

11 June 2021

Our ref: 20SYD - 15468

ESR Australia  
Level 29  
20 Bond Street  
Sydney NSW 2000

Attention: Riley Sampson

Dear Riley,

**RE: ESR Horsley Logistics Park SSD 10436 - Condition 36 and 37 Biodiversity Management Plan**

Eco Logical Australia Pty Ltd (ELA) was engaged by ESR to provide advice regarding Conditions 36 and 37 of SSD 10436.

The conditions are:

*B36. Prior to the commencement of construction, the Applicant must prepare a Biodiversity Management Plan (BMP) for the development in consultation with Fairfield City Council to the satisfaction of the Planning Secretary. The Biodiversity Management Plan must be approved by the Planning Secretary prior to the commencement of construction and must form part of the CEMP in accordance with condition C2. The Plan must include the following:*

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

*(b) describe procedures to manage impacts, including erosion and sediment controls, to protect the biodiversity values of:*

*(i) the 25 m Managed Environmental Zone adjacent to the eastern boundary of the site;*

*(ii) the E2 Environmental Conservation lot to the east of the site; and*

*(iii) the southern boundary landscape buffer and bund area.*

*B37. The Applicant must: (a) not commence construction until the Biodiversity Management Plan is approved by the Planning Secretary; and (b) implement the most recent version of the Biodiversity Management Plan approved by the Planning Secretary.*

The following table provides the measures to meet the above requirements and ensure there are no impacts to the 25m MEZ, the E2 Environmental Conservation land and the southern landscape buffer.

**Table 1 Biodiversity Management Measures**

Potential Impact	Management Measures
Deliberate or accidental placement of vehicles, equipment or stockpiles	No construction is proposed within the 25m MEZ. See Sheet 1 of the stamped plans dated 21 March 2021 for SSD 10436.  Fencing has been erected along the outer edge of the MEZ. See figure 2. Fencing is to be maintained throughout the construction phase. Inspections of fencing to occur as per the Sedimentation and Erosion Control Plan.
Sediment laden run-off from the construction site depositing sediments	Implementation of Sedimentation and Erosion Control Plan. The attached plan by Costin Roe (Drawing CRC-CV-CO12990.08-C20) contains the following measures: <ul style="list-style-type: none"> <li>Clearly denoted the biodiversity area.</li> <li>Provides a diversion drain and silt fencing between the 25m MEZ and the construction area.</li> <li>Dust suppression</li> <li>Maintenance of measures.</li> </ul>

The above measures form the Biodiversity Management Plan for the site. No other vegetation remains on site and therefore no other biodiversity measures (such as pre-clearing surveys) are required.

Regards,

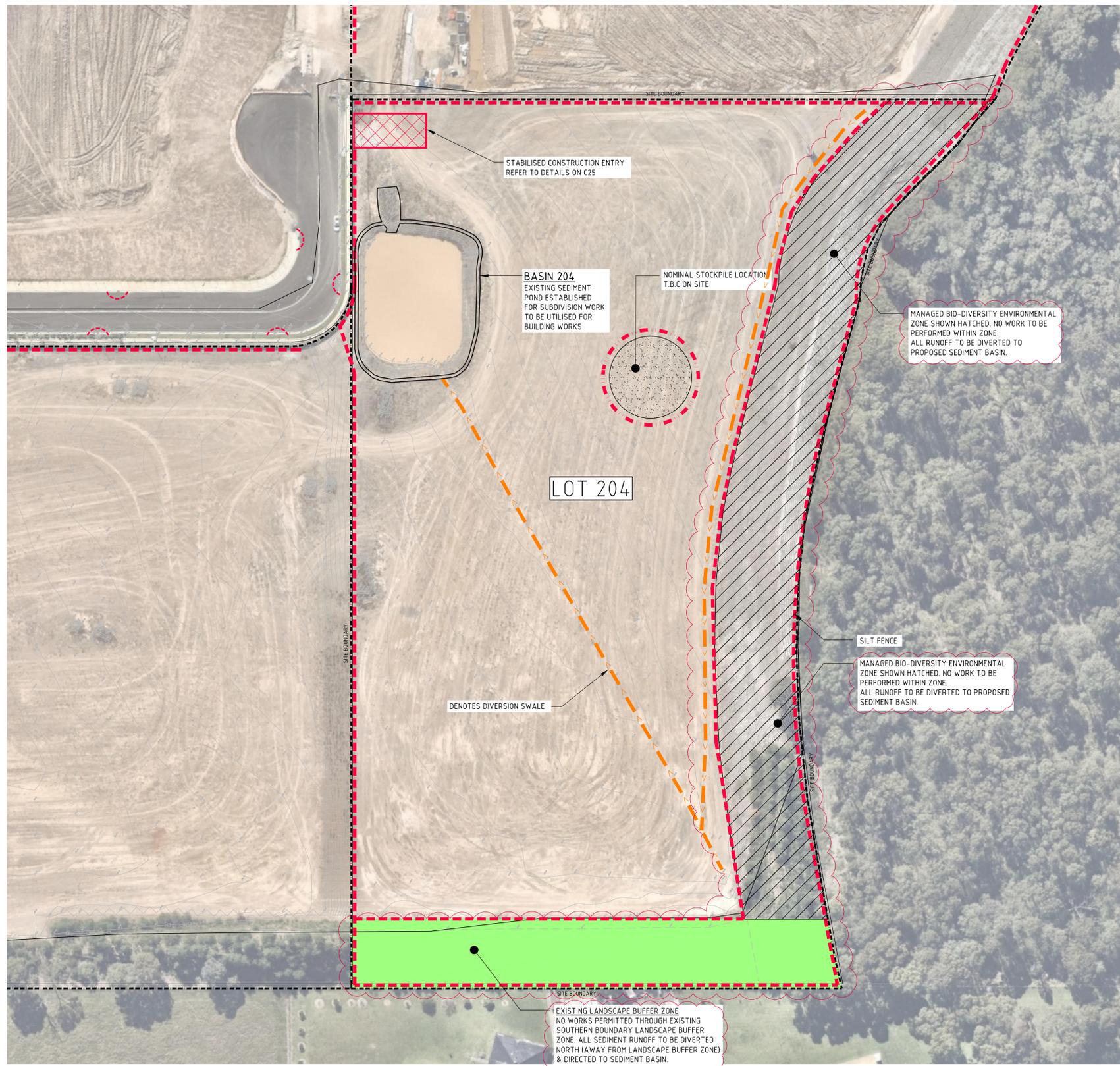


**David Bonjer**  
**Principal Consultant**





**Figure 2 Fencing of the 25m MEZ in the foreground and the E2 zone in the background**



**EROSION SEDIMENT CONTROL PLAN**  
SCALE 1:500

**DUST CONTROL NOTES:**

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE DUST CONTROL MEASURES ARE APPLIED AND MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN.
- THE APPLICATION OF LIQUID BASED DUST SUPPRESSION MEASURES MUST BE SUCH THAT SEDIMENT LADEN RUNOFF RESULTING FROM SUCH MEASURES DOES NOT CREATE A TRAFFIC OR ENVIRONMENTAL HAZARD. (EG USING HAY BALES)
- DUST GENERATION ASSOCIATED WITH WIND EROSION TO BE CONTROLLED USING WATER TRUCKS, DUST SUPPRESSING FOG, MIST GENERATORS, SEALANT PLACED OVER THE SOIL, SURFACE ROUGHENING OR RE-VEGETATION.
- THE FOLLOWING ACTIVITIES SHALL BE ADOPTED, IF NECESSARY, TO MANAGE DUST CONTROL ON SITE:
  - LIMITING THE AREA OF SOIL DISTURBANCE AT ANY GIVEN TIME
  - REPLACING TOPSOIL AFTER COMPLETION OF EARTHWORKS.
  - PROGRAMMING WORK TO MINIMISE THE LIFE OF STOCKPILES.
  - TEMPORARILY STABILISING LONG-TERM STOCKPILES.
  - GRAVELLING UNSEALED ACCESS AND HAUL ROADS.
  - MINIMISING TRAFFIC MOVEMENT ON EXPOSED SURFACES.
  - LIMITING VEHICULAR TRAFFIC TO 15km/h.
  - RETAINING EXISTING VEGETATION AS WIND BREAKS.
- OIL, LANDFILL GAS CONDENSATE OR ANY CONTAMINATED LEACHATE OR STORMWATER IS NOT TO BE USED FOR DUST SUPPRESSION.

**EROSION CONTROL NOTES:**

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

**SEDIMENTATION BASIN NOTE:**

FOR SEDIMENT & EROSION CONTROL DETAILS REFER TO DRAWING CRC-CV-C012990-08-C25.

SEDIMENTATION BASIN SIZING BASED ON RECOMMENDATIONS OF 'SOILS AND CONSTRUCTION, MANAGING URBAN STORMWATER-THE BLUE BOOK'. CAPACITY BASED UPON 5 DAY RAINFALL DEPTH AT 85th PERCENTILE INTENSITY FOR FAIRFIELD (315mm).

<b>SEDIMENT BASIN 204:</b>	
CATCHMENT AREA	= 5.69ha
REQUIRED BASIN VOLUME	= 134.4m <sup>3</sup>
BASE DIMENSION (LxB)	= 14.0m x 28.0m
TOP DIMENSION (LxB)	= 26.0m x 4.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 2.0m
PROVIDED BASIN VOLUME	= 1,380m <sup>3</sup>

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

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

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

**NOTES:**

- ASSUME TYPE D SOIL (CLAY/SILTY CLAY)
  - ASSUME GROUP D SOIL (HIGH PLASTICITY AND SHRINK/SWELL PROPERTIES)
  - Cv = 0.5 & LENGTH TO WIDTH RATIO OF 2 (MIN)
- SOIL TYPE TO BE ASSESSED BY A GEOTECHNICAL ENGINEER

**POND DEWATERING NOTES:**

- DRAIN PONDS OF WATER & DISCHARGE CLEAN WATER TO STORMWATER DRAINAGE SYSTEM (AS PER NOTES 2 & 3) - REFER TO STORMWATER PLAN FOR LOCATIONS.
- DEWATERING TO BE PERFORMED IN SUCH A MANNER AS TO REMOVE CLEAN WATER WITHOUT REMOVING OR DISTURBING SILT, SEDIMENT OR OTHER ORGANIC MATERIAL FROM THE BASE OF THE PONDS.
- DISCHARGE OF WATER FROM PONDS TO HAVE A PH RANGE OF 6.5-8.5 AND TSS < 50mg/L. PONDS TO BE DOSED WITH GYPSUM (APPROX. 30mg PER CUBIC METRE) TO ACCELERATE SETTLEMENT OF SUSPENDED SOLIDS.
- REMOVE ALL SILT, ORGANIC AND WATER LOGGED MATERIAL FROM BASE OF POND (INM. DEPTH 0.5-1.0m) AND DISPOSE OF IN ACCORDANCE WITH THE ACCEPTABLE PRACTICE.
- EXPOSE NATURAL SITE SOILS AND COMPACT SUBGRADE IN ACCORDANCE WITH THE SITE PREPARATION NOTES (REFER DRG. SSDA10) REMOVING ANY SOFT ZONES AS REQ'D.
- PLACE AND COMPACT FILL AS PER SITE PREPARATION NOTES ON DRAWING C10.
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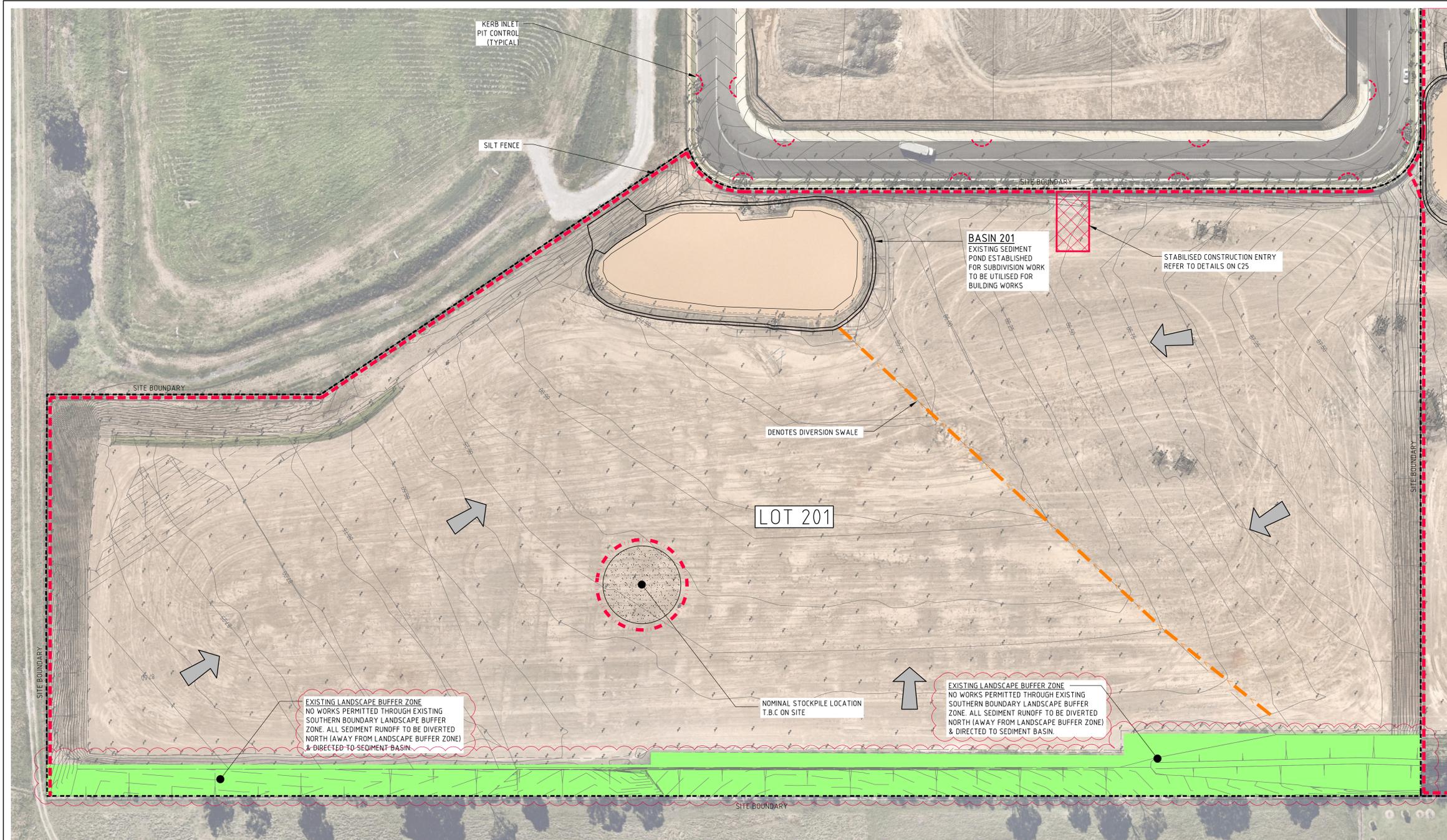
**LEGEND:**

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

- DENOTES DIVERSION DRAIN
- DENOTES SILT FENCE WITH CATCH DRAIN
- DENOTES SILT FENCE ONLY
- DENOTES OVERLAND FLOW PATH
- DENOTES CONSTRUCTION ENTRY
- DENOTES LANDSCAPE BUFFER ZONE
- DENOTES BIO-DIVERSITY ENVIRONMENTAL ZONE



**90% DETAILED DESIGN FOR CONSTRUCTION CERTIFICATE**



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<b>SEDIMENT BASIN 201:</b>	
CATCHMENT AREA	= 10.44ha
REQUIRED BASIN VOLUME	= 2,466m <sup>3</sup>
BASE DIMENSION (LxB)	= 21.0m x 4.0m
TOP DIMENSION (LxB)	= 33.0m x 52.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 2.0m
PROVIDED BASIN VOLUME	= 2,504m <sup>3</sup>

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  - ASSUME GROUP D SOIL (HIGH PLASTICITY AND SHRINK/SWELL PROPERTIES)
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**EROSION SEDIMENT CONTROL PLAN**  
SCALE 1:500

**LEGEND:**

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**DUST CONTROL NOTES:**

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**90% DETAILED DESIGN FOR CONSTRUCTION CERTIFICATE**



ARCHITECT: <b>hlc</b>			CLIENT: <b>HANSEN YUNCKEN   ESR</b>			PROJECT: <b>ESR HORSLEY LOGISTICS PARK LOT 201</b> 327-335 BURLEY ROAD, HORSLEY PARK, 2175			CONSULTANT: <b>Costin Roe Consulting Pty Ltd.</b> Consulting Engineers Level 1, 8 Widdowall Street, Walsh Bay, Sydney NSW 2000 Tel: (02) 9251-7889 Fax: (02) 9241-3721 email: mail@costinroe.com.au			DRAWING TITLE: <b>EROSION SEDIMENT CONTROL PLAN</b>		
ARCHITECTURAL BACKGROUND REMOVED, REVISED AS CLOUDED 04.06.21 C			PROJECT: <b>ESR HORSLEY LOGISTICS PARK LOT 201</b>			CONSULTANT: <b>Costin Roe Consulting Pty Ltd.</b>			DRAWING NO: <b>CRC-CV-C012990-09-C20</b>					
ISSUE FOR CONSTRUCTION CERTIFICATE - 90% DETAILED DESIGN 27.05.21 B			CLIENT: <b>HANSEN YUNCKEN   ESR</b>			PROJECT: <b>ESR HORSLEY LOGISTICS PARK LOT 201</b>			DRAWING TITLE: <b>EROSION SEDIMENT CONTROL PLAN</b>					
ISSUE FOR APPROVAL 07.05.21 A			CLIENT: <b>HANSEN YUNCKEN   ESR</b>			PROJECT: <b>ESR HORSLEY LOGISTICS PARK LOT 201</b>			DRAWING TITLE: <b>EROSION SEDIMENT CONTROL PLAN</b>					
AMENDMENTS			CLIENT: <b>HANSEN YUNCKEN   ESR</b>			PROJECT: <b>ESR HORSLEY LOGISTICS PARK LOT 201</b>			DRAWING TITLE: <b>EROSION SEDIMENT CONTROL PLAN</b>					
AMENDMENTS	DATE	ISSUE	AMENDMENTS	DATE	ISSUE	DESIGNED	DRAWN	CHECKED	SCALE	CAD REF:	PRECISION	COMMUNICATION	ACCOUNTABILITY	ISSUE
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