) the outcome of that consultation, matters resolved and unresolved; and</li> </ul> </li> </ul>	<b>CEMP Consultation:</b> In accordance with Condition C8, Mirvac has consulted with relevant parties required under the relevant CEMP sub-management plan conditions. A copy of this consultation including any matters resolved or unresolved is attached at <b>Appendix L</b> .

Condition	Comment
(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<b>General consultation:</b> Consultation required under the conditions of consent will be undertaken by the Applicant or the Applicant’s representative and provide a minimum of 10 business days’ consultation period. Details of this consultation will be provided to the Planning Secretary in accordance with Condition C8(b) prior to submitting any documentation to the Planning Secretary in accordance with Condition C8(a).
<b>SSD 46516461</b>	
<b>Notification of Commencement</b> A7. The date of commencement of each of the following phases of the Stage 2 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: <ul style="list-style-type: none"> <li>(a) construction; and</li> <li>(b) operation.</li> </ul>	Noted – The Applicant will notify the Planning Secretary in writing of the intended commencement date of construction within the prescribed timeframe.
<b>Evidence of Consultation</b> A9. Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</li> <li>(b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>(i) the outcome of that consultation, matters resolved and unresolved; and</li> <li>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	<b>CEMP Consultation:</b> In accordance with Condition A9, Mirvac has consulted with relevant parties required under the relevant CEMP sub-management plan conditions. A copy of this consultation including any matters resolved or unresolved is attached at <b>Appendix L</b> . <b>General consultation:</b> Consultation required under the conditions of consent will be undertaken by the Applicant or the Applicant’s representative and provide a minimum of 10 business days’ consultation period. Details of this consultation will be provided to the Planning Secretary in accordance with Condition A9(b) prior to submitting any documentation to the Planning Secretary in accordance with Condition A9(a).
A13. Before the commencement of construction, the Applicant must: <ul style="list-style-type: none"> <li>a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection, and support of the affected infrastructure;</li> <li>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters, and footpaths); and</li> </ul> submit a copy of the dilapidation report to the Planning Secretary and TfNSW.	The Applicant will provide documented evidence to the Planning Secretary and TfNSW.
<b>External Walls and Cladding</b> A21. Prior to the issuing of:	The Applicant will provide documented evidence to the Certifier and Planning Secretary in accordance with Condition A21 and A22.

Condition	Comment
<p>(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</p> <p>(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.</p> <p>A22. 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.</p>	
<p><b>Utilities and Services</b></p> <p>A25. Before the issuing of a Construction Certificate for any stage of the Stage 2 Development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:</p> <p>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</p> <p>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.</p>	<p>The Applicant will provide evidence to the Certifier in accordance with Condition A25.</p>
<p><b>Environmental Representative</b></p> <p>A28. The Applicant must engage an Environmental Representative (ER) to oversee construction of the Stage 1 Development. Unless otherwise agreed to by the Planning Secretary, construction of the Stage 2 development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must:</p> <p>...</p> <p>e) review the CEMP required in Condition C2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:</p> <p>(i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or</p>	<p>This CEMP will be reviewed by the ER and a written statement will be provided to the Planning Secretary in accordance with Condition A28(e).</p> <p>The ER will attend the Mamre Road Precinct Working Group (see Condition A31), as scheduled</p>

Condition	Comment
<p>(ii) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);</p> <p>...</p> <p>(j) attend the Mamre Road Precinct Working Group (see Condition A31) in a consultative role in relation to the environmental performance of development; and</p> <p>...</p>	
<p><b>Construction Traffic Management Plan</b></p> <p>B1. Prior to the commencement of construction of the Stage 2 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:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>...</p>	<p>Undertaken as part of the Construction Traffic Management Plan (see Appendix E).</p>
<p><b>Stormwater Management Plan</b></p> <p>B17. Within six months of the commencement of construction of the Stage 2 Development, the Applicant must prepare a Stormwater Management Plan (SMP) to the satisfaction of the Planning Secretary. The SMP must:</p> <p>(a) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems whose appointment has been endorsed by the Planning Secretary;</p> <p>(b) be prepared in consultation with the Environment and Heritage, Sydney Water, DPE, and Council;</p> <p>...</p>	<p>The requirements under Condition B17 will be satisfied within six months of the commencement of construction of the Stage 2 development, in consultation with identified agencies.</p>

## 2 Development Description

### 2.1 Location

AIE is located at 788-864 Mamre Road, Kemps Creek, and is legally described as Lots 54 - 58 DP 259135 in the Mamre Road Precinct within the broader WSEA, which falls within the Penrith LGA. AIE is approximately 56.3 hectares and is located approximately 6.5km north-east of the future Western Sydney International (Nancy-Bird Walton) Airport (WSA), 13.5km south-east of the Penrith CBD and 40km west of the Sydney CBD.

The site is bound by rural land uses. The site is bound by Mamre Road to the west and agricultural uses to the north, south and east. The historic land uses on the site include rural residential, grazing, dairy farming, poultry farming and horticulture. This land has been rezoned to facilitate future employment with the Mamre Road Precinct.

Lot 9 is located in the south-west corner of the AIE. Refer to **Figure 3**.

### 2.2 Construction Staging and Activities

Notification of commencement of construction will be in accordance with Condition A7 of SSD 46516461, reproduced below:

*A7. The date of commencement of each of the following phases of the Stage 2 Development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:*

*a) construction; and b) operation.*

In the event that the construction of the Stage 2 Development is to be staged, the Planning Secretary will 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. This is in accordance with A8 of SSD 46516461.

**Table 4** summarises key aspects of Stage 2:

**Table 4 Construction Staging and Activities**

Stage	Indicative Dates	Indicative Duration	Activities
Stage 2 – Building Works (Lot 9)	May 2023 to April 2024	11 months	Warehouse / Lot 9 construction

## 2.3 Construction Hours

Stage 1, Conditions D41 and D21 of Development Consent SSD 10448 are the same as Stage 2, Conditions B21 and B22 of Development Consent SSD 46516461, hence this plan references Stage 2.

Construction hours will be in accordance with Conditions B21 and B22 of SSD 46516461, which are reproduced below:

*B21. The Applicant must comply with the hours detailed in Table 2*

*Table 2 Hours of Work*

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

*B22. Works outside of the hours identified in condition B21 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.*

The construction hours will be provided to all staff and contractors in the induction (see **Section 3.4.1**). The movements of staff and contractors will be recorded for this project (see **Section 5.1**).

## 2.4 Construction Site Access

All construction vehicles for the AIE stage 2 will enter and depart the site from / to Mamre Road via a temporary access driveway. It is anticipated that the largest vehicle accessing the site will be a 20m Articulated Vehicle (AV), which the temporary driveway will be designed for.

Further, in accordance with the Construction Traffic Management Plan (CTMP) (March 2023), construction management protocols require that vehicles entering the site access road will have right of way in order to ensure that there is no queuing on Mamre Road.

The access to and from Warehouse 9 onto Mamre Road will be restricted to left-in and left-out movements.

Site access is detailed within **Figure 4** below.

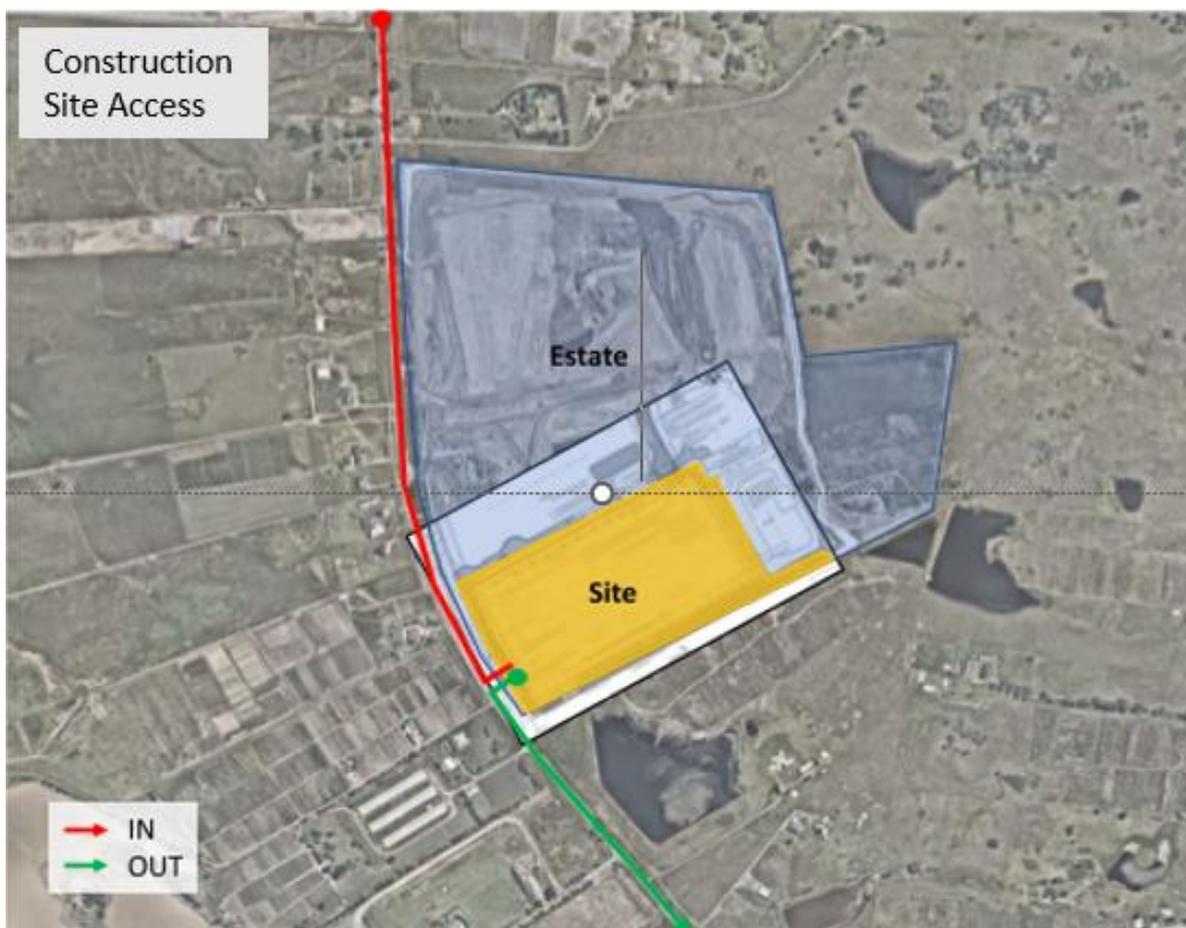


Figure 4 Site Entry Movements

## 2.5 Construction Contact Details

**Table 5** lists the key contacts during the construction of Stage 2 – Building Works for Lot 9.

**Table 5 Construction Contact List**

Role	Name	Company	Contact Details
Project Principal	xx	Mirvac	xx
Contractor's Project Manager	Christopher Cunico	Qanstruct	Ph: 0417 005 477 Email: <a href="mailto:ccunico@qanstruct.com.au">ccunico@qanstruct.com.au</a>
Contractor's Environmental Advisor	Jacob Lourey	Qanstruct	Ph: 0439 344 448 Email: <a href="mailto:jlourey@qanstruct.com.au">jlourey@qanstruct.com.au</a>
Contractor Work Health and Safety (WHS) Coordinator	Jacob Lourey	Qanstruct	Ph: 0439 344 448 Email: <a href="mailto:jlourey@qanstruct.com.au">jlourey@qanstruct.com.au</a>
Project Environmental Representative	Allistair Morris	Qanstruct	Ph: 0417 204 875 Email: <a href="mailto:amorris@qanstruct.com.au">amorris@qanstruct.com.au</a>
Principal's Environmental Consultant (PEC)	Carl Vincent	ERSED	0424 203 046 <a href="mailto:carl.vincent@ersed.com.au">carl.vincent@ersed.com.au</a>
Communications and Community Liaison Representative	Alanna Ryan	SLR Consulting	0407 430 453 <a href="mailto:aryan@slrconsulting.com">aryan@slrconsulting.com</a>

## 3 Environmental Management Framework

### 3.1 Environmental Management Policy

Qanstruct (Aust) Pty Ltd, and all sub-contractors engaged by Qanstruct, will implement their Environmental Policy throughout the duration of construction. A copy of the Environmental Policy is attached as **Appendix M**.

### 3.2 Roles and Responsibilities

The Construction Contractor for Stage 2 – Building Works for Lot 2 is Qanstruct (Aust) Pty Ltd, and all sub-contractors engaged by Qanstruct.

The Construction Contractor will review, implement and monitor this CEMP and specialist management plans together as an integrated suite of documents.

The key personnel responsible for environmental management during construction of Stage 2 – Building Works for Lot 9 are listed in **Table 6**

**Table 6 Personnel Responsible for Environmental Management**

Role	Responsibilities
Project Principal	<ul style="list-style-type: none"> <li>Environmental reporting responsibility associated with the development.</li> <li>Overall responsibility for environmental management and compliance with SSD 10448 46516461 and relevant legislation;</li> <li>Liaise with the Proponent to keep them informed of the project’s progress;</li> <li>Record, notify, investigate and respond to any environmental incidents and, where necessary, develop and implement corrective actions;</li> <li>Consult and engage with any subcontractors or interfacing contractors regarding the environmental management of the Site;</li> <li>Attend the Environmental Review Group (ERG) meetings; and</li> <li>Provide adequate environmental inductions/training to employees and contractors regarding their requirements under this CEMP;</li> <li>Provide Project Environmental Representative (ER) with all documentation requested by the ER in order for the ER to perform their functions specified below and a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work); and</li> <li>Attend the Mamre Road Precinct Working Group in a representative role in relation to the Stage 2 development.</li> </ul>
Contractor’s Project Manager	<ul style="list-style-type: none"> <li>All the responsibilities attributed to the Construction Contractor throughout this CEMP;</li> <li>Environmental reporting responsibility associated with the development; and</li> <li>ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an incident and/or non-compliance.</li> </ul>
Contractor’s Environmental Advisor	<ul style="list-style-type: none"> <li>Assist the contractor to execute the responsibilities attributed to the Construction Contractor throughout this CEMP;</li> <li>Provide guidance and assistance to the Contractor regarding the environmental reporting responsibilities associated with the development; and</li> </ul>

Role	Responsibilities
Project Environmental Representative	<ul style="list-style-type: none"> <li>• 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.</li> </ul> <ul style="list-style-type: none"> <li>• Be a suitably qualified and experienced person who was not involved in the preparation of the EIS, Rts, ADR, and any additional information for the Stage 2 Development and is independent from the design and construction personnel for the Stage 2 Development;</li> <li>• Receive and respond to communication from the Planning Secretary in relation to the environmental performance of the Stage 2 development;</li> <li>• Consider and inform the Planning Secretary on matters specified in the terms of this consent.</li> <li>• 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;</li> <li>• Review the CEMP required in Condition C2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:             <ul style="list-style-type: none"> <li>○ make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or</li> <li>○ make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department).</li> </ul> </li> <li>• Regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent;</li> <li>• As may be requested by the Planning Secretary, help plan, attend, or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits.</li> <li>• As may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;</li> <li>• Provide advice to the Applicant on the management and coordination of construction works on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, earthworks and sediment control and noise;</li> <li>• Prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Quarterly Report providing the information set out in the Environmental Representative Protocol under the heading 'Environmental Representative Quarterly Reports'. The Environmental Representative Quarterly Report must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary; and</li> <li>• Attend the Mamre Road Precinct Working Group in a consultative role in relation to the environmental performance of the Stage 2 development.</li> </ul>
Contractor's WHS Coordinator	<ul style="list-style-type: none"> <li>• Ensure the legislative and corporate safety, health and environment management measures and controls are implemented and maintained;</li> <li>• Participate in risk and hazard identification and control;</li> <li>• Participate in incident investigations and management; and</li> <li>• Participate in health and safety inspections.</li> </ul>

Role	Responsibilities
Principal's Environmental Consultant (PEC)	<ul style="list-style-type: none"> <li>• Provide the Principal advice and guidance relating to Environmental reporting responsibilities associated with the development;</li> <li>• Provide the Principal advice and guidance relating to environmental management and compliance with SSD 10448 and SSD 46516461 and relevant legislation;</li> <li>• Assist the Principal in providing the Project Environmental Representative (ER) with all documentation requested by the ER in order for the ER to perform their functions;</li> <li>• Provide guidance for the reporting, notification, investigation and response to any environmental incidents and, where necessary, develop and implement corrective actions; and</li> <li>• Providing advice to the Principal in relation to any subcontractors or interfacing contractors regarding the environmental management of the Site.</li> </ul>
Communications and Community Liaison Representative	<ul style="list-style-type: none"> <li>• Lead and manage the community involvement activities, including liaison with property owners and key stakeholders;</li> <li>• Be the primary daily contact to the public handling of enquiries / complaints management / interface issues;</li> <li>• Maintain the complaints register and make available the complaints register to the ER on a daily basis.</li> <li>• Be available for contact by local residents and the community at all reasonable times to answer any questions;</li> <li>• Liaise with property owners to co-ordinate access and to deal with specific property related issues arising from the upgrade works;</li> <li>• Lead the delivery of communication and community engagement strategies and plans;</li> <li>• Facilitate meetings, forums and arranging interviews to address concerns from community;</li> <li>• Provide advice and participate with the project teams to improve and enhance the delivery of communication services to the community;</li> <li>• Build, maintain collaborative and consultative working relationships with internal and external stakeholders; and</li> <li>• Be available for contact by local residents, key stakeholders and community representatives to answer queries and provide more information or feedback.</li> </ul>
All employees, contractors and subcontractors	<ul style="list-style-type: none"> <li>• Ensure familiarity, implementation and compliance with this CEMP and appended management plans;</li> <li>• Support the Proponent's commitment to sustainability, environmental management and compliance;</li> <li>• Work in a manner that will not harm the environment or impact on surrounding receptors;</li> <li>• Report all environmental incidents, non-compliances and complaints to the Project Manager without delay;</li> <li>• Immediately notify the Contractor's Project Manager of any hazard or potential hazard that may result in an incident and/or non-compliance, regardless of the nature or scale;</li> <li>• Take immediate action (where it is safe to do so) to prevent, stop, contain and/or minimise any adverse impact associated with an incident and/or non-compliance; and</li> <li>• Report any inappropriate construction practices and/or environmental management practices to the Project Manager without delay.</li> </ul>

## 3.3 Statutory Requirements

### 3.3.1 SSD 10448 and SSD 46516461

The Development will be constructed in accordance with Condition A2 of SSD 46516461, The Development will be carried out:

- (a) in compliance with the conditions of the Development Consent;*
- (b) in accordance with all written directions of the Planning Secretary;*
- (c) in accordance with the EIS, Response to Submissions, ADR, and Concept Plan for SSD-10448 (as modified);*
- (d) in accordance with the Development Layout attached to the Development Consent at Appendix 1; and*
- (e) in accordance with the management and mitigation measures attached to the Development Consent at Appendix 4.*

In accordance with Condition A3 of SSD 46516461, consistent with the requirements of the Development Consent, the Planning Secretary may make written directions to Mirvac 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) of the Development Consent.*

In accordance with Condition A4 of SSD 46516461, 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. The Project Manager will be notified if any inconsistencies are identified.

SSD 10448 and SSD 46516461 imposes a number of environmental performance and management requirements applicable to the construction of Stage 2 – Building Works for Lot 9.

A copy of the Consent for SSD 10448 is attached at **Appendix A**, SSD 46516461 at **Appendix B** and all conditions of consent relevant to this CEMP are attached at **Appendices C and D**.

### 3.3.2 Other licences, permits, approvals and consents

**Table 7** summarises the additional licences, permits, approvals and consents required throughout these works. This information has been summarised from the SSD 10448 and SSD 46516461 Consent Conditions, the EIS (Urbis 2020), and contributions from Mirvac. It is the Construction Contractor's responsibility to ensure that any license, permit, approvals listed in (but not limited to) **Table 7**, 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.

It is noted that an Environment Protection Licence (EPL) is not required, although the EPA have advised that if any future tenancies involve a scheduled activity pursuant to the POEO Act, an EPL would be required prior to undertaking the activity (NSW DPE 2022).

**Table 7 Other 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 consent.	Mirvac, Construction Contractor	Ongoing	SSD 10448 Condition AN1 SSD 46516461 Condition AN1
Construction and occupation certificates for the proposed building works obtained.	Construction Contractor	Prior to construction/occupation	SSD 46516461 Condition A15
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.	Construction Contractor	Prior to the issue of the Construction Certificate	SSD 46516461 Condition A21
All relevant approvals from utility service providers.	Mirvac	Before construction of any utility works	SSD 46516461 Condition A23
A Compliance Certificate for water and sewerage infrastructure servicing at the site will be obtained.	Mirvac	Before the commencement of operation	SSD 46516461 Condition A24
Evidence to the Certifier that arrangements have been made for: (a) the installation of fibre-ready facilities to all individual lots ... (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots ...	Construction Contractor	Prior to the issue of the Construction Certificate	SSD 46516461 Condition A25
Evidence from the carrier that the fibre ready facilities are fit for purpose.	Mirvac	Before final Occupation Certificate issued	SSD 46516461 Condition A26
Works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved	Construction Contractor	Before final Occupation Certificate issued	SSD 46516461 Condition A27

### 3.4 Inductions and 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.

Inductions and Training will meet the objectives of Condition A16 of SSD 46516461, which is to ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the SSD 10448 and SSD 46516461 Consent Conditions relevant to activities they carry out in respect of the development.

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 following:

**Table 8 Environmental Induction Training**

Inductions and Environmental Training	Reference / Notes
Purpose and objectives of the CEMP	Section 1.2
Obligation to minimise harm to the environment	Section 1.2.1
Hours of Construction	Section 2.3
Requirements of due diligence and duty of care	Section 3.1
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 3.5 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 5.1
High-risk activities and associated environmental safeguards i.e. earthworks, vegetation clearing, night works, operation and maintenance of concrete washouts, and washing, refuelling and maintenance of plant and equipment	Section 4
Location of reuse bins, washing, refuelling and maintenance of vehicles, plant and equipment	Section 4
Noise, vibration, and air quality management controls	Section 4.2, 4.3 and 4.4
Drivers’ code of Conduct	Section 4.5
Construction Traffic Management including permitted access routes to and from the construction site for all vehicles, as well as standard environmental, work, health and safety (WHS), driver protocols and emergency procedures.	Section 4.5

Inductions and Environmental Training	Reference / Notes
Sound erosion and sediment control practices, water quality controls and sediment basin management	Section 4.6
Waste minimisation principles	Section 4.7
When there is a risk of fire being caused by work such as welding, thermal or oxygen cutting, heating or other fire producing or spark producing operations or when burning off is proposed, training will be provided to all personnel in fire prevention, fire safety and basic firefighting skills	Section 4.12

### 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; and
- Outline the mitigations measures for the works and the area (see **Section 4**).

## 3.5 Incident and Non-Compliance Response and Handling Procedure

For the purposes of this CEMP, SSD 10448 and SSD 46516461 describes an ‘incident’ as 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. SSD 10448 and SSD 46516461 describes a ‘non-compliance’ as an occurrence, set of circumstances or development that is a breach of the consent.

Material Harm is defined within SSD 10448 and SSD 46516461 as harm that:

- 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)*

**Table 9** below summarises the required notification timeframes and responsible parties for incident and/or non compliance notification with further details provided within this section at the provided Cross Reference(s).

**Table 9 Material Harm Incident and Non-Compliance Notification**

Notification Requirement	Responsible	Timeframe	Reference
<b>Incidents</b>			
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 Stage 2 – Building Works for Lot 9	Immediately after becoming aware of a potential or actual incident	CEMP 3.5.2
The Contractor’s Project Manager will notify Mirvac 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	CEMP 3.5.2

Notification Requirement	Responsible	Timeframe	Reference
Mirvac will notify DPE of an incident in writing via the Major Projects Website.	Mirvac	Immediately	CEMP 3.5.1.2
An Event Notification Report will be completed and provided to Mirvac. This is attached to this CEMP as <b>Appendix N</b> .	Contractor’s Project Manager	Within 24 hours	Appendix N
Mirvac will provide a formal written notification of an incident to DPE via the Major Projects Website.	Mirvac	Within 7 days after becoming aware of incident	CEMP 3.5.1.2
Mirvac will provide DPE and any relevant public authorities a detailed report on the incident	Mirvac	Within 30 days of the incident occurring or as otherwise agreed to by the Planning Secretary	CEMP 3.5.1.1 & 3.5.1.2
<b>Non-Compliance</b>			
Provide written notification of the non-compliance to the Major Projects website.	Mirvac	Within 7 days after becoming aware of non-compliance	CEMP 3.5.1.3

### 3.5.1 Notification Requirements

#### 3.5.1.1 Under the Protection of the Environment Operations Act 1997 (POEO Act)

Notification responsibilities for incidents that have caused or threatened to cause material harm to the environment are also detailed in Section 148 of the POEO Act. In summary, these are broadly categorised as:

##### *Duty of an employee or any person undertaking an activity:*

Any person engaged as an employee or undertaking an activity with regard to Stage 2 – Building Works for Lot 9 will, immediately after becoming aware of any potential incident (even if outside of normal business hours), notify the Contractor’s Project Manager who will notify Mirvac of the incident and all relevant information about it. 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.

##### *Duty of an employer or occupier of the premises to notify:*

The employer or occupier of the premises (in this case Mirvac) on which the incident occurred, who is notified (or otherwise becomes aware of) of the incident, will immediately notify the relevant authorities about the incident and all relevant information.

Under the POEO Act, “*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 10** 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 10 Regulatory Authority Contact List for Material Harm Incidents**

Regulatory Authority / Stakeholder	Key Contact	Contact Details	
<b>Department of Planning, and Environment (DPE)</b>	Compliance Unit	Major Projects Portal	
<b>Environment Protection Authority (EPA)</b>	Environment Line	131 555 info@environment.nsw.gov.au	
	Head office (Sydney)	02 9995 5000	
<b>Environment, Energy and Science (EES) Group</b>	Main switchboard	1300 361 967 info@environment.nsw.gov.au	
<b>Penrith City Council</b>	Main switchboard	02 4732 777 council@penrith.city	
<b>Water NSW</b>	Main switchboard	1300 662 077 Customer.Helpdesk@waternsw.com.au	
	Incident Notification Number – 24 hours	1800 061 069	
<b>NSW Public Health Unit</b>	Sydney Local Health District	Business hours: 1300 066 055 After hours: 02 9515 6111	
<b>SafeWork NSW</b>	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.	
<b>Emergency Services</b>	NSW Police NSW Fire and Rescue NSW Ambulance Service	131 444 1300 729 579 -	In case of emergency – 000

### 3.5.1.2 Under the Conditions of SSD 10448

In accordance with Condition E10 of Development Consent SSD 10448 and Condition C10 of SSD 46516461, once Mirvac becomes aware of an incident Mirvac is required to immediately notify the Planning Secretary via the Major Projects website. 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.

In accordance with Appendix 6 of Development Consent SSD 10448 and Appendix 5 of SSD 46516461 a written incident notification addressing the requirements of Appendix 6 is required to be provided to the Planning Secretary via the Major Projects website within seven days. The written notification of an incident must:

- Identify the development and application number;
- Provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
- Identify how the incident was detected;
- Identify when the applicant became aware of the incident;
- Identify any actual or potential non-compliance with conditions of consent;
- Describe what immediate steps were taken in relation to the incident;
- Identify further action(s) that will be taken in relation to the incident; and
- Identify a project contact for further communication regarding the incident.

In accordance with Appendix 6 of Development Consent SSD 10448 and Appendix 5 of SSD 46516461 a detailed incident report is then to be provided to the Planning Secretary and any other relevant public authorities within 30 days of the incident. The Incident Report must include:

- Summary of the incident;
- Outcomes of an incident investigation, including identification of the cause of the incident;
- Details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
- Details of any communication with other stakeholders regarding the incident.

### 3.5.1.3 Non-Compliances

In accordance with Condition C11 of SSD 46516461, the Planning Secretary must be notified in writing via the Major Projects website within seven days after the Proponent becomes aware of any non-compliance.

C10 of SSD 46516461 states 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.

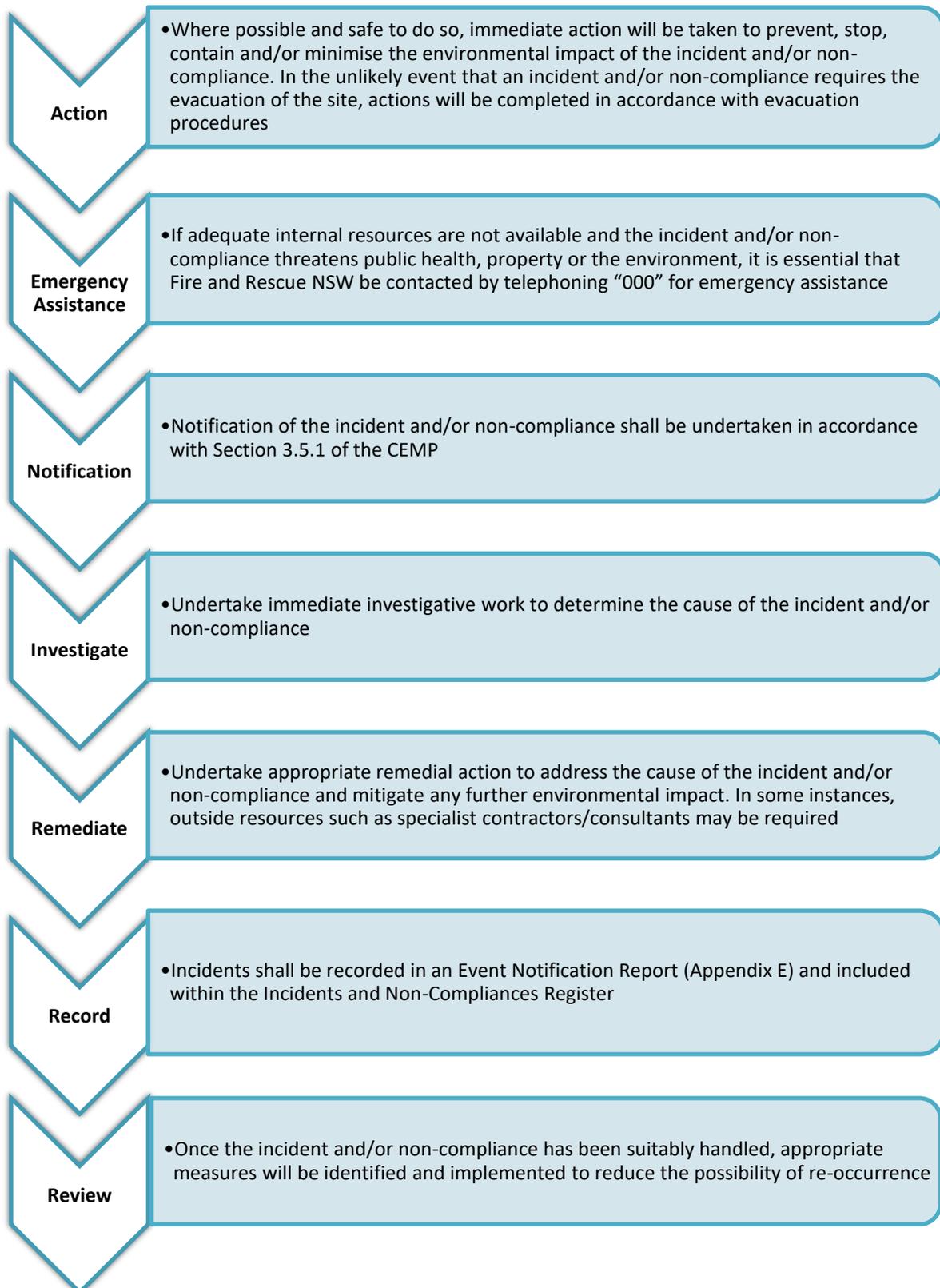
C12 of SSD 46516461 requires a non-compliance notification to identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

C13 of SSD 46516461 notes that a non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

### 3.5.2 Incidents and Non-Compliance Handling Procedure

Upon becoming aware of an incident and/or non-compliance, the procedure outlined in **Figure 5** will be followed.

**Figure 5 Incidents and Non-Compliance Handling Procedure**



### 3.5.3 Incidents and Non-Compliance Register

An Incidents and Non-Compliance Register will be maintained during construction and will contain the following:

- A copy of the environmental incident and non-compliance notification requirements and handling procedure contained above in **Section 3.5.1** and **3.5.2**;
- Site evacuation procedures;
- A separate reference sheet containing the contact details for the contacts listed in **Table 5** and the contact details for the regulatory authorities listed in **Table 10**
- Blank hard copies of the Event Notification Report; and
- Copies of all completed Event Notification Reports, which are to be maintained for at least five years after the event to which they relate.

### 3.5.4 Minor Environmental Incidents

There is the possibility of minor environmental incidents occurring as part of this project. SLR have defined a 'Minor Environmental Incident' as an incident where there has been no potential or actual material harm to the environment (see 'material harm' definition outlined in **Section 3.5.3**). Examples may include excessive dust impacts sighted by the project team or a small contained hydrocarbon spill that does not leave a site boundary and are cleaned up without residual on-site environmental harm (RMS, 2018).

Minor environmental incidents will still be handled under the process outlined in **Section 3.5.2** except there will be no requirement for notification of government agencies. All minor or major incidents will be recorded in the Incidents and Non-Compliance Register. A minor incident does not constitute a non-compliance under the conditions of SSD 10448 and SSD 46516461.

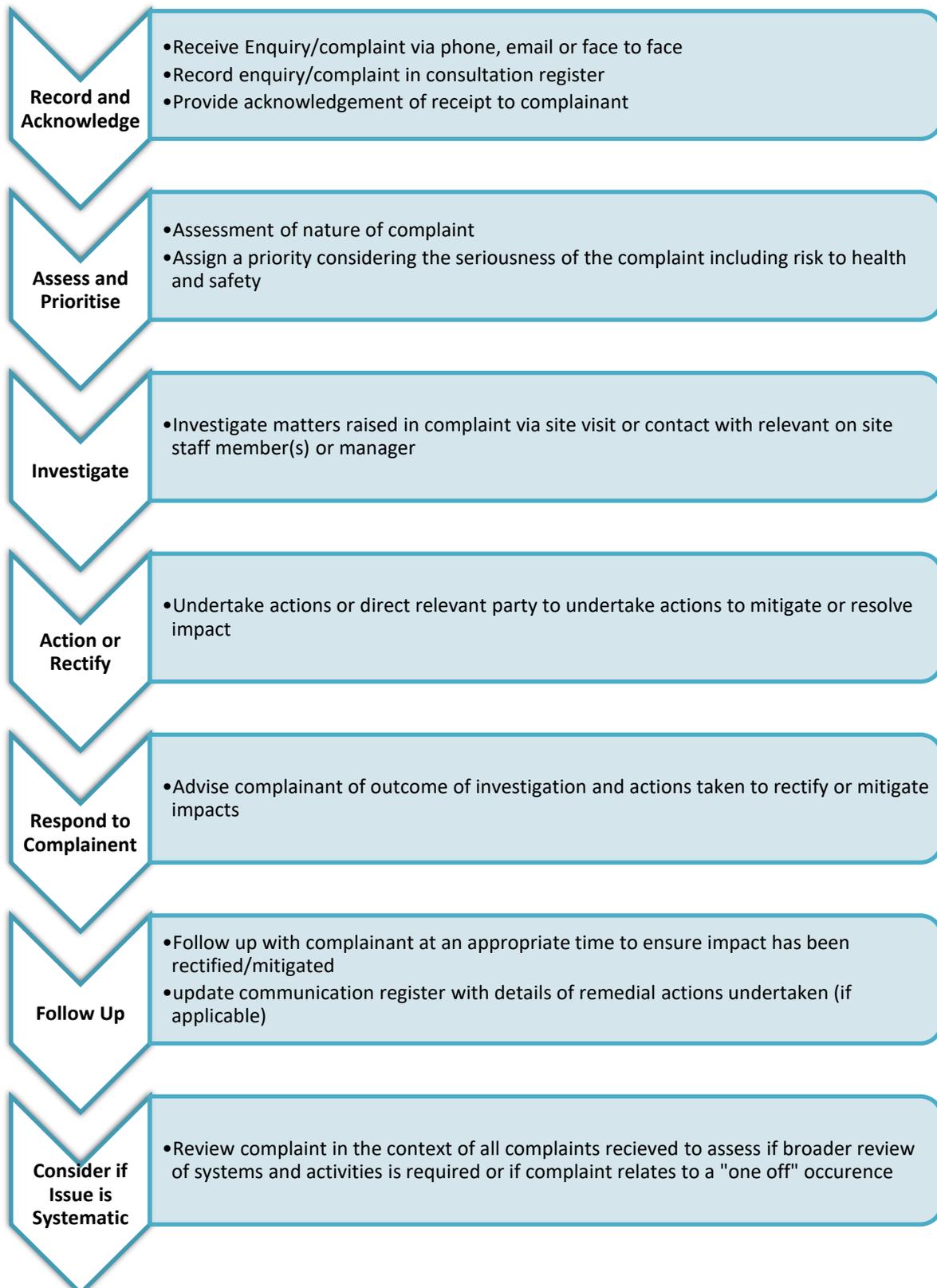
## 3.6 Complaints Response and Handling Procedure

All complaints will be handled in accordance with the *Community Consultation and Complaints Handling Strategy* (CCCHS) (SLR, 2023) (see **Appendix K**).

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 Contractor's Project Manager, who will then contact the CCLR to commence.

The following complaints handling procedure is duplicated from the CCCHS for quick reference. For further detail please consult the CCCHS.

**Figure 6 Complaints Handling Procedure**



## 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. All relevant contact details are available in **Table 5**.

In the normal course of events, the first contact for 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 considering the seriousness of the complaint including risk to health and safety and will attempt to provide an immediate response via phone or email. This will be undertaken in accordance with the CCCHS (SLR, 2023).

## 3. Investigate

A field 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.

If the complaint is due to an incident, the notification requirements and handling procedures outlined in **Section 3.5.3** and **3.5.4** respectively will be followed.

## 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 Communications and Community Liaison Representative 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 Communications and Community Liaison Representative 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 Complaints Register (Appendix A of the CCCHS). A copy of the completed form will be maintained for at least five years. The complaint will also be recorded in the Complaints Register, as per **Section 3.6.4**.

## 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.

### 3.6.1 Complaints Register

A Complaints Register will be maintained during construction and will contain the following:

- A copy of the environmental complaint handling procedure contained in **Figure 6**.
- A separate reference sheet containing the contact details listed in **Table 5**;
- Blank hard copies of the Community Correspondence Register, and
- Copies of all completed Community Correspondence Register, which are to be maintained for at least five years after the event to which they relate.

In accordance with Condition A29 of SSD 46516461, the complaints register shall be made available to the appointed ER on a daily basis. One complaint register will be maintained for both Stage 1 and Stage 2 of the development to provide consistency.

## 3.7 Dispute Resolution

In the event that a dispute arises between the Proponent and a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the construction of Stage 2 – Building Works for Lot 9, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's determination of any such dispute will be final and binding on the parties.

In the case of a dispute between the Proponent and a community member/complainant, either party may refer the matter to the DPE and/or relevant regulatory authority for consideration, advice and/or negotiation. Consent Condition A28 identifies the ER may be requested by the Planning Secretary to assist in the resolution of community complaints.

Additional information can be located in the CCCHS (SLR 2023) attached as **Appendix K**.

## 4 Environmental Management Commitments

Environmental aspects with the potential to be impacted through the construction of Stage 2 - Building Works for Lot 9 are addressed in the following sub-sections. These issues have specific regulatory requirements imposed by SSD 10448 and SSD 46516461 and/or are considered to have the highest potential to result in a non-compliance with a legislative requirement or generate community complaints. The tables in this section are a compliance management tool outlining how controls are to be implemented.

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

### 4.1 General

**Table 11** lists the general environmental controls that will be implemented throughout the construction to minimise the potential for adverse impacts on the local environmental and surrounding receptors.

**Table 11 General Construction Environmental Management Controls**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
All reasonable and feasible measures will be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from construction.	Construction Contractor	Ongoing	SSD 46516461 Condition A1
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.	Mirvac and Construction Contractor	As required	SSD 10448 Condition AN1 SSD 46516461 Condition AN1
Works will not commence until an Environmental Representative (ER) has been approved by the Planning Secretary and engaged by Mirvac.	Mirvac	Prior to commencing construction	SSD 46516461 Condition A28
All plant and equipment will be maintained in accordance with manufacturers requirements. A Plant and Equipment Maintenance Schedule and record is to be prepared and maintained onsite. The Plant and Equipment Maintenance Schedule is to be issued to the Superintendent on a quarterly basis. Plant prestart will be completed to ensure plant is operating as expected with any issues noted for rectification at the earliest possible opportunity.  Noise amelioration will be fitted as per manufacturers requirements. No modifications are to be made to noise amelioration devices.	Construction Contractor	Ongoing	SSD 46516461 Condition A19

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Only qualified and experienced personnel are to maintain and operate plant and equipment.			
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	CEMP Section 3.4
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: <ul style="list-style-type: none"> <li>• Site environmental inspection reports;</li> <li>• Environmental monitoring data and</li> <li>• Internal and external audit reports;</li> <li>• Reports of environmental incidents, environmental, associated actions taken, and follow-up actions;</li> <li>• Minutes of management review meetings; and</li> <li>• Induction and training records.</li> </ul>	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.	Construction Contractor	Ongoing	SSD 46516461 Condition B14 CEMP Section 4.6 ESCP Appendix F

## 4.2 Noise

Construction noise will be managed in accordance with the Construction Noise and Vibration Management Plan (CNVMP) (SLR 2023), attached as **Appendix H**.

The environmental management controls in **Table 12** will be implemented to minimise the potential for adverse noise impacts during construction.

**Table 12 Environmental Management Controls for Noise**

Measure	Person Responsible	Timing / Frequency	Reference / Notes
<p>All listed mitigation and management measures outlined in Section 7.2 of the CNVMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Project Planning</li> <li>• Scheduling for High Noise or Vibration Generating Works</li> <li>• Site Layout</li> <li>• Training</li> <li>• Plant and Equipment Source Mitigation</li> <li>• Screening</li> <li>• Community Consultation</li> <li>• Monitoring</li> </ul>	Construction Contractor	Ongoing	Appendix H - CNVMP Section 7.2

### 4.3 Vibration

Construction vibration will be managed in accordance with the Construction Noise and Vibration Management Plan (CNVMP) (SLR 2023), attached as **Appendix H**.

The environmental management controls in **Table 13** will be implemented to minimise the potential for adverse vibration impacts during construction

**Table 13 Environmental Management Controls for Vibration**

Measure	Person Responsible	Timing / Frequency	Reference / Notes
<p>All listed mitigation and management measures outlined in Section 7.2 of the CNVMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Project Planning</li> <li>• Scheduling for High Noise or Vibration Generating Works</li> <li>• Site Layout</li> <li>• Training</li> <li>• Plant and Equipment Source Mitigation</li> <li>• Screening</li> <li>• Community Consultation</li> <li>• Monitoring</li> <li>• Vibration</li> </ul>	Construction Contractor	Ongoing	Appendix H - CNVMP Section 7.2

## 4.4 Air Quality

Construction air quality will be managed in accordance with the Construction Air Quality Management Plan (CAQMP) (SLR 2023), attached as **Appendix I**.

The environmental management controls in **Table 14** will be implemented to minimise the potential for adverse dust emissions and impacts during construction.

**Table 14 Environmental Management Controls for Air Quality**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
<p>All required and highly recommended Dust and Odour Mitigation measures outlined in Section 9 of the AQMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Communications</li> <li>• Site Management</li> <li>• Preparing and Maintaining the Site</li> <li>• Operating Vehicle/Machinery and Sustainable Travel</li> <li>• Operations</li> <li>• Waste Management</li> </ul> <p>Desirable mitigation measures will be considered and implemented where it is a reasonable step to minimise dust generated during works.</p>	Construction Contractor	Ongoing	Appendix I - CAQMP Section 9

## 4.5 Traffic

Construction traffic will be managed in accordance with the Construction Traffic Management Plan (CTMP) (March 2023), attached as **Appendix E**.

The environmental management controls in **Table 15** will be implemented to ensure road safety and network efficiency during construction.

**Table 15 Environmental Management Controls for Traffic**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
<p>All management and mitigation measures relating to proposed works and staging outlined in <b>Section 2</b> of the CTMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Construction Hours</li> <li>• Truck Routes</li> <li>• Temporary Traffic Management Method</li> <li>• Risk Assessment</li> <li>• Site Contact</li> <li>• Site Access</li> <li>• Work Zones</li> </ul>	Construction Contractor	Ongoing	Appendix E - CTMP Section 2
<p>All management and mitigation measures relating to traffic management outlined in <b>Section 3</b> of the CTMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Cumulative Impacts</li> <li>• Impacts on the Surrounding Network</li> <li>• Vehicle Management</li> <li>• Contractor Parking</li> <li>• Pedestrian and Cyclist Management</li> <li>• Fencing Requirements</li> <li>• Traffic Control</li> <li>• Authorised Traffic Controller</li> <li>• Driver Code of Conduct</li> <li>• Worker Induction</li> </ul>	Construction Contractor	Ongoing	Appendix E - CTMP Section 3
<p>Within six months of the commencement of construction of the Stage 2 Development, the Applicant must undertake a road safety audit of Access Road 4 to demonstrate the layout, spacing, and position of all access points to Access Road 4 would minimise road safety risks, including consideration of cumulative impacts from all developments adjoining Access Road 4.</p>	Construction Contractor	Within 6 months of the commencement of construction	SSD46516461 Condition B4

## 4.6 Water and Soil

Erosion and sediment control will be managed in accordance with the Erosion and Sediment Control Plan (ESCP) (2023), attached as **Appendix F**. The management of flood risks will be undertaken in accordance with the Flood Emergency Response Plan (FERP) (SLR, 2023), attached as **Appendix G**.

Importation of fill and dam dewatering are not applicable to this CEMP.

The environmental management controls in **Table 16** will be implemented to minimise the potential for adverse water and soil impacts during construction.

**Table 16 Environmental Management Controls for Water and Soil**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
<b>Erosion and Sediment Control</b>			
All erosion and sediment control measures indicated within the ESCP shall be implemented during construction	Construction Contractor	Ongoing	Appendix F: ESCP Section 8
All flood management measures indicated within the FERP shall be implemented during construction	Construction Contractor	Ongoing	Appendix G, FERP
Only VENM, ENM, or other material approved in writing by EPA is brought onto the site. Accurate records must be kept of the volume and type of fill to be used. These records must be made available to the Planning Secretary upon request.	Construction Contractor	Ongoing	SSD 46516461 Condition B 11

## 4.7 Waste

Construction Waste management will be managed in accordance with the Construction Waste Management Plan (CWMP) (Qanstruct 2023), attached as **Appendix J**.

The environmental management controls in **Table 17** will be implemented to minimise the potential for adverse impacts as a result of waste generated during construction.

**Table 17 Environmental Management Controls for Waste**

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
<p>All listed mitigation and management measures outlined in the CWMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Demolition waste</li> <li>• Construction waste</li> <li>• Waste contractors and facilities</li> <li>• Site documentation</li> </ul>	Construction Contractor	Ongoing	Appendix J - CWMP
<p>Suitable measures will be put in place to manage pests and vermin including maintaining general cleanliness on site and of waste storage areas to prevent the occurrence of vermin issues, and arranging appropriate controls if necessary e.g. traps.</p>	Construction Contractor	Ongoing	SSD 46516461 Condition B46
<p>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.</p>	Construction Contractor	Ongoing	SSD 46516461 Condition B48
<p>All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.</p>	Construction Contractor	Ongoing	Best practise

## 4.8 Visual Amenity

The environmental management controls in **Table 18** will be implemented to minimise the potential for adverse visual amenity impacts during construction.

**Table 18 Environmental Management Controls for Visual Amenity**

Reporting Requirement	Person Responsible	Timing / Frequency	References / Notes
Lighting will comply with the latest version of AS 4282.	Construction Contractor	Prior to commencing construction and ongoing	SSD 46516461 Condition B35
Lighting will be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			
All signage and fencing will be erected in accordance with the plans in the EIS and RtS. (Note: This condition does not apply to temporary construction and safety related signage and fencing).			SSD 46516461 Condition B36

## 4.9 Hazardous Goods and Contamination

The environmental controls that will be implemented to minimise the potential for environmental incidents relating to the hazardous goods and contamination are presented in **Table 19**

**Table 19 Environmental Management Controls for Dangerous Goods**

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
The quantities of dangerous goods stored and handled will be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Construction Contractor	Ongoing	SSD 46516461 Condition B42
Chemicals, fuels and oils will be stored in bunded areas in accordance with relevant Australian Standards and/or the Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change 2007).	Construction Contractor	Ongoing	SSD 46516461 Condition B43

## 4.10 Fire Safety and Emergency

The environmental controls that will be implemented to minimise the potential for environmental incidents relating to fire are presented in **Table 20**.

**Table 20 Environmental Management Controls for Fire Safety and Emergency**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
In the event of emergency, the contact details in <b>Table 10</b> will be contacted.	Construction Contractor	In the event of an emergency	Section 3.5.3
Emergency vehicle access to and from the Site will be available at all times during construction.	Construction Contractor	Ongoing	Best practise
Cutting, welding, grinding or other activities likely to generate fires will not be undertaken in the open on days when a total fire ban is proclaimed, unless an exemption is granted by the relevant Fire Service.	Construction Contractor	Ongoing	Best practise
When there is a risk of fire being caused by work such as welding, thermal or oxygen cutting, heating or other fire producing or spark producing operations or when burning off is proposed, training will be provided to all personnel in fire prevention, fire safety and basic firefighting skills.	Construction Contractor	As required	Best practise
Appropriate firefighting equipment will be provided as required for the safety of persons and property.	Construction Contractor	Prior to commencing construction and ongoing	Best practise
Fire extinguishers will be located at work locations where hot work is being undertaken or flammable gases are stored.	Construction Contractor	Ongoing	Best practise
Construction plant will be fitted with fire extinguishers, as required/appropriate.	Construction Contractor	Ongoing	Best practise
Waste material will not be burnt on site and no fires of any kind will be lit on site.	Construction Contractor	Ongoing	Best practise

## 4.11 Community

Community consultation and complaints at Stage 2 – Building Works for Lot 9 will be managed in accordance with the Community Consultation and Complaints Handling Strategy (CCCHS) (SLR 2023), attached as **Appendix K**. The same CCCHS is applicable to both, Stage 1, and Stage 2 of the development, to provide consistency.

The community management controls in **Table 21** will be implemented to minimise the potential for adverse impacts to the community during construction.

**Table 21 Environmental Management Controls for the Community**

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
<p>All listed mitigation and management measures outlined in Section 4 of the CCCHS will be implemented throughout construction. These measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Communication, management and mitigation tools;</li> <li>• Notification procedure; and</li> <li>• Complaints procedure.</li> </ul>	Construction Contractor	Ongoing	Appendix K - CCCHS Section 4

## 4.12 Flora and Fauna

The flora and fauna management controls in **Table 22** will be implemented to minimise the potential for adverse impacts to biodiversity construction.

**Table 22 Environmental Management Controls for the Community**

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
a) Measures will be implemented to manage pests, vermin and declared noxious weeds on the site.  b) Site inspections will be conducted on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.  <b>Note:</b> For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015 (NSW).  c)	Construction Contractor	Ongoing	SSD 46516461 Condition B 46

## 5 Monitoring and Reporting

### 5.1 Environmental Monitoring and Reporting

**Table 23** summarises the monitoring and reporting requirements for the construction of Stage 2 – Building Works for Lot 9 as set out in SSD 10448 and SSD 46516461 and relevant management plans.

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 Mirvac 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.

**Table 23 Monitoring and Reporting Requirements**

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
<b>Daily</b>				
General	Daily observation will be recorded in Supervisor’s Diary or similar, including plant and equipment prestart checks that include environmental observations (including weather, erosion, sediment control dust, etc.).	Construction Contractor	Daily	Best practise
General	The Applicant must provide the ER with the complaints register	Mirvac	Daily	SSD 46516461 Condition A29
Air Quality	The Air Quality Monitoring program provided in Section 12 of the CAQMP shall be implemented.	Construction Contractor	Daily	Appendix I - CAQMP Section 12
<b>Weekly</b>				
General	The Weekly Environmental Checklist will be completed as part of general environmental site inspection to ensure all relevant environmental controls listed in this CEMP are in place and any required maintenance and/or remediation works are identified and undertaken.	Construction Contractor	Weekly	Best practise

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
General	<p>The Construction Contractor will report environmental performance during regular management meetings and/or 'toolbox talks'. Items to be discussed include:</p> <ul style="list-style-type: none"> <li>• Results of any monitoring activities undertaken;</li> <li>• Any environmental incidents that have occurred during the previous period, including the management / corrective actions taken;</li> <li>• Any complaints that have been received during the previous period, including any management / corrective actions taken.</li> </ul>	Construction Contractor	Weekly	Section 3.4
General	The PEC (or alternative delegate when PEC is unavailable) to attend weekly ER Inspections at the commencement of the project, reducing to fortnightly/monthly on a risk basis.	Mirvac	Weekly at commencement	Best practise
<b>Monthly</b>				
General	<p>The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition C31 (including preparation of the ER monthly report), as well as:</p> <p>b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).</p>	Mirvac	As required by the ER to perform their role under the conditions of consent	SSD 46516461 Condition A29
Soil	Monthly audits of erosion and sediment controls shall be undertaken by CPESC and kept on record for the duration of the construction and an additional 12 months following construction works.	Principal's Environmental Consultant	Monthly	SSD 46516461 Condition B13
Soil	Inspections will be undertaken of sediment basins weekly and immediately after rainfall events to assess storage capacity and water quality treatment prior to discharge, and clean to requirements.	Principal's Environmental Consultant	Weekly	Appendix F - ESCP

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Pests, Vermin and Noxious Weeds	<p>Regular inspections will be undertaken to ensure that measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.</p> <p><b>Note:</b> For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015 (NSW).</p>	Construction Contractor	Weekly	SSD 46516461 Condition B46(b) Section 5.1
Community	<p>The following will be monitored:</p> <ul style="list-style-type: none"> <li>Total number of complaints</li> <li>Number of complaints relating to lack of consultation / misinformation / confusion</li> <li>Number of enquiries relating to information previously disseminated</li> <li>Number of complaints / enquiries within defined categories based on theme or subject</li> <li>Close-out actions and follow-up</li> <li>Response timeframes</li> </ul>	Communications and Community Liaison Representative	Monthly	Appendix K - CCCHS Section 5.1
Community	<p>The monthly community consultation summary will be made publicly available on the project web page and shall include:</p> <ul style="list-style-type: none"> <li>A summary of community consultation activities undertaken within the preceding month</li> <li>A summary of all enquiries and complaints received within the preceding month, including details of response and/or remediation activities</li> </ul>	Communications and Community Liaison Representative	Monthly	Appendix K - CCCHS Section 5.2
<b>Event Based</b>				
Incident / Non-Compliance	In the event of an Incident or Non-Compliance, an Event Notification Report will be completed, as outlined in <b>Table 9</b> in Section 3.5 of the CEMP.	Project's Construction Manager	In the event of an Incident or Non-Compliance	Section 3.5

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Water	All discharges will be recorded on a discharge permit which will include: <ul style="list-style-type: none"> <li>• Volume to be discharged</li> <li>• Treatment details (e.g. Coagulant/ flocculant used, dosage, duration and treatment date)</li> <li>• Water quality monitoring results (including date and time of testing)</li> <li>• Discharge water quality results</li> <li>• Date and time of discharge</li> </ul>	Principal's Environmental Consultant	As required	Appendix F - ESCP
Water	Pumped discharge of any water off site will be monitored regularly to ensure that tested water quality meets all applicable criteria.	Principal's Environmental Consultant	As required	Appendix F - ESCP
<b>Other</b>				
Noise & Vibration	Noise and/or vibration reporting and monitoring will be conducted in accordance with Section 7.3 of the CNVMP	Construction Contractor	Ongoing	Appendix H - CNVMP Section 7.3
Noise & Vibration	A Design Noise Verification Report will be submitted to the satisfaction of the Planning Secretary before commencement of construction.	Mirvac	Prior to Construction	SSD 46516461 Condition B28
Air Quality	All dust and air quality incidents and complaints will be investigated and responded to as per Section 11 of the CAQMP.	Construction Contractor	As required	Appendix I - CAQMP Section 9
Traffic	Monitoring and review of the CTMP and onsite traffic management effectiveness shall be undertaken in accordance with Section 4 of the CTMP	Construction Contractor	Ongoing	Appendix E - CTMP Section 4
Traffic	Within six months of the commencement of construction of the Stage 2 Development, the Applicant must undertake a road safety audit of Access Road 4 to demonstrate the layout, spacing, and position of all access points to Access Road 4 would minimise road safety risks, including consideration of cumulative impacts from all developments adjoining Access Road 4.	Construction Contractor	Within 6 months of the commencement of Construction	SSD 46516461 Condition B4

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Contamination	Any material identified as contaminated will be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Construction Contractor	As required	Best practise
Waste	A logbook of waste management and collection will be maintained on-site.	Construction Contractor	Ongoing	Best practice
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	Appendix J - CWMP
General	Inspection and maintenance of all plant and equipment items to ensure optimal operating condition.	Construction Contractor	As specified by the manufacturer / supplier	Best practise
General	All incoming and outgoing traffic movement to be monitored and recorded as per Section 4.1 of the CTMP to ensure adherence to the approved construction hours as per Section 2.3 of this CEMP.	Construction Contractor	Ongoing	Best practise
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	Compliance Reports of the Development will be prepared and submitted to DPE reviewing the environmental performance of the development in accordance with the <i>Compliance Reporting Post Approval Requirements</i> (DPE 2020) and will: (a) identify any trends in the monitoring data over the life of the development; (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.	Mirvac	Within 3 months after the commencement of construction and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary) for the duration of construction works	SSD 46516461 Condition C14

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
General	Each Compliance Report will be made publicly available.	Mirvac	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 46516461 Condition C15
General	Access to information shall be facilitated through the publication of environmental performance and monitoring results on the project website, as detailed within the CCCHS.	Mirvac	48 hours prior to commencing construction and ongoing	SSD 46516461 Condition C17 Appendix K - CCCHS Section 4.3.1
General	A copy of all environmental records will be maintained, including: <ul style="list-style-type: none"> <li>• Site environmental inspection reports</li> <li>• Environmental monitoring data</li> <li>• Internal and external audit reports</li> <li>• Reports of environmental incidents, environmental, associated actions taken, and follow-up actions</li> <li>• Minutes of management review meetings</li> <li>• Induction and training records</li> <li>• Register of all complaints and non-compliances.</li> </ul>	Mirvac / Construction Contractor	For at least 5 years after completion	Best practise
General	All audits will be undertaken in accordance with Division 9.4 of Part 9 of the EP&A Act.	Construction Contractor	Ongoing	SSD 46516461 Condition C16

## 5.2 Contingency Management Plan

**Table 24** 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 24 Contingency Plan**

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
<b>Noise and Vibration</b>				
Noise impacts at sensitive receiver locations	Trigger	Noise levels do not exceed applicable NMLs	Noise levels exceed applicable NMLs	Noise levels exceed Highly Noise Affected criteria (75 dBA)
	Response	On-going best practise 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, as detailed in Section 7.1 and 7.2.
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 practise 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.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
<b>Air Quality</b>				
Visible dust leaving the site	Trigger	Daily inspections show that there is no visible dust leaving the site.	Daily inspections show that there is visible dust leaving the site.	Daily inspections show that there is visible dust leaving the site multiple times during a day OR from multiple locations within the site.
	Response	Continue monitoring program as normal.	Review and investigate construction activities and respective control measures. Where appropriate, implement additional remedial measures, such as: <ul style="list-style-type: none"> <li>• <i>Deployment of additional water sprays, water trucks etc</i></li> </ul>	Undertake an investigation of the dust generating activities, and if necessary, temporarily halt the dust generating activities

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Dust deposition reading of >4g/m <sup>2</sup> /month	Trigger	Dust deposition rates are less than 4 g/m <sup>2</sup> /month at all the dust gauges.	Dust deposition rate greater than 4 g/m <sup>2</sup> /month is recorded by any of the dust gauges	Dust deposition rates greater than 4 g/m <sup>2</sup> /month are recorded by two or more dust gauges for two months in a row.
	Response	Continue monitoring program as normal.	<ul style="list-style-type: none"> <li>AIE Project Manager to analyse data to try to identify the source(s) of dust. Consideration should be given to the differences between the monitoring closer to other construction sites compared to those further away for identification of potential cumulative impacts.</li> <li>Construction Contractor to review operations to reduce dust emissions from the identified key source(s). Implement any additional mitigation measures as required, such as additional watering.</li> </ul>	<ul style="list-style-type: none"> <li>AIE Project Manager to review and investigate construction activities and respective control measures for the monitoring period.</li> <li>If it is concluded that construction activities at AIE were directly responsible for the exceedance (i.e. the exceedance event was not caused due to high regional dust levels or local non-project dust source), Construction Contractor to submit an incident report to government agencies.</li> </ul>

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Intense Meteorological Conditions	Trigger	Normal Meteorological Conditions	Forecast winds greater than 5 m/s and dry conditions.	Forecast winds greater than 10 m/s and dry conditions.
	Response	Continue monitoring program as normal.	<ul style="list-style-type: none"> <li>• Limit the activities that generate dust within 200 m of downwind sensitive activities.</li> <li>• Additional visual inspection of exposed areas and activities.</li> <li>• Assess the need for additional controls such as increased water application rates.</li> </ul>	Stop activities that generate dust up to 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.	<ul style="list-style-type: none"> <li>• Report the complaint to the regulator, in line with complaints handling procedure (See <b>Section 3.6</b>).</li> <li>• Review timing of the complaint compared to known site activities to identify if particular site activities (or lack of activity in the case of mitigation measures) are contributing to the complaints.</li> <li>• Review and investigate construction activities and increase dust suppression measures (additional watering, covering stockpiles etc), where appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>• Review monitoring data from the existing monitors to investigate the likelihood of onsite activities contributing.</li> <li>• The investigation should take into account (but not limited to) regional dust/particulate data, prevailing wind data on the day/time of complaints, onsite activities at the time of complaints and offsite activities at the time of complaints.</li> <li>• Conduct real time air quality monitoring at the complaint location (or as near as practicable) including meteorology if required. This monitoring should be conducted in consultation with a suitably qualified air quality professional.</li> <li>• Identify the following from any monitoring conducted:               <ul style="list-style-type: none"> <li>• Monitoring method;</li> <li>• Location, frequency and duration of monitoring;</li> <li>• Assessment against compliance with criteria identified in <b>Section 5.2</b> of the CAQMP</li> <li>• Recommendations for further mitigation</li> </ul> </li> </ul>

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
<b>Traffic</b>				
Construction movements	Trigger	Construction traffic volume is in accordance with permissible and programmed volume and time constraints.	Construction traffic volumes exceeds programmed volume but is within permissible volume constraints.	Construction traffic volumes exceeds permissible volume and time constraints.
	Response	No response required. Continue monitoring program.	Review and investigate construction activities, and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> <li>Review CTMP and update where necessary</li> <li>Provide additional training</li> </ul>	As with Condition Amber, plus; <ul style="list-style-type: none"> <li>If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>Stop all transportation into and out of the site.</li> </ul>
Queuing	Trigger	No queuing identified.	Queuing identified within site.	Queuing identified on the public road.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	No response required. Continue monitoring program.	Review the delivery schedule prepared by the builder. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct.	<p>As with Condition Amber, plus</p> <ul style="list-style-type: none"> <li>Review and investigate construction activities.</li> <li>If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>Temporary halting of activities and resuming when conditions have improved.</li> <li>Stop all transportation into and out of the site.</li> <li>Review CTMP and update where necessary, provide additional training.</li> </ul>
Traffic noise	Trigger	Noise levels do not exceed imposed noise constraints	Noise levels in minor excess (<10dBA) of imposed noise constraints	Noise levels greatly in greatly excess (>10dBA) of imposed noise constraints

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	No response required	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts.	Undertake all feasible and reasonable mitigation and management measures to ensure noise levels are below Highly Noise Affected criteria. If noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised. Response to also be consistent with the CNVMP.
Traffic Guidance Scheme	Trigger	No observable issues	Minor inconsistencies with TGS to onsite operations	Near miss or incident occurring regardless of / as a result of the TGS being implemented
	Response	No response required Continue monitoring TGSs.	Traffic Controller to amend TGS on site and to keep a log of all changes.	Stop work until an investigation has been undertaken into the incident. There are to be changes made to the TGS to ensure that the safety of all workers, students and civilians are catered for.
Traffic Air Quality Impacts	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 the ESCP and investigate construction activities and respective control measures, where appropriate. Implement additional remedial measures, such as:	As with Condition Amber.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
			<ul style="list-style-type: none"> <li>Deployment of additional water sprays</li> <li>Relocation or modification of dust-generating sources</li> <li>Check condition of vibrating grids to ensure they are functioning correctly</li> <li>Temporary halting of activities and resuming when conditions have improved</li> </ul>	<ul style="list-style-type: none"> <li>If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>Implement relevant responses and undertake immediate review to avoid such occurrence in future.</li> </ul>
<b>Water and Soil</b>				
Soil / dust / mud on public road network	Trigger	No soil / dust / mud tracked onto the public road network.	Evidence of soil / dust / mud at entry but none tracked onto public roads.	Evidence of soil / dust / mud tracked onto the public roads.
	Response	Continue ESCP/CEMP implementation.	Check condition of wheel wash facility to ensure it is functioning correctly.	Check condition of wheel wash facility to ensure it is functioning correctly. Stop work and clean soil / dust / mud off road network (e.g. engage street sweeper).
Erosion	Trigger	No evidence of erosion.	Minor gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.	Significant gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	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.
Water Quality Monitoring	Trigger	Water quality monitoring results are in accordance with Section 5.5 of SMP and approved by the ER.	Water quality monitoring results exceed the criteria listed in Section 5.5 of SMP and not approved by the ER.	Follow up water quality monitoring results exceed the criteria listed Section 5.5 of SMP and not approved by the ER.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Continue ESCP / CEMP implementation.	Follow up water quality monitoring will be undertaken to ensure results are just an anomaly and not a trend.	Appropriate measures are implemented. Follow up water quality monitoring is undertaken to ensure they satisfy the criteria in Section 5.5 of SMP and are approved by the ER.
<b>Waste</b>				
Waste	Trigger	Inspections identified no waste outside of dedicated bins and stockpiles.	Inspections identified minimal waste outside of dedicated bins and stockpiles.	Inspections identified large quantities of waste outside of dedicated bins and stockpiles. Complaints received regarding waste.
	Response	Continue WMP / CEMP implementation.	The waste is cleaned up immediately.	The waste is cleaned up immediately. The Communications and Community Liaison Representative is also notified and the complaints handling process outlined in <b>Section 3.6</b> and the CCCHS is implemented.
<b>Bushfire</b>				
Bushfire	Trigger	No bushfire or bushfire prone weather.	Bushfire prone weather during summer.	Bushfire in the vicinity of the site.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Continue CEMP implementation.	Ensure grass is kept short and vegetation is minimal at the site. Weather is to be monitored twice daily for chance of bushfire.	Stop work and contact NSW Fire and Rescue on '000'. Evacuate the site as directed by NSW Fire and Rescue.
<b>Community</b>				
Submission	Trigger	General feedback/comment (no complaint or query).	Enquiry made by formal or informal channels.	Complaint made by formal or informal channels.
	Response	Acknowledge receipt and record in Complaints Register. No further response required.	Acknowledge receipt and record in Complaints Register. Direct enquiry to relevant person for actioning and response within 5 days.	Acknowledge receipt and record in Complaints Register. Respond to complaint immediately if possible, if not direct enquiry to relevant person for actioning and provide complainant with a follow up verbal response on what action is proposed within two hours during construction works (including night and weekend works) and 24 hours at other times.
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.

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

## 6 Review and Improvement of Environmental Performance

Review and improvement of environmental performance against CEMP will be undertaken at least quarterly and will include participation by the Proponent. The review will comprise, as a minimum, the following:

- Identification of areas of opportunity for improved environmental performance;
- Analysis of the causes of incidents and non-compliances, including those identified in environment inspections and audits (see Section 3.5);
- Verification of the effectiveness of corrective and preventative actions; and
- Highlighting any changes in procedures resulting from process improvement.

Condition C8 of SSD 46516461 also states that all strategies, plans and programs required under SSD 10448 and SSD 46516461 will be reviewed and Planning Secretary notified of the review within three months of:

- the submission of a Compliance Report under condition C14;
- the submission of an incident report under condition C10;
- the approval of any modification of the conditions of this consent; or
- the issue of a direction of the Planning Secretary under Condition A2(b) which requires a review.

This CEMP and all relevant strategies, plans and programs 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.

Notwithstanding the review requirements outlined above, in accordance with the requirements of Condition C1(h) the following is provided as the protocol for periodic review of this CEMP and all management plans required under Condition C1(h) of SSD 46516461

- All management plans required under SSD 10448 and SSD 46516461 are to be reviewed every 6 months by their original Author and the ER.
- The periodic review is to take account of any required changes to procedures, updates or changes to best practise, any non-compliances in the proceeding 6-month period and whether changes can be made to improve the environmental performance of the development.

As per Condition C9 of SSD 46516461 where documents are revised under the above reviews the revised documents will be sent to DPE within 6 weeks of review. All employees and contractors will be informed of any revisions to the CEMP by the Contractor's Project Manager during toolbox talks.

In accordance with Conditions A19 of SSD 10488 and A10 of SSD 46516461, Mirvac may, at their discretion, seek to stage, combine or update strategies, plans or programs required under SSD 10488 and SSD 46516461. In this instance, Mirvac, with the approval of the Planning Secretary, 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).

In accordance with Conditions A20 and C10 of SSD 10488 and A11 of SSD 46516461, 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 of the Development Consent. In accordance with Conditions A21 and C11 of SSD 10488 and A12 of SSD 46516461, 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.

## 7 References

- Department of Environment and Climate Change (2007) *Storing and Handling of Liquids: Environmental Protection – Participants Manual*
- Department of Environment and Conservation (2006) *Assessing Vibration: a technical guideline*
- Department of Infrastructure, Planning and Natural Resources (2004) *Guideline for the Preparation of Environmental Management Plans*
- Department of Planning and Environment (2018) *Compliance Reporting Post Approval Requirements*
- Environment Protection Authority (2007) *Approved Methods for Sampling and Analysis of Air Pollutants in NSW*
- Environment Protection Authority (2014) *Waste Classification Guidelines Part 1: Classifying Waste*
- Environment Protection Authority (2017) *Guidelines for the NSW Site Auditor Scheme (3rd Edition)*
- Environment Protection Authority (2019) Standard Recycling Signs. Accessed:  
<http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm>.
- German Institute for Standardisation (Deutsches Institut für Normung) (1999) *DIN 4150 – Structural vibration - Effects of vibration on structures*
- Landcom (2004) *Bluebook – Managing Urban Stormwater, Soils and Construction (Volume 1)*
- Landcom (2008) *Bluebook – Managing Urban Stormwater, Soils and Construction (Volume 2D Main Road Construction)*
- Qanstruct (2023) *Waste Management Plan*
- NSW Department of Planning and Environment (NSW DPE) (2022) *Aspect Industrial estate State Significant Development Assessment SSD-10448 (Assessment Report)*
- DPE (2023) *Aspect Industrial estate State Significant Development Assessment SSD-46516461 (Assessment Report)*
- PSM (2022) *Salinity Management Plan*
- Roads and Maritime Services (2016) *Construction Noise and Vibration Guideline*
- SLR Consulting (2023) *Community Communication and Complaint Handling Strategy*
- SLR Consulting (2023) *Construction Air Quality Management Plan*
- SLR Consulting (2023) *Construction Environmental Management Plan Aspect Industrial Estate*
- Standards Australia (1997) *AS 4282 – 1997: Control of the obtrusive effects of outdoor lighting*
- Standards Australia (2001) *AS 2601 – 2001: The Demolition of Structures*
- Standards Australia (2017) *AS 2419.1 – 2017: Fire hydrant installations System design, installation and commissioning*
- Urbis (2020) *Aspect Industrial Estate – Environmental Impact Statement SSD-10448*
- Urbis (2021) *Aspect Industrial Estate – Response to Submissions SSD-10448*
- Urbis (2022) *Aspect Industrial Estate – Environmental Impact Statement SSD-46516461*
- Urbis (2023) *Aspect Industrial Estate – Response to Submissions SSD-46516461*
- Ason (2023) *Construction Traffic Management Plan*

# APPENDIX A

Development Consent SSD 10448

# APPENDIX B

Development Consent SSD 46516461

# APPENDIX C

## Relevant Conditions of Consent SSD 10448

# APPENDIX D

Relevant Conditions of Consent SSD 46516461

# APPENDIX E

Construction Traffic Management Plan

# APPENDIX F

Erosion and Sediment Control Plan

# APPENDIX G

Flood Emergency Plan

# APPENDIX H

Construction Noise and Vibration Management Plan

# APPENDIX I

## Construction Air Quality Management Plan

# APPENDIX J

Construction Waste Management Plan

# APPENDIX K

Community Communication and Complaints Handling Strategy

# APPENDIX L

# CONSULTATION

# APPENDIX M

## Environmental Policy

# APPENDIX N

## Event Notification Report







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