

HORSLEY LOGISTICS PARK

Construction Environmental Management Plan SSD 10436 - Lot 206

Prepared for:

ESR Developments (Australia) Pty Ltd
Level 24
88 Phillip Street
Sydney NSW 2000

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BASIS OF REPORT

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DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
630.30391-R01-v1.0	2 August 2022	Chelsey Zuiderwyk	Kate McKinnon	Kate McKinnon

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1 Introduction

1.1 Development Overview

Horsley Logistics Park (HLP) is a proposed regional warehouse and distribution centre located within the former CSR quarry in Horsley Park, within the Fairfield local government area (LGA) and is within the Western Sydney Employment Area (WSEA) (see **Figure 1**).

ESR Development (Australia) Pty Ltd (ESR) obtained the State Significant Development (SSD) Consent SSD 10436 on 31 May 2021 from the Department of Planning and Environment (DPE) for the ESR Concept Proposal and development of HLP. A copy of SSD 10436 is attached as **Appendix A**.

The ESR Concept Proposal comprises 8 warehouse and distribution tenancies in 4 buildings with a total gross floor area (GFA) of 108,962 m² inclusive of offices, loading docks, hardstand areas, truck and car parking areas, landscaping, infrastructure and signage (see **Figure 2**).

This Construction Environmental Management Plan (CEMP) has been prepared to address the activities associated with the construction two warehouses and associated infrastructure, offices, loading docks, hardstand, truck and car parking, signage and landscaping within Lot 206.

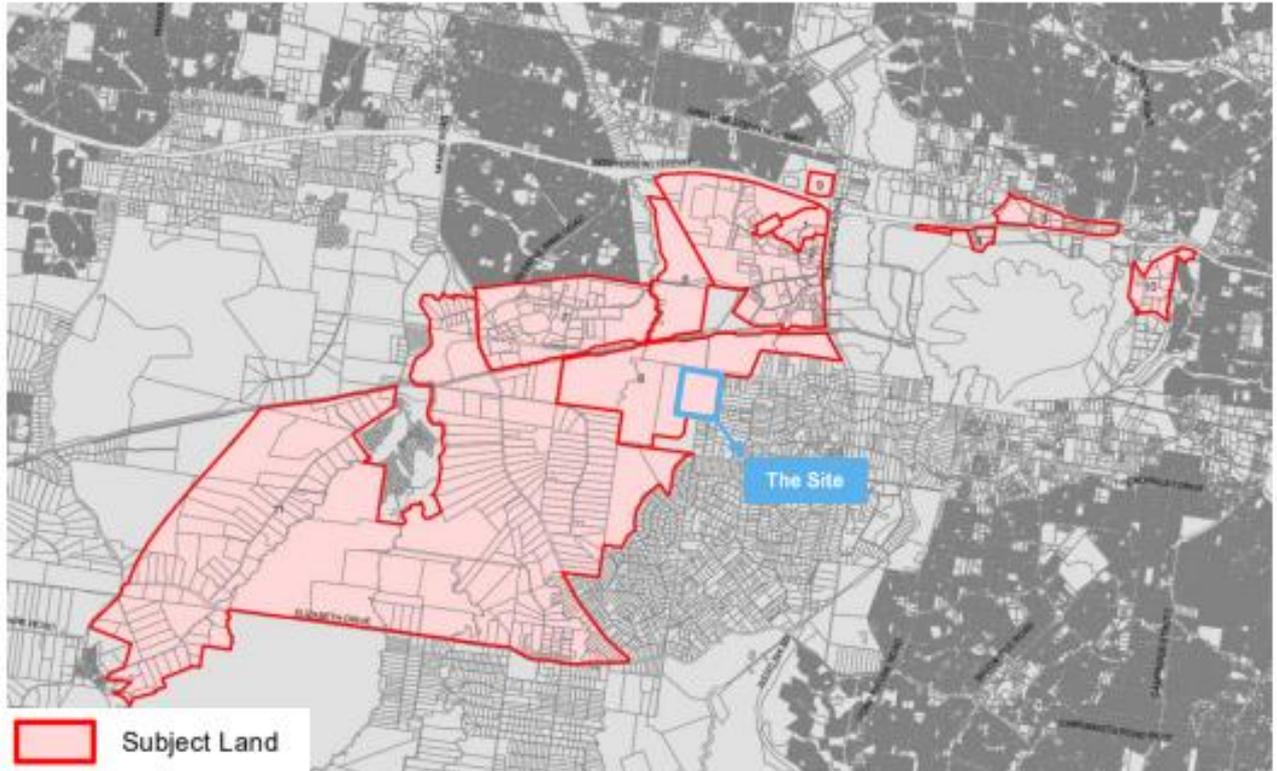


Figure 1 Regional Locality

Source: Urbis EIS 2020

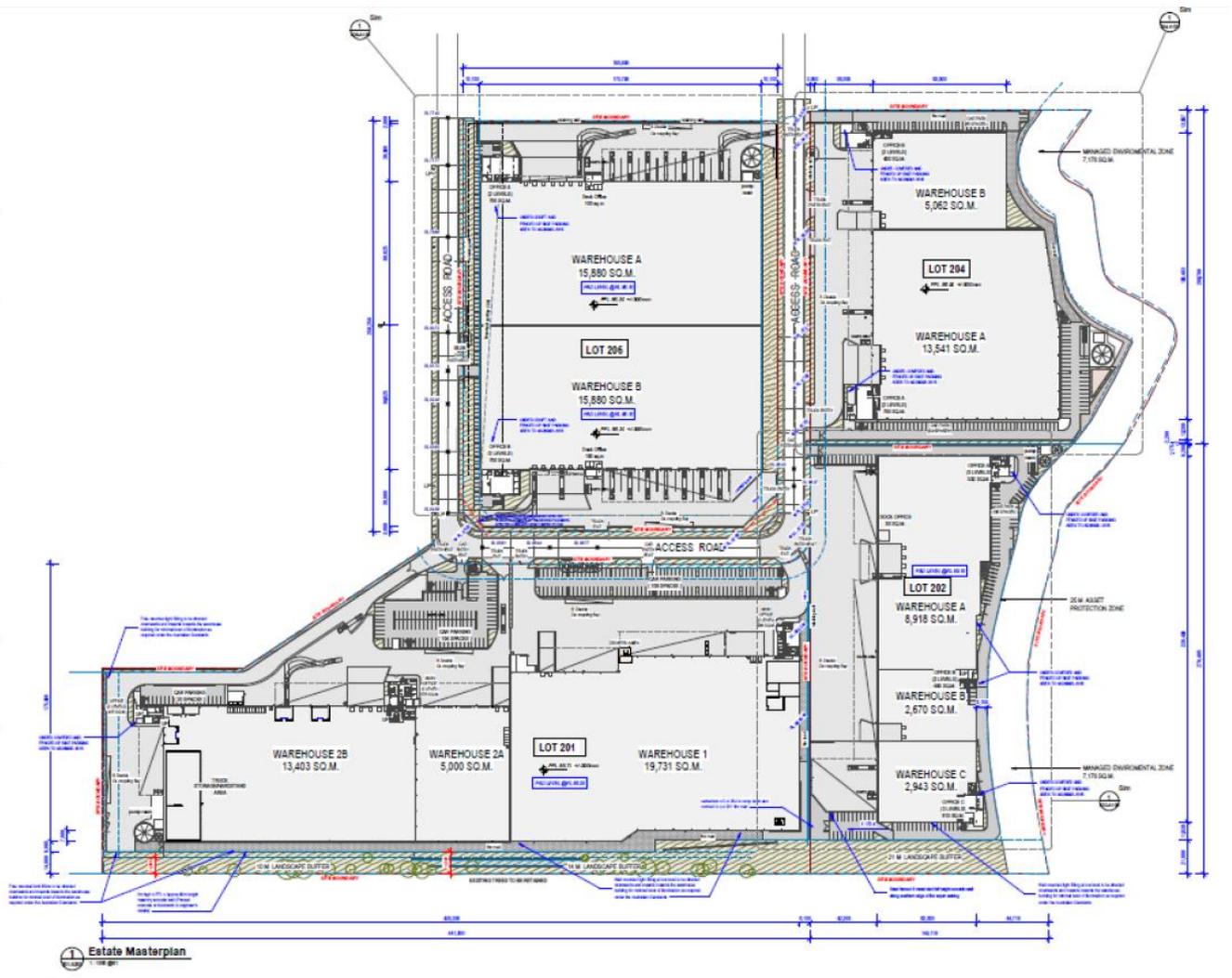


Figure 2 HLP Site Masterplan

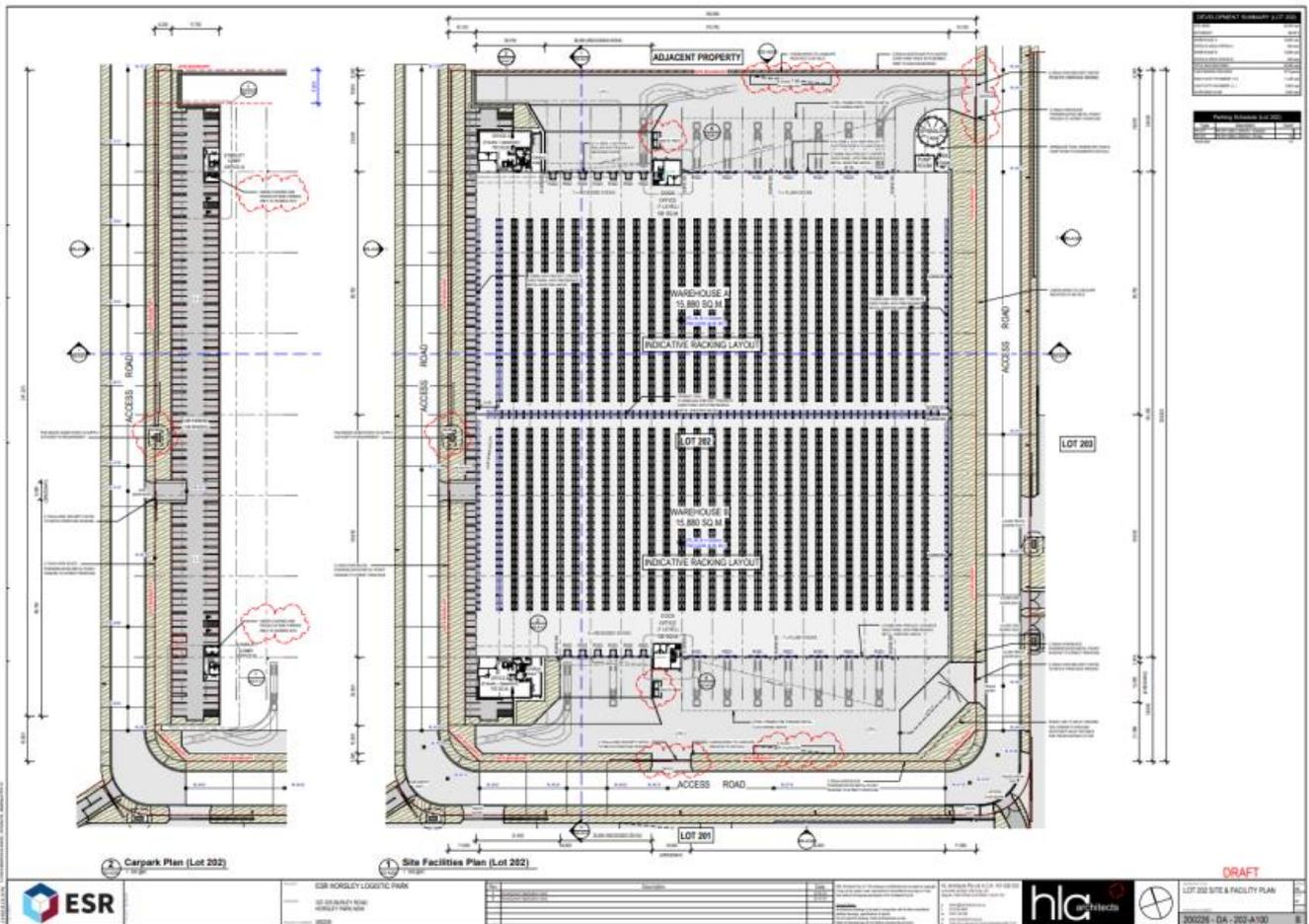


Figure 3 Lot 206 Plan

1.2 CEMP Context

The CEMP has been prepared to address the specific requirements of SSD 10436 and in consideration of the *Guideline for the Preparation of Environmental Management Plans* (Department of Infrastructure, Planning and Natural Resources 2004).

The CEMP contains the following key components:

- A description of the construction activities to be undertaken on site, including construction program 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:
 - Landscape Management Plan (LMP);
 - Construction Noise and Vibration Management Plan (CNVMP);
 - Construction Traffic Management Plan (CTMP);
 - Stormwater Management Plan (SMP);
 - Biodiversity Management Plan (BMP);
 - Unexpected Finds Protocol;
 - Unexpected Contamination Procedure; and
 - Community Consultation Plan (CCP).

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

1.2.1 Scope

This CEMP has been prepared to satisfy Conditions C1, C2, C3 and C4 of SSD 10436. The specific requirements of these consent conditions, along with where these requirements have been addressed within this CEMP, are listed in **Table 1**. In addition to this, all conditions of consent relevant to this CEMP are attached at **Appendix B**, including reference to where they have been addressed.

Table 1 CEMP Conditions Review

SSD 10436 Consent Condition	CEMP Section
C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Section 1.2
(a) detailed baseline data;	Appended Management Plans
(b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);	Section 3.3
(ii) any relevant limits or performance measures and criteria; and	Appended Management Plans
(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;	Appended Management Plans
(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Section 4 Appended Management Plans
(d) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	Section 5 Appended Management Plans
(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	Section 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: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and	Section 5.1
(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. The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	This Plan, refer to Condition C1 cross references above
C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:	-
(a) Landscape Management Plan (see Condition B1);	Section 4.7 Appendix J
(b) Construction Noise and Vibration Management Plan (see Condition B10);	Section 4.2 Appendix G

SSD 10436 Consent Condition	CEMP Section
(c) Construction Traffic Management Plan (see Condition B10);	Section 4.4 Appendix H
(d) Stormwater Management Plan (see Condition B32);	Section 4.5 Appendix I
(e) Biodiversity Management Plan (see Condition B36);	Section 4.10 Appendix M
(f) Unexpected Finds Protocol (see Condition B43);	Section 4.8
(g) Unexpected Contamination Procedure (see Condition B53);	Section 4.9 Appendix L
(h) Community Consultation Plan (see Condition B57);	Section 4.12 Appendix F
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 ESR, the construction contractor and any engaged subcontractors shall at all times operate in compliance with Condition A1 of SSD10436 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 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 HLP;
- Clearly and concisely document the commitments made in the EIS (Urbris 2020) and Response to Submissions (RTS) (Urbris 2020), 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 10436 that are required to be implemented and/or complied with during the construction phase; and
- Assist to establish HLP 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
Stephen Shoesmith Principal - Environmental Assessment & Management	Master of Integrated Environmental Management Bachelor of Environmental Science	Stephen is a Principal Consultant in the SLR Environmental Assessment & Management team and has demonstrated environmental management, impact assessment and policy experience. Stephen has significant site and corporate experience in environmental management, project management, environmental impact assessment, land restoration, decommissioning and closure planning, risk assessment as well as facilitation and preparation of Management Plans. Stephen has also worked as a regulator within the Department of Planning, Industry and Environment, which included post approval reviews, Policy reforms and Major Project Assessments.
Kate McKinnon Associate - Environmental Assessment & Management	MPlan BArts	Kate is and environmental planner with ten years' experience in engagement and development management and planning. Kate's work has included preparation and project management, preparation and stakeholder engagement for developments ranging from large scale green and brown field subdivisions to commercial / industrial developments including significant involvement in projects in the Western Sydney Employment Area. Kate has represented her clients in community forums, development panels and at the Land and Environment Court. Her expertise also includes the preparation of detailed reports and the negotiation and coordination of advice with respect to government departments and stakeholders.
Chelsey Zuiderwyk Senior Project Consultant - Environmental Assessment & Management	BSc B.Com	Chelsey is a Senior Project Consultant in the SLR Environmental Assessment & Management team with bachelor's degrees in science and commerce, and 10 years' experience in project management and support, most recently in environmental management. Since joining SLR, Chelsey has been involved in delivering a range of projects including Environmental Management Plans, Environmental Risk Assessments, Review of Environmental Factors, Audit preparation, Annual Reviews, Mining Operations Plans and Rehabilitation Cost Estimates. Prior to joining SLR, Chelsey worked in regional and local government across a broad range of projects including infrastructure management, communications, strategic project support and stakeholder engagement with local and state government on environmental, social and infrastructure programs.

1.2.4 Consultation

In accordance with SSD 10436, consultation has been undertaken with the applicable stakeholders which is summarised in **Table 3**, and documentation attached at **Appendix C**.

Table 3 Consultation

Condition	Comment
<p>Limits of Consent A10. Prior to the commencement of construction on each Lot, the Applicant must provide the Planning Secretary with evidence that the site preparation and infrastructure works carried out under Fairfield City Council DA 893.6/2013 have been completed to the satisfaction of Council</p>	<p>The Applicant will provide this evidence to the Planning Secretary.</p>
<p>Notification of Commencement A11. The Department will be notified in writing of the intended commencement date of construction at least one month prior to construction, or as otherwise agreed with the Planning Secretary.</p>	<p>The Applicant has notified The Department in accordance with Condition A11</p>
<p>Staging Plan A12. The Department will be notified in writing if construction of the development is to be staged at least one month before the commencement of each stage, of the date of the commencement and the development to be carried out in that stage.</p>	<p>The Applicant has notified The Department in accordance with Condition A12</p>
<p>Evidence of Consultation A13. Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<p>Evidence of consultation will be provided to DPE as required and in accordance with the evidence provisions set out in Condition A13.</p>
<p>Protection of Public Infrastructure A17. Before the commencement of construction, the Applicant will: (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; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters, and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary and Council.</p>	<p>(a) Evidence of consultation will be provided separately to the DPE. (b) Dilapidation reports are being prepared. (c) Dilapidation reports will be submitted to the Planning Secretary and Council (see Appendix C).</p>
<p>External Walls and Cladding A25. Prior to the issue of: 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 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>Evidence of consultation will be provided to Certifier as required and in accordance with the evidence provisions set out in Condition A25.</p>

Condition	Comment
<p>A26. 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>Evidence will be provided to DPE as required and in accordance with Condition A26.</p>
<p>Utilities and Services A29. Before the issue of a Subdivision or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for: (a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.</p>	<p>Evidence of consultation will be provided to Certifier as required and in accordance with the evidence provisions set out in Condition A29.</p>
<p>Landscape Plan B1. Prior to the commencement of construction, a detailed Landscape Plan will be developed for the development to the satisfaction of the Planning Secretary. The Landscape Plan will: (a) be prepared in consultation with Fairfield City Council; ...</p>	<p>Undertaken as part of the preparation of the Landscape Management Plan (see Appendix J).</p>
<p>Construction Noise and Vibration Management B10. The Applicant will prepare a Construction Noise and Vibration Management Plan (CNVMP) for the development to the satisfaction of the Planning Secretary. The Plan will form part of a CEMP in accordance with condition C2 and will: ... (b) be approved by the Planning Secretary prior to the commencement of construction of each stage of the development; ... (e) include strategies that have been developed with the community for managing high noise generating works; (f) describe the community consultation undertaken to develop the strategies in condition B57; and (g) include a complaints management system that would be implemented for the duration of the development.</p>	<p>Undertaken as part of the preparation of the Construction Noise and Vibration Management Plan (see Appendix G).</p>
<p>Construction Traffic Management Plan B23. Prior to the commencement of construction of each warehouse building, the Applicant will prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The plan will form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; ...</p>	<p>Undertaken as part of the preparation of the Construction Traffic Management Plan (see Appendix H).</p>
<p>B25. Prior to the commencement of construction, the Applicant will submit design plans and swept path analysis in consultation with Council and to the satisfaction of the Certifier which demonstrates each access driveway meets: (a) designed to accommodate the turning path of a 26 m B-Double heavy vehicle and to avoid vehicle conflicts on Johnston Crescent; and (b) designed to be consistent with the most recent version of the relevant AUSTROADS guidelines.</p>	<p>Consultation with council complete. The Applicant will submit required documentation to the Certifier within the prescribed timeframe.</p>

Condition	Comment
<p>Stormwater Management Plan B32. Prior to the commencement of construction of each warehouse, the Applicant will prepare a Stormwater Management Plan to the satisfaction of the Planning Secretary. The Stormwater Management Plan will form part of the CEMP and OEMP required by conditions C2 and C5 and must: (a) be prepared by a suitably qualified and experienced person(s), in consultation with Council; ...</p>	<p>Undertaken as part of the preparation of the Stormwater Management Plan (see Appendix I).</p>
<p>Biodiversity Management Plan B36. Prior to the commencement of construction, the Applicant will 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 will 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 will include the following: (a) be prepared by a suitably qualified and experienced person(s); ...</p>	<p>Undertaken as part of the preparation of the Biodiversity Management Plan (see Appendix M).</p>
<p>Hazard and Risk B44. Prior to the commencement of construction of each warehouse building, the Applicant will finalise detailed designs of each buildings fire and life safety systems, including their configuration, in consultation with Fire and Rescue NSW (FRNSW)</p>	<p>The Applicant will prepare required documentation in consultation with FRNSW within the prescribed timeframe.</p>
<p>Contamination - Site Auditor B54. Prior to the commencement of construction of each warehouse building, the Applicant must submit a Section A1 Site Audit Statement, or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan, prepared by an NSW EPA accredited Site Auditor to the Planning Secretary and Council. The Site Audit Statement must certify the site is suitable for the proposed use</p>	<p>The Applicant will submit the required documentation.</p>
<p>Community Consultation B55. The Applicant must consult with the community regularly throughout the development, including consultation with the nearby sensitive receivers identified on Figure 7, relevant regulatory authorities and other interested stakeholders.</p>	<p>The Applicant will undertake consultation in accordance with Condition B55 and the CCP (see Appendix F)</p>
<p>Community Consultation Plan B56. The Applicant must prepare a Community Consultation Plan for the development, to the satisfaction of the Planning Secretary. The Plan must: (a) be approved by the Planning Secretary prior to the commencement of site preparation works;...</p>	<p>Undertaken as part of the preparation of the CCP (see Appendix F).</p>

2 Development Description

2.1 Location

HLP is located at 6 Johnston Crescent, Horsley Park, and is legally described as Lots 201, 202, 204 and 206 DP 1244593 in the South of Warragamba Pipelines Precinct within the broader WSEA, which falls within the Fairfield LGA. HLP is approximately 20.8 hectares, and is located approximately 15 km east of Penrith Central Business District (CBD), 17 km west of Parramatta CBD, and 35 km west of Sydney CBD.

The site is immediately bordered to the north by the remainder of the original CSR quarry site which was excised from the site and subdivided into future Stage 3 as part of DA 893.1/2013. Beyond the quarry site, the surrounding land uses include:

- The Oakdale Central business Hub (SSD 6078) to the north;
- Land zoned RU4 – Primary Production land that includes a number of rural residential lots to the east;
- Land zoned RU4 – Primary Production land and the residential subdivision Greenway Place to the south; and
- Horsley Park Warehousing Hub (MP 10_0129 & MP 10_0130) to the west.

This CEMP has been prepared to address construction activities related to Lot 206. Lot 206 is located in the north west portion of the overall site, with Lot 204 to the east and Lots 201 and 202 to the south and south east respectively.

2.2 Construction Activities

This CEMP has been developed to address construction activities related to the approved construction of site preparation works, two warehouses and associated hardstand, parking and landscaping on Lot 206 within the HLP.

Bulk earthworks, road layouts and infrastructure have already been approved and completed for this site under separate CEMP and a separate approval (DA893/2013).

Table 4 summarises key aspects of the construction activities and indicative dates for commencement and completion of each phase:

Table 4 Construction Activities

Phase	Indicative Dates	Indicative Duration	Activities
Internal Construction	TBC	261 days	<ul style="list-style-type: none"> • Site preparation • Concrete piling works • Bulk earthworks • Stabilisation works • Earthworks for loading docks • Tank construction • Utilities • Pump house and fire sprinkler tank • Pavement works • Fencing and landscaping
Warehouse A and B	TBC	180 days	<ul style="list-style-type: none"> • Footings • Structural steel • Precast panels • Roofing • Cladding and gutters • Dividing wall • Fit out
Main Office and Dock Office A	TBC	145 days	<ul style="list-style-type: none"> • Footings • Structural steel • Precast panels • Roofing • Cladding and gutters • Dividing wall • Fit out
Main Office and Dock Office B	TBC	145 days	<ul style="list-style-type: none"> • Footings • Structural steel • Precast panels • Roofing • Cladding and gutters • Dividing wall • Fit out

All works will be undertaken in accordance with the Approved Development Consent SSD 10436.

2.3 Construction Hours

Construction hours will be in accordance with Conditions B7 and B8 of Development Consent SSD 10436, which are reproduced below:

B7. The Applicant must comply with the hours detailed in Table 3, unless otherwise agreed in writing by the Planning Secretary.

Table 3 Hours of Work

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

B8. Works outside of the hours identified in Condition B7 may be undertaken in the following circumstances:

- (a) works that are inaudible at the nearest sensitive receivers;*
- (b) works agreed to in writing by the Planning Secretary;*
- (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or*
- (d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.*

Construction 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

Construction vehicles will enter and depart Lot 206 primarily via Gate 1 and via Gate 2 and 3 as required dependant on site conditions (See **Figure 4**). Construction vehicles will move from Lot 206 to the HLP site entry and exit via existing internal access roads connecting to Old Wallgrove Road.

In accordance with the Construction Traffic Management Plan (CTMP) (ESR 2022), driver code of conduct requires that vehicles entering the HLP site access road will have right of way in order to ensure that there is no queuing on local roads.

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

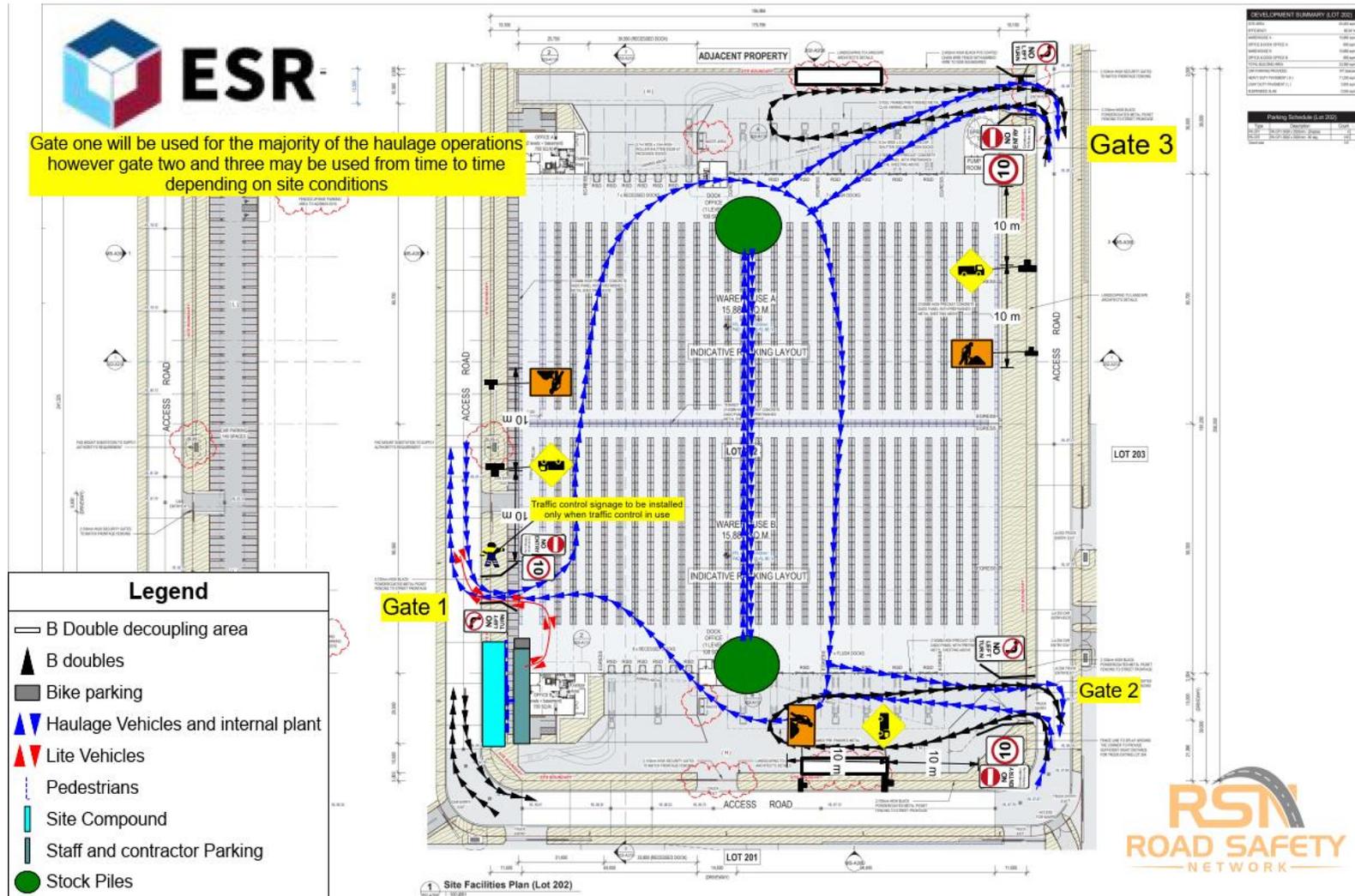


Figure 4 Site Entry Movements

2.5 Construction Contact Details

Table 5 lists the key contacts during construction.

Table 5 Construction Contact List

Role	Name	Company	Contact Details
Project Principal	David Mollerstrom	ESR	0409 156 134 David.mollerstrom@esr.com
Contractor's Project Manager	TBC	TBC	TBC
Contractor Administrator	Heywood Cheung	ESR	0403 454 674 Heywood.cheung@esr.com
Contractor Work Health and Safety (WHS) Coordinator	TBC	TBC	TBC
Community Enquiries and Complaints Contact	Grace Macdonald	URBIS	02 9186 4759 developmentAU@esr.com

3 Environmental Management Framework

3.1 Roles and Responsibilities

The appointed 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 Lot 206 are listed in **Table 6**

Table 6 Personnel Responsible for Environmental Management

Role	Responsibilities
Project Principal	<ul style="list-style-type: none"> • Environmental reporting responsibility associated with the development. • Overall responsibility for environmental management and compliance with SSD 10436 and relevant legislation; • Liaise with the Proponent to keep them informed of the project’s progress; • Record, notify, investigate and respond to any environmental incidents and, where necessary, develop and implement corrective actions; • Consult and engage with any subcontractors or interfacing contractors regarding the environmental management of the Site; • Provide adequate environmental inductions/training to employees and contractors regarding their requirements under this CEMP.
Contractor’s Project Manager	<ul style="list-style-type: none"> • All the responsibilities attributed to the Construction Contractor throughout this CEMP. • Environmental reporting responsibility associated with the development. • ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an incident and/or non-compliance.
Contractor’s WHS Coordinator	<ul style="list-style-type: none"> • Ensure the legislative and corporate safety, health and environment management measures and controls are implemented and maintained; • Participate in risk and hazard identification and control; • Participate in incident investigations and management; and • Participate in health and safety inspections.

Role	Responsibilities
Community Enquiries and Complaints Contact	<ul style="list-style-type: none"> • Lead and manage the community involvement activities, including liaison with property owners and key stakeholders; • Be the primary daily contact to the public handling of enquiries / complaints management / interface issues; • Maintain the complaints register • Be available for contact by local residents and the community at all reasonable times to answer any questions; • Liaise with property owners to co-ordinate access and to deal with specific property related issues arising from the upgrade works; • Lead the delivery of communication and community engagement strategies and plans; • Facilitate meetings, forums and arranging interviews to address concerns from community; • Provide advice and participate with the project teams to improve and enhance the delivery of communication services to the community; • Build, maintain collaborative and consultative working relationships with internal and external stakeholders; and • Be available for contact by local residents, key stakeholders and community representatives to answer queries and provide more information or feedback.
All employees, contractors and subcontractors	<ul style="list-style-type: none"> • Ensure familiarity, implementation and compliance with this CEMP and appended management plans; • Support the Proponent’s commitment to sustainability, environmental management and compliance; • Work in a manner that will not harm the environment or impact on surrounding receptors; • Report all environmental incidents, non-compliances and complaints to the Project Manager without delay; • Notify the Contractor’s Project Manager of any hazard or potential hazard that may result in an incident and/or non-compliance, regardless of the nature or scale; • Take immediate action (where it is safe to do so) to prevent, stop, contain and/or minimise any adverse impact associated with an incident and/or non-compliance; and • Report any inappropriate construction practices and/or environmental management practices to the Project Manager without delay.

3.2 Statutory Requirements

3.2.1 SSD 10436

The Development will be constructed in accordance with Condition A2 of SSD 10436, 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 (Urbis, 2020), the Response to Submissions (RtS) (Urbis 2020), Supplementary RtS (Urbis 2020) and Supplementary Information (Urbis 2021);
- (d) in accordance with the Applications; and
- (e) in accordance with the Development Layout attached to the Development Consent as Appendix 1;
- (f) in accordance with the management and mitigation measures attached to the Development Consent at Appendix 2.

In accordance with Condition A3 of SSD 10436, consistent with the requirements of the Development Consent, the Planning Secretary may make written directions to ESR 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 10436, 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.

A copy of the Consent for SSD 10436 is attached at **Appendix A** and all conditions of consent relevant to this CEMP are attached at **Appendix B**.

3.2.2 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 10436 Consent Conditions, the EIS (Urbis 2020), and contributions from ESR. It is the Construction Contractor's responsibility to ensure that any license, permit, approval etc listed in **Table 7** has been obtained in the required timeframe.

Table 7 Other licences, permits, approvals and consents

Licence, permit, approval or consent	Person Responsible	Timing	References / Notes
All relevant approvals from utility service providers.	ESR	Before construction of any utility works	SSD 10436 Condition A27
A Compliance Certificate for water and sewerage infrastructure servicing at the site will be obtained.	ESR	Before the commencement of operation	SSD 10436 Condition A28
Evidence from the carrier that the fibre ready facilities are fit for purpose.	ESR	Before final Occupation Certificate issued	SSD 10436 Condition A30
Works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.	ESR	Before the issue of the final Occupation Certificate	SSD 10436 Condition A31
The CNVMP will be prepared by a suitably qualified and experienced noise expert whose appointment is approved by the Planning Secretary.	ESR	Prior to approval of CNVMP	SSD 10436 Condition B10 (a)
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.	ESR and Construction Contractor	As required	SSD 10436 Condition AN1

3.3 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 A21 of SSD 10436, which is to ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the SSD 10436 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.

3.3.1 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 and 4.3
Drivers’ code of Conduct	Section 4.4
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 4.4
Sound erosion and sediment control practices, water quality controls and sediment basin management	Section 4.5

Inductions and Environmental Training	Reference / Notes
Waste minimisation principles	Section 4.6
Stop work protocol in the event of the discovery of Aboriginal item or object of significance	Section 4.8
Induction requirements as per the UFP – Contamination	Section 4.9
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 4.11

3.3.2 Toolbox Talks

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

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

3.4 Incident and Non-Compliance Response and Handling Procedure

For the purposes of this CEMP, SSD 10436 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 10436 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 10436 as harm that:

- (a) *involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or*
- (b) *(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
Incidents			
Upon awareness of an incident, the Contractors Project Manager shall be notified of and provided with all relevant information pertaining to the potential or actual incident.	Any person engaged as an employee or undertaking an activity with regard Lot 206	Immediately after becoming aware of a potential or actual incident	CEMP 3.4.1 & 3.4.2
The Contractor’s Project Manager will notify ESR 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 3.4.1 & 3.4.2
ESR will notify DPE of an incident in writing via the Major Projects Website.	ESR	Immediately after becoming aware of incident	CEMP 3.4.1 & 3.4.2
An Event Notification Report will be completed and provided to ESR This is attached to this CEMP as Appendix E.	Contractor’s Project Manager	Within 24 hours	Appendix E
ESR will provide a formal written notification of an incident to DPE via the Major Projects Website.	ESR	Immediately after becoming aware of incident	CEMP 3.4.1
ESR will provide DPE and any relevant public authorities a detailed report on the incident	ESR	Within 30 days of the incident occurring or as otherwise agreed to by the Planning Secretary	CEMP 3.4.1
Non-Compliance			
Provide written notification of the non-compliance to the Major Projects website.	ESR	Within 7 days after becoming aware of non-compliance	CEMP 3.4.1

3.4.1 Notification Requirements

3.4.1.1 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 Lot 206 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 ESR 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 ESR) 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
Department of Planning, Industry and Environment (DPE)	Compliance Unit	Major Projects Portal
Environment Protection Authority (EPA)	Environment Line	131 555 info@environment.nsw.gov.au
	Head office (Sydney)	02 9995 5000

Regulatory Authority / Stakeholder	Key Contact	Contact Details	
Environment, Energy and Science (EES) Group	Main switchboard	1300 361 967 info@environment.nsw.gov.au	
Fairfield City Council	Main switchboard	02 9725 0222 mail@fairfieldcity.nsw.gov.au	
Water NSW	Main switchboard	1300 662 077 Customer.Helpdesk@waternsw.com.au	
	Incident Notification Number – 24 hours	1800 061 069	
NSW Public Health Unit	Sydney Local Health District	Business hours: 1300 066 055 After hours: 02 9515 6111	
SafeWork NSW	Incident Notification Hotline	131 050 Select Option 3 to report a “Serious Incident or Fatality” – this will result in the incident being recorded and the appropriate person being contacted.	
Emergency Services	NSW Police NSW Fire and Rescue NSW Ambulance Service	131 444 1300 729 579 -	In case of emergency – 000

3.4.1.2 Under the Conditions of SSD 10436

In accordance with Condition C10 of Development Consent SSD 10436, once ESR becomes aware of an incident, ESR 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 3 of Development Consent SSD 10436 a written incident notification addressing the requirements of Appendix 3 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 3 of Development Consent SSD 10436 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.

3.4.1.3 Non-Compliances

In accordance with Condition C11 of SSD 10436, 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.

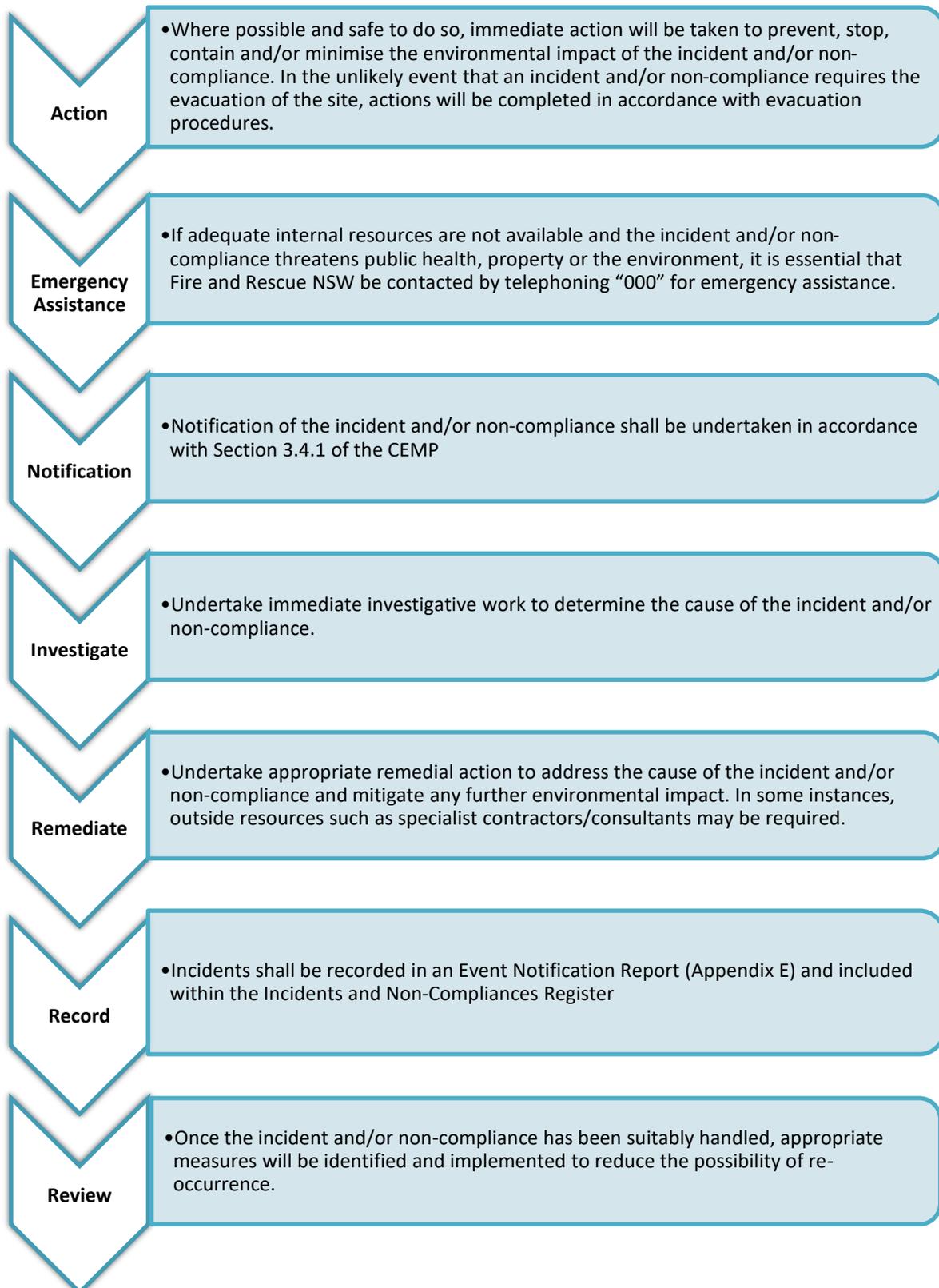
C12 of SSD 10436 states a non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

C13 of SSD 10436 notes that a non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

3.4.2 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



3.4.3 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 **Sections 3.4.1** and **3.4.2**;
- 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.

3.4.4 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 3.4**). 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.

Minor environmental incidents will still be handled under the process outlined in **Section 3.4.2** 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 SSD10436.

3.5 Complaints Response and Handling Procedure

All complaints will be handled in accordance with the *Community Consultation Plan (CCP)* (Urbis, 2021) (see **Appendix F**).

Any employee who take receipt of a complaint, either verbal or written, is 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 Community Enquiries and Complaints Contact to commence action.

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

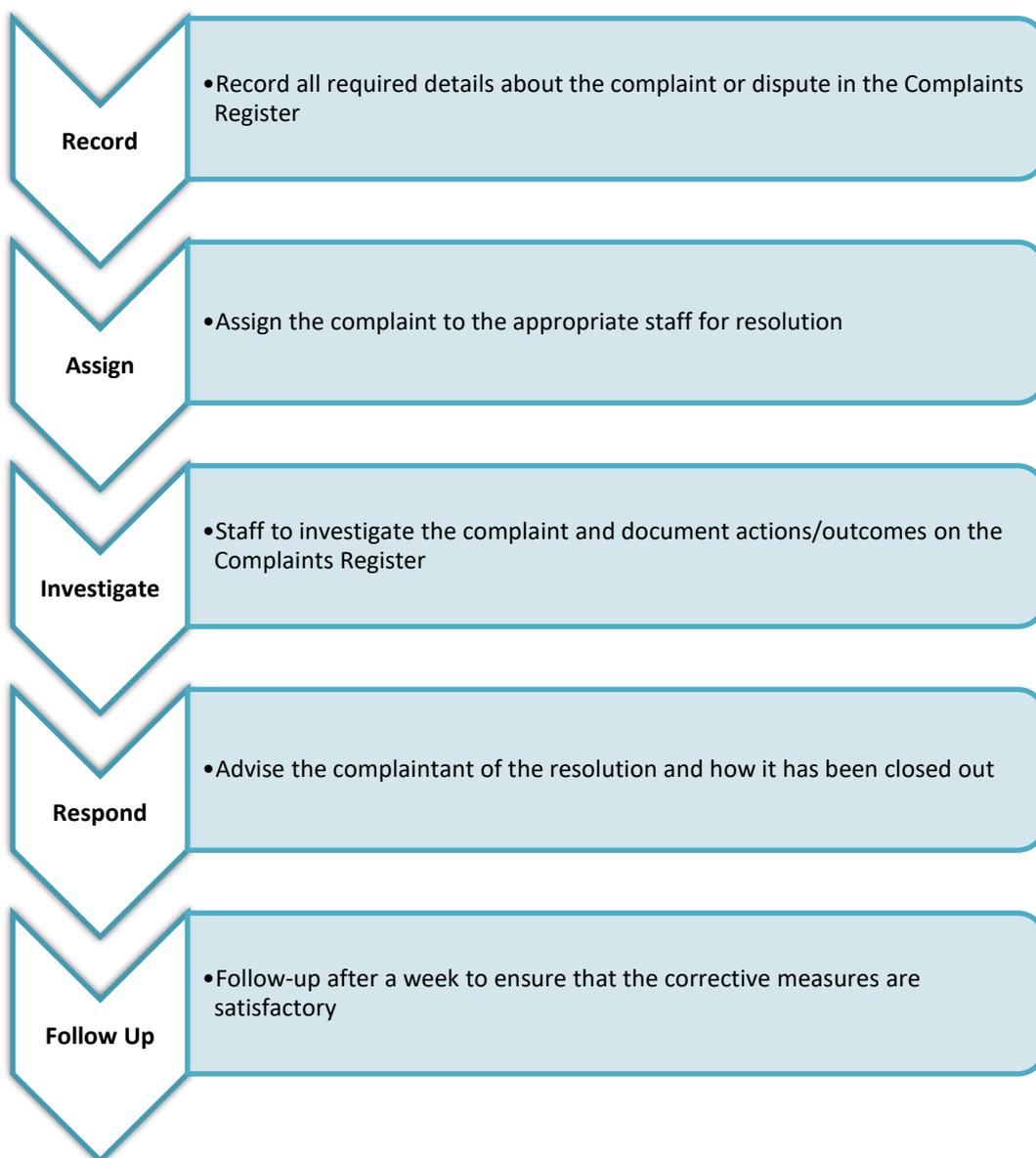


Figure 6 Complaints Handling Procedure

3.5.1 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 **Section 3.5**;
- 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.

3.6 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 Lot 206, 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.

Additional information can be located in the CCP (Urbis, 2021) attached as **Appendix F**.

4 Environmental Management Commitments

Environmental aspects with the potential to be impacted through the construction of Lot 206 are addressed in the following sub-sections. These issues have specific regulatory requirements imposed by SSD 10436 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.

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 10436 Condition A1
All demolition will be carried out in accordance with <i>Australian Standard AS 2601-2001 The Demolition of Structures</i> (Standards Australia, 2001).	Construction Contractor	Ongoing	SSD 10436 Condition A19
All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, will be constructed in accordance with the relevant requirements of the Building Code of Australia (BCA).	Construction Contractor	Ongoing	SSD 10436 Condition A20
All plant and equipment used on site, or to monitor performance of the development will be operated in a proper and efficient manner.	ESR and Construction Contractor	Ongoing	SSD 10436 Condition A23
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

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
<p>All monitoring records will be maintained to demonstrate compliance with the CEMP, including:</p> <ul style="list-style-type: none"> • Site environmental inspection reports; • Environmental monitoring data; • Internal and external audit reports; • Reports of environmental incidents, environmental, associated actions taken, and follow-up actions; • Minutes of management review meetings; and • Induction and training records. 	<p>Construction Contractor</p>	<p>For 5 years after completion date</p>	<p>Best practise</p>

4.2 Noise and Vibration

Construction noise and vibration will be managed in accordance with the Construction Noise and Vibration Management Plan (CNVMP) (PWNA 2022), attached as **Appendix G**.

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

Table 12 Environmental Management Controls for Noise and Vibration

Measure	Person Responsible	Timing / Frequency	Reference / Notes
<p>All listed mitigation and management measures outlined in Section 8 & 9 of the CNVMP will be implemented throughout construction. These mitigation measures are detailed within the following general categories:</p> <ul style="list-style-type: none"> • Summary of mitigation procedures • Site protocol for response to noise and vibration • Allocation of noise management procedures • Implementation of Noise Management Procedures • Best practice noise mitigation measures • Vibration Mitigation Measures • Community Engagement 	Construction Contractor	Ongoing	CNVMP Section 8 & 9

4.3 Air Quality

Air quality impacts associated with the construction of Lot 206 are anticipated to be low for earthworks, building construction and track out activities.

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

Table 13 Environmental Management Controls for Air Quality

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
All reasonable steps will be taken to minimise dust generated during works.	Construction Contractor	Ongoing	SSD 10435 Condition B34
<p>During construction the following controls will be implemented:</p> <ul style="list-style-type: none"> Exposed surfaces and stockpiles will be suppressed by regular watering; All trucks entering or leaving the site with loads will have their loads covered; Trucks associated with the development will not track dirt onto the public road network; Public roads used by these trucks will be kept clean; and Land stabilisation works will be carried out progressively on site to minimise exposed surfaces. 	Construction Contractor	Ongoing	SSD 10435 Condition B35
Air Quality is to be managed as per the Mitigation Measures outlined in Appendix 2 of SSD 10436 and replicated in Appendix B of this CEMP.	Construction Contractor	Ongoing	SSD 10436 Appendix 2

4.4 Traffic

Construction traffic will be managed in accordance with the Construction Traffic Management Plan (CTMP) (ESR 2022), attached as **Appendix H**.

The environmental management controls in **Table 14** will be implemented to ensure road safety and network efficiency during construction.

Table 14 Environmental Management Controls for Traffic

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
No vehicles larger than a 26 m B-Double heavy vehicle will access the site.	Construction Contractor	Ongoing	SSD 10436 Condition A6 (b)
The development must provide car parking in accordance with the following rates: (a) 1 space per 300 m ² of warehouse GFA; (b) 1 space per 40 m ² of office GFA; and (c) 1 space for accessible parking for every 100 car parking spaces	Construction Contractor	Ongoing	SSD 10436 Condition A8
The operating conditions outlined in Condition B27 of SSD 10436 will be adhered to throughout construction.	Construction Contractor	Ongoing	SSD 10436 Condition B27
All management and mitigation measures relating to proposed works outlined in the CTMP will be implemented throughout construction. These mitigation measures cover the following activities: <ul style="list-style-type: none"> Construction hours; Truck Routes; Site Access; Site Location; Site Contacts; and Construction Description. 	Construction Contractor	Ongoing	CTMP
All management and mitigation measures relating to traffic management as outlined in the CTMP will be implemented throughout construction. These mitigation measures cover the following activities: <ul style="list-style-type: none"> Cumulative Impacts; Impacts on Surrounding Network; Traffic Management; Pedestrian and Cycle Management; Construction Site Access and Haulage Routes; Dedicated Parking; Fencing Requirements; Traffic controller, if required Internal Movements; Worker induction; and Driver Code of Conduct. 	Construction Contractor	Ongoing	CTMP

4.5 Water and Soil

Water and soil will be managed in accordance with the Stormwater Management Plan (SMP) (CRC 2022), attached as **Appendix I**. As per Section 2.6 of the SMP, it is noted that major earthworks on this site have already occurred and were managed under a separate CEMP. Minor earth

The environmental management controls in **Table 15** will be implemented to minimise the potential for adverse water and soil impacts during construction.

Table 15 Environmental Management Controls for Water and Soil

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
<p>All listed mitigation and management measures outlined in the SMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> • Key Roles and Responsibilities in relation to stormwater management • General SMP requirements • Controls and procedures during the following Management Phases: <ul style="list-style-type: none"> ○ Pre-Construction ○ During Construction ○ Post-Construction • Erosion and Sediment Control: <ul style="list-style-type: none"> ○ Land Disturbance ○ Site Access ○ Soil and stockpile management ○ Building works Management ○ Drainage Control ○ Erosion Control ○ Sediment Control ○ Site Rehabilitation • Sediment Basin Operation and Management; and • Site Inspection and Maintenance for Construction. 	Construction Contractor	Ongoing	SMP

4.6 Waste

The environmental management controls in **Table 16** will be implemented to minimise the potential for adverse impacts as a result of waste generated during construction.

Table 16 Environmental Management Controls for Waste

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
Suitable measures will be put in place to manage pests and vermin including maintaining general cleanliness on site and of water storage areas to prevent the occurrence of vermin issues, and arranging appropriate controls if necessary e.g. traps.	Construction Contractor	Ongoing	SSD 10435 Condition B50
The Applicant will obtain agreement from Council for the design of the waste storage area for each warehouse.	Construction Contractor	Prior to commencing construction	SSD 10436 Condition B51
Waste will be secured and maintained within designated waste storage areas at all times and will not leave the site onto neighbouring public or private properties.	Construction Contractor	Ongoing	SSD 10436 Condition B52
Construction Waste is to be managed as per the Mitigation Measures outlined in Appendix 2 of SSD 10436 and replicated in Appendix B of this CEMP.	Construction Contractor	Ongoing	SSD 10436 Appendix 2

4.7 Visual Amenity

Landscape will be managed in accordance with the Landscape Management Plan (LMP) (Site Image NSW 2022), attached as **Appendix J** and the Landscape Specification (Site Image NSW 2022) attached as **Appendix K**.

The environmental management controls in **Table 17** will be implemented to minimise the potential for adverse visual amenity impacts during construction.

Table 17 Environmental Management Controls for Visual Amenity

Reporting Requirement	Person Responsible	Timing / Frequency	References / Notes
<p>All listed mitigation and management measures outlined in the Landscape Specification will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> • Site Preparation; • Hardscape Elements; • Softscape Elements; • Irrigation; and • Plant Establishment and Maintenance 	Construction Contractor	Ongoing	Landscape Specification
Lighting will comply with the latest version of AS 4282-1997.	Construction Contractor	Prior to commencing construction and ongoing	SSD 10436 Condition B4
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.	Construction Contractor	Prior to commencing construction and ongoing	SSD 10436 Condition B4
All signage and fencing will be erected in accordance with the development plans.	Construction Contractor	Prior to commencing construction and ongoing	SSD 10436 Condition B6

4.8 Heritage

The environmental management controls outlined in **Table 18** will be implemented in the event of the discovery of Aboriginal or object of significance.

In addition to this, if any further instruction is required, please refer to the Unexpected Finds Protocol – Heritage, prepared by ESR (2022) and attached as **Appendix K**.

Table 18 Environmental Management Controls for Heritage

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
If any item or object of Aboriginal heritage significance is identified on site all work in the immediate vicinity of the suspected Aboriginal item or object will cease immediately, a 10 m wide buffer area around the suspected item or object will be cordoned off and Heritage NSW will be contacted immediately.	Construction Contractor	Ongoing	SSD 10436 Condition B42
Work in the immediate vicinity of the Aboriginal item or object will only recommence in accordance with the provisions of Part 6 of the <i>National Parks and Wildlife Act 1974</i> (NSW).	Construction Contractor	Ongoing	SSD 10436 Condition B43
If any item or object of non-indigenous heritage significance is identified on site, an unexpected finds protocol will be implemented.	Construction Contractor	Ongoing	SSD 10436 Appendix 2

4.9 Hazardous Goods and Contamination

The discovery of unexpected, contaminated material will be managed in accordance with the Unexpected Finds Protocol (UFP - Contamination) (ESR 2022a), attached as **Appendix L**.

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 discovery of unexpected contaminated material will be managed in accordance with the UFP, including: <ul style="list-style-type: none"> • Identification of Unexpected Finds • Assessment of Unexpected Finds • Asbestos • Buried Structures • Volatile Contamination 	Construction Contractor	Ongoing	UFP- Contamination
All chemicals, fuels and oils used on-site will be stored in accordance with the requirements of all relevant Australian Standards and the NSW EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manuals</i> if the chemicals are liquids.	Construction Contractor	Ongoing	SSD 10436 Condition B46
In the event of an inconsistency between the requirements B46(a) and B46(b), the most stringent requirement must prevail to the extent of the inconsistency.	Construction Contractor	Ongoing	SSD 10436 Condition B47
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 10436 Condition B48
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 10436 Condition B49
B54. Prior to the commencement of construction of each warehouse building, the Applicant must submit a Section A1 Site Audit Statement, or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan, prepared by an NSW EPA accredited Site Auditor to the Planning Secretary and Council. The Site Audit Statement must certify the site is suitable for the proposed use	Construction Contractor	Prior to the commencement of construction of Lot	SSD 10436 Condition B54

4.10 Biodiversity

Biodiversity management for the HLP will be managed in accordance with the Biodiversity Management Plan (BMP) (Ecological 2021), attached as **Appendix M**.

The environmental management controls in **Table 20** Error! Reference source not found. will be implemented to minimise the potential for adverse biodiversity impacts during construction.

Table 20 Environmental Management Controls for Biodiversity

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
All biodiversity management measures outlined in the BMP will be implemented where relevant throughout construction.	Construction Contractor	Ongoing	BMP

4.11 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 21**.

Table 21 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 Table 10 will be contacted.	Construction Contractor	In the event of an emergency	Section 3.4.1
Emergency vehicle access to and from the Site will be available at all times during construction.	Construction Contractor	Ongoing	Best practice
Construction plant will be fitted with fire extinguishers, as required/appropriate.	Construction Contractor	Ongoing	Best practice
Appropriate firefighting equipment will be provided as required for the safety of persons and property.	Construction Contractor	Ongoing	Best practice
Each warehouse building must comply with the relevant provisions of the latest version of Planning for Bush Fire Protection (PBP) (RFS, 2019) and the asset protection zones recommended in the Bushfire Protection Assessment – Horsley Logistics Park, Lots 201, 202, 203, 204, prepared by Eco Logical Australia, dated 16 June 2020.	Construction Contractor	Ongoing	SSD 10436 Condition B38
The site must be managed as an inner protection area (IPA) in perpetuity in accordance with the requirements of Appendix 4 of the PBP.	Construction Contractor	Ongoing	SSD 10436 Condition B39
Each warehouse building must comply with the relevant sections of the Australian Standard AS 3959-2018 Construction of buildings in bushfire-prone areas or National Standard – Steel Framed Construction in Bushfire Areas (NASH, 2014) as appropriate, and Section 7.5 of the PBP, on a prescriptive (deemed to satisfy and / or acceptable solution) basis and / or performance basis.	Construction Contractor	Prior to the issue of the Occupation Certificate	SSD 10436 Condition B40
Adequate provisions of water, electricity and gas must be installed on-site in accordance with Table 5.3c of the PBP.	Construction Contractor	During Construction	SSD 10436 Condition B41
For each warehouse building, the Applicant must undertake a fire engineering brief questionnaire in consultation with FRNSW.	Construction Contractor	Prior to the issue of a construction certificate	SSD 10436 Condition B45
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 practice
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 practice

4.12 Community

Community consultation and complaints will be managed in accordance with the Community Consultation Plan (CCP) (Urbis, 2021), attached as **Appendix F**.

The community management controls in **Table 22** will be implemented to minimise the potential for adverse impacts to the community during construction.

Table 22 Environmental Management Controls for the Community

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
All listed mitigation and management measures outlined in Section 5 of the CCP will be implemented throughout construction. These measures cover the following activities: <ul style="list-style-type: none">• Consultation Mechanisms• Enquiries and Feedback• Sensitive Receiver Consultation• Complaints and Disputes Resolution	Construction Contractor	Ongoing	CCP Section 5

4.13 Sustainability

The sustainability management controls in **Table 23** will be implemented to improve sustainability performance during construction.

Table 23 Environmental Management Controls for the Sustainability

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Best practice water efficiency measures will be implemented to reduce water consumption, including but not limited to: <ul style="list-style-type: none">Water use metering and monitoring to identify leaks and amend losses before greater loss occurs.	Construction Contractor	Ongoing	Best Practice

5 Monitoring and Reporting

5.1 Environmental Monitoring and Inspections

Table 24 summarises the monitoring requirements for the construction of Lot 206 as set out in SSD 10436 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 ESR.

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 24 Monitoring and Inspection Requirements

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Daily				
General	Daily observation will be recorded in Supervisor's Diary or similar, including (but not limited to): - Plant and equipment prestart checks that include environmental observations; - Monitoring of material transported onto road surfaces to be removed; - Monitoring of skips/bins. If skips/bins are reaching capacity, removal and replacement will be organised within the next 24 hours;	Construction Contractor	Daily	Best practice
Air Quality	Daily on-site and off-site inspections to monitor dust shall be undertaken in accordance with the Mitigation Measures outlined in Appendix 2 of SSD 10436 and replicated in Appendix B of this CEMP.	Construction Contractor	Ongoing	SSD 10436 Appendix 2
Weekly				
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 practice

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"> Results of any monitoring activities undertaken; Any environmental incidents that have occurred during the previous period, including the management / corrective actions taken; <p>Any complaints that have been received during the previous period, including any management / corrective actions taken.</p>	Construction Contractor	Weekly	Section 3.4
Water and Soil	A self-auditing program will be implemented in accordance with Section 7.3 and the check sheets shown in Appendix E of the SMP.	Construction Contractor	At least weekly	SMP Section 7.3
Monthly				
Water and Soil	A monthly inspection of site soil and water installation will be completed as outlined in Section 7.3, point 3, of the SMP, including a written summary of recommendations.	Construction Contractor	Monthly	SMP Section 7.3
Event Based				
Incident / Non-Compliance	In the event of an Incident or Non-Compliance, an Event Notification Report will be completed, as outlined in Table 9 in Section 3.5 of the CEMP.	Project's Construction Manager	In the event of an Incident or Non-Compliance	Section 3.5
Noise – First Warning	First Warning - Exceedance of Noise Monitor Prescribed dB(A) Levels during Relevant Stage of Construction will be Recorded via. Toolbox Talk (data from Noise Monitors) and preventative measures to be put in place to prevent re-occurrence prior to recommencing works.	Construction Contractor	Ongoing	NVMP Section 8
Noise – Second Warning	Second Warning - Exceedance of Noise Monitor Prescribed dB(A) Levels during Relevant Stage of Construction will be Recorded via. Non-Conformance Issue (data from Noise Monitors). Re-Induction to take place to reinforce Head Contractor's requirements.	Construction Contractor	Ongoing	NVMP Section 8
Noise – Third Warning	Third Warning - Exceedance of Noise Monitor Prescribed dB(A) Levels during Relevant Stage of Construction will result in removal of re-occurring offenders from Construction Site.	Construction Contractor	Ongoing	NVMP Section 8

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Water and Soil	A self-auditing program will be implemented in accordance with Section 7.3 and the check sheets shown in Appendix E of the SMP.	Construction Contractor	Immediately before site closure or following rainfall events in excess of 5mm in any 24-hour period.	SMP Section 7.3
Water and Soil	At time of water discharge, water quality will be monitored in accordance with Section 3.5 and Section 7.2 of the SMP.	Construction Contractor	When discharging water	SMP Section 3.5 & 7.2
Other				
Noise & Vibration	Noise and/or vibration monitoring will be conducted in accordance with Section 7 of the CNVMP	Construction Contractor	Ongoing	Section 7 of CNVMP
Air Quality	Air Quality is to be monitored as outlined in Appendix 2 of SSD 10436 and replicated in Appendix B of this CEMP.	Construction Contractor	Ongoing	SSD 10436 Appendix 2
Traffic	All incoming and outgoing traffic movement will be monitored and recorded to ensure adherence to the approved construction hours as per Section 2.3 of this CEMP	Construction Contractor	Ongoing	Best practice
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	Best Practice
Contamination	Clearance / validation reports will be prepared at the completion of the management of each unexpected find. The clearance / validation letter will be provided to ESR and appropriate regulatory authorities.	Construction Contractor	As required	UFP - Contamination
General	Inspection and maintenance of all plant and equipment items to ensure optimal operating condition.	Construction Contractor	As specified by the manufacturer / supplier	Best practice
General	All monitoring will be undertaken in accordance with Division 9.4 of Part 9 of the <i>Environment Planning and Assessment Act 1979</i> .	Construction Contractor	Ongoing	SSD 10436 Condition C18
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	Section 3.3 of CEMP

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
General	Access to information shall be facilitated through the publication of environmental performance and monitoring results on the project website, as detailed within the CCP	ESR	48 hours prior to commencing construction and ongoing	SSD 10436 Condition C19
General	A copy of all environmental records will be maintained, including: <ul style="list-style-type: none"> • Site environmental inspection reports; • Environmental monitoring data; • Internal and external audit reports; • Reports of environmental incidents, environmental, associated actions taken, and follow-up actions; • Minutes of management review meetings; • Induction and training records; and • A register of all complaints and non-compliances. 	ESR	For at least 5 years after completion	Best practice
General	All audits will be undertaken in accordance with Division 9.4 of Part 9 of the EP&A Act.	Construction Contractor	Ongoing	SSD 10436 Condition C18

5.2 Contingency Management Plan

Table 25 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 25 Contingency Plan

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Noise and Vibration				
Noise impacts at sensitive receiver locations	Trigger	Noise levels do not exceed applicable NMLs	Noise levels exceed applicable NMLs	Noise levels exceed Highly Noise Affected criteria (75 dBA) and/or justified complaints occur.
	Response	On-going best practice management measures to minimise noise emissions	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts (aiming to achieve NMLs)	Works exceeding the Highly Noise Affected criteria will be managed in accordance with the strategies outlined in Section 9.2 of the NVMP.
Vibration impacts at sensitive receiver locations	Trigger	Vibration intensive works undertaken outside minimum working distance for the specific equipment in use	Vibration intensive works undertaken within minimum working distance for the specific equipment in use	Vibration levels exceed applicable vibration limits
	Response	On-going best practice management measures to minimise vibration emissions	Undertake vibration monitoring for the duration of the works to confirm vibration levels.	Stop work. Manage in accordance with the strategies outlined in Section 9.2 of the NVMP.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Air Quality				
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: <i>Deployment of additional water sprays, water trucks etc</i>	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
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 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"> • Record the complaint in line with complaints handling procedure (See Section 3.5). • Review timing of the complaint compared to known site activities to identify if particular site activities (or lack of activity in the case of mitigation measures) are contributing to the complaints. • Review and investigate construction activities and increase dust suppression measures (additional watering, covering stockpiles etc), where appropriate. 	<ul style="list-style-type: none"> • If necessary, conduct continuous or real time air quality monitoring at the complaint location (or as near as practicable) including meteorology if required. This monitoring should be conducted in consultation with a suitably qualified air quality professional. • Identify the following from any monitoring conducted: <ul style="list-style-type: none"> • Monitoring method • Location, frequency and duration of monitoring • Recommendations for further mitigation

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Traffic				
Construction movements	Trigger	Construction traffic volume is in accordance with permissible and programmed volume and time constraints.	Construction traffic movements exceeds programmed volume but is within permissible volume constraints.	Construction traffic movements 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"> Review CTMP and update where necessary Provide additional training 	As with Condition Amber, plus; <ul style="list-style-type: none"> If it is concluded that construction activities were directly responsible for the exceedance, submit an incident and investigation report to government agencies. Review CTMP and update where necessary

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Queuing	Trigger	No queuing identified.	Queuing identified within site.	Queuing identified on the public road.
	Response	No response required. Continue monitoring program.	Review the delivery schedule prepared by the builder. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct.	As with Condition Amber, plus <ul style="list-style-type: none"> Review and investigate construction activities. If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies. Temporary halting of activities and resuming when conditions have improved. Stop all transportation into and out of the site. Review CTMP and update where necessary, provide additional training.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Traffic noise	Trigger	Noise levels do not exceed imposed noise constraints	Noise levels in minor excess of imposed noise constraints	Noise levels greatly in excess of imposed noise constraints
	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.

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

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Erosion	Trigger	No evidence of erosion.	Minor gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.	Significant gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.
	Response	Continue SMP / 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 ESCP (Appendix A of SMP).	Inspections indicate that water management structures illustrate minor non-compliance with the Blue Book and the ESCP (Appendix A of SMP).	Inspections indicate a failure of the water management structures.
	Response	Continue SMP / 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 ESCP (Appendix A of SMP).

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Water Quality Monitoring	Trigger	Water quality monitoring results are in accordance with Section 3.5 of SMP.	Water quality monitoring results exceed the criteria listed in Section 3.5 of SMP.	Follow up water quality monitoring results exceed the criteria listed Section 3.5 of SMP.
	Response	Continue SMP / 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 3.5 of SMP.
Waste				
Waste	Trigger	Inspections identified no waste outside of dedicated bins and stockpiles.	Inspections identified minimal waste outside of dedicated bins and stockpiles.	Inspections identified large quantities of waste outside of dedicated bins and stockpiles. Complaints received regarding waste.
	Response	Continue CEMP implementation.	The waste is cleaned up immediately.	The waste is cleaned up immediately. The Project Contact Point will also be notified and the complaints handling process outlined in Section 3.6 and the CCP is implemented.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Heritage				
Heritage	Trigger	No unknown heritage items uncovered.	Potential heritage item uncovered.	Potential heritage item uncovered causing significant delays to project.
	Response	Continue CEMP implementation.	Stop work and implement the unexpected finds protocol.	Stop work and implement the unexpected finds protocol. Heritage item to be salvaged and removed from site by a qualified archaeologist.
Hazardous Goods and Contamination				
Unexpected Contamination	Trigger	No contamination uncovered during earthworks.	Areas of possible contamination uncovered.	Areas of contamination uncovered.
	Response	Continue CEMP implementation.	Stop work immediately and the contamination assessed according to the UFP.	Stop work immediately. A validation report is to be prepared following remediation.
Bushfire				
Bushfire	Trigger	No bushfire or bushfire prone weather.	Bushfire prone weather during summer.	Bushfire in the vicinity of the site.
	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.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Community				
Submission	Trigger	General feedback/comment (no complaint or query).	Enquiry made by formal or informal channels.	Complaint made by formal or informal channels.
	Response	Acknowledge receipt and record in consultation register. No further response required.	Acknowledge receipt and record in consultation register. Direct enquiry to relevant person for actioning and response.	Acknowledge receipt and record in consultation 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.
Media	Trigger	Positive story in print, online, radio or television.	Neutral or advisory story in print, online, radio or television.	Negative story in print, online, radio or television.
	Response	Record in consultation register and advise the proponent media/marketing team. No further response required.	Record in consultation register and advise the proponent media/marketing team. No further response required.	Record in consultation register and advise the proponent Project Team for further action and response. Contact relevant person for actioning and response.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
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 Community Enquiries and Complaints Contact for actioning and response. Acknowledge in consultation register. Identify opportunities for improvement to manage potential future events.	Contact Community Enquiries and Complaints Contact for actioning and response immediately. Acknowledge in consultation 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	Community Enquiries and Complaints Contact in conjunction with The Proponent Project Team to prepare and provide response or assign response task to relevant staff member for comment. Record in consultation register.	Community Enquiries and Complaints Contact in conjunction with the proponent Project Team to prepare and provide response within 48 hours. Record in consultation register.	Community Enquiries and Complaints Contact in conjunction with the proponent Project Team to prepare and provide response within 24 hours. Record in consultation 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 10436 also states that all strategies, plans and programs required under SSD 10436 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 SSD 10436.

- All management plans required under SSD 10436 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 practice, 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 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 A14 of SSD 10488, ESR may, at their discretion, seek to stage, combine or update strategies, plans or programs required under SSD 10488. In this instance, ESR, 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 A15 of SSD 10488, 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 A16 of SSD 10488, 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

- AUSTROADS (2021) Guide to Road Design
- Calibre Consulting (2016) Development Control Plan - 327-335 Burley Road, Horsley Park
- Costin Roe Consulting (CRC) (2022) Stormwater Management Plan
- Department of Environment and Conservation (2006) Assessing Vibration: a Technical Guideline
- Ecological (2020) Bushfire Protection Assessment – Horsley Logistics Park, Lots 201, 202, 203, 204
- Ecological (2021) Biodiversity Management Plan
- Engineers Australia (2016) Australian Rainfall and Runoff
- ESR (2022) Construction Traffic Management Plan
- ESR (2022a) Unexpected Finds Protocol (UFP - Contamination)
- German Institute for Standardisation (Deutsches Institut für Normung) (1999) DIN 4150 – Structure Vibration – Effects of Vibration on Structures
- Landcom (2004) Managing Urban Stormwater: Soils and Construction – Volume 1
- NASH (2014) Construction in Bushfire Areas
- Nathan, R and Weinmann, E (2019) Estimation of Very Rare to Extreme Floods, Book 8 in Australian Rainfall and Runoff - A Guide to Flood Estimation, Commonwealth of Australia
- NSW Department of Environment and Climate Change (2007) Storing and Handling of Liquids: Environmental Protection – Participants Manual
- NSW Department of Environment and Climate Change (2007) Storing and Handling of Liquids: Environmental Protection – Participants Manual
- NSW Department of Environment and Climate Change (DECC) (2009) Interim Construction Noise Guideline
- NSW Department of Infrastructure, Planning and Natural Resources (2004) Guideline for the Preparation of Environmental Management Plans
- NSW Department of Planning and Environment (NSW DPE) (2020) Compliance Reporting – Post Approval Requirements
- NSW DPE (2021) ESR Horsley Logistics Park State Significant Development Assessment SSD-10436 (Assessment Report)
- NSW DPE (2011) Hazardous and Offensive Development Application Guidelines
- Pulse White Noise Acoustics (PWNA) (2022) Construction Noise and Vibration Management Plan
- Site Image NSW Pty Ltd (Site Image) (2022) Landscape Management Plan
- Site Image NSW Pty Ltd (Site Image) (2022) Landscape Specification
- 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 (2002) AS 2890.2-2002 Parking Facilities – Off-street Commercial Vehicle Facilities
- Standards Australia (2004) AS 2890.1-2004 Parking Facilities – Part 1: Off-street Car Parking
- Standards Australia (2010) AS 2436-2010 Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites
- Standards Australia (2015) AS 2890.3-2015 Parking Facilities, Part 3: Bicycle Parking
- Standards Australia (2018) Construction of building in bushfire-prone areas
- Urbis (2020) Environmental Impact Statement - Horsley Logistics Park
- Urbis (2020) Response to Submissions – Horsley Logistics Park
- Urbis (2021) Community Consultation Plan

APPENDIX A

Development Consent SSD 10436

APPENDIX B

Relevant Conditions of Consent

APPENDIX C

Consultation

Consultation will be submitted to the Major Projects Portal by ESR.

APPENDIX D

Environmental Policy

APPENDIX E

Event Notification Report

APPENDIX F

Community Consultation Plan

APPENDIX G

Construction Noise and Vibration Management Plan

APPENDIX H

Construction Traffic Management Plan

APPENDIX I

Stormwater Management Plan

APPENDIX J

Landscape Plan

APPENDIX K

Landscape Specification

APPENDIX L

Unexpected Finds Protocol - Contamination

APPENDIX M

Biodiversity Management Plan

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BRISBANE

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