



Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution
Centre

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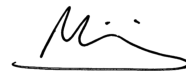
SSD – 36138263

Construction Environmental Management Plan

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Revision 03

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REVISIONS

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Acronyms and Definitions

Acronym / Term	Meaning
ACHMP	Aboriginal Cultural Heritage Management Plan
CAQMP	Construction Air Quality Management Plan
CCCS	Community Consultation and Complaints Handling
CEMP	Construction Environmental Management Plan
CFERP	Construction Flood Emergency Response Plan
CNVMP	Construction Noise and Vibration Management Plan
CTMP	Construction Traffic Management Plan
CUFP	Contamination Unexpected Finds Procedure
CoC	Condition(s) of Consent
DP	Deposited plan
DPHI	Department of Planning Housing and Infrastructure
EIS	Environmental Impact Statement
EMS	Environmental Management System
ESCP	Erosion and Sediment Control Plan
ESR	ESR Australia & New Zealand
Environmental Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance.
NPW Act	National Parks and Wildlife Act 1974
Non-compliance	An occurrence, set of circumstances, or development that is a breach of the SSD 36138263 Development Consent.
POEO Act	Protection of the Environment Operations Act 1997
SSD	State significant development
TGS	Traffic Guidance Scheme
The Development	Augusta Street – Warehouse and Distribution Centre

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1. INTRODUCTION

1.1. Background

This Construction Environmental Management Plan (CEMP) has been prepared by Aspect Environmental Pty Ltd on behalf of the ESR Australia & NZ (ESR) to support the State significant development (SSD 36138263) for the proposed Augusta Street Warehouse and Distribution Centre (the Development) at Augusta Street, Huntingwood (the Site).

This CEMP has been prepared with reference to:

- The SSD 36138263 Development Consent and the included conditions of consent (CoC) dated 17 December 2024
- Response to Submissions Report (Urbis, 26 March 2024)
- Environmental Impact Statement (EIS, Urbis, 12 September 2023)
- The SSD 36138263 Planning Secretary's Environmental Assessment Requirements which were issued in November 2023.

The CEMP defines the environmental management framework for construction of the Development.

1.2. Development Description

The Development seeks to construct and operate a modern industrial warehouse and distribution precinct which would be located at Augusta Street, Huntingwood East within the Blacktown local government area. The Site comprises multiple parcels of land and is legally described as:

- Lot 1 DP835264
- Lots 218-219 DP457024
- Lot 2151 DP135859
- Lot 2 DP516449
- Lots 163-164, 168-188 and 216 DP8716
- Lot 1 DP119616
- Lots 4-6 DP226294
- Lots 50-52 DP1144623
- Lot 7 DP803359
- Lots 6-10 DP801210
- Lot 4 DP585492
- Lot 4 DP583442
- Lot 2 DP1263824.

The Site is approximately 34km west of the Sydney CBD and approximately 3.3km south of the Blacktown commercial centre.

The Site comprises a total of 26.64ha of undeveloped industrial zoned land within the Western Sydney Employment Area. The Site is immediately adjacent to two main roads,

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the Great Western Highway and the M4, bordering the north and south of the Site, respectively.

Access to the Development site is currently obtained via Augusta Street which connects to Flushcombe Road to the west. Flushcombe Road intersects with the Greater Western Highway, providing east-west access to the metropolitan road network. The region features a mix of land uses, including residential and employment generating activities. The Huntingwood and Pemulwuy industrial estates are located to the west and south-east. The Prospect Reservoir is approximately 1km south of the Site, adjacent to the Western Sydney Parklands.

The majority of the site is currently owned by Huntingwood Property Trust. Landowners consent has been obtained from the current owners of the remaining land which is to be acquired (i.e. Blacktown City Council and Amplitel Pty Ltd) to facilitate lodgement of the SSD 36138263 Development Application.

The Development involves:

- Site earthworks, including cutting and filling, required to deliver large-scale warehouse buildings.
- Construction and fit-out of four buildings (comprising 15 warehouse tenancies) including:
 - Warehouse Building 1, single-level (maximum building height 16.80m)
 - Warehouse Building 2, single-level (maximum building height 16.80m)
 - Warehouse Buildings 3 & 4, single-level (maximum building height 16.80m)
 - Warehouse Building 5, multi-level (maximum building height 34.84m).
- A total of 134,565m² of gross floor area will be provided in the above buildings, comprising:
 - Warehouse: 128,027m²
 - Office: 6,538m².
- Vehicle access to Warehouses 1-4 is via Augusta Street and Flushcombe Road. A new intersection providing access from the Great Western Highway will enable access to Warehouse 5.
- On site car parking provision of 951 spaces, including an overflow car parking area to satisfy Council's parking requirements, as well as forecast demand.
- Riparian planting and landscaping within the conservation areas and along the site boundaries.
- Business and building identification signage.
- Consolidation of the existing lots and subdivision into three Torren title lots.

The Site has been cleared but is undeveloped with scattered trees across the western boundary and southern boundaries and in the north-eastern corner. Blacktown Creek runs north-south through the central part of the Site with riparian vegetation along this corridor.

The Development does not include the remediation of the land or demolition of existing structures. These are to be undertaken via exempt development and Complying Development Certificate (CDC) pathways.

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The Development site is indicated by red outline on Figure 1-1 and the site layout for the Development is shown in Figure 1-2.

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Figure 1-1 Site context (EIS, Urbis, 12 September 2023)

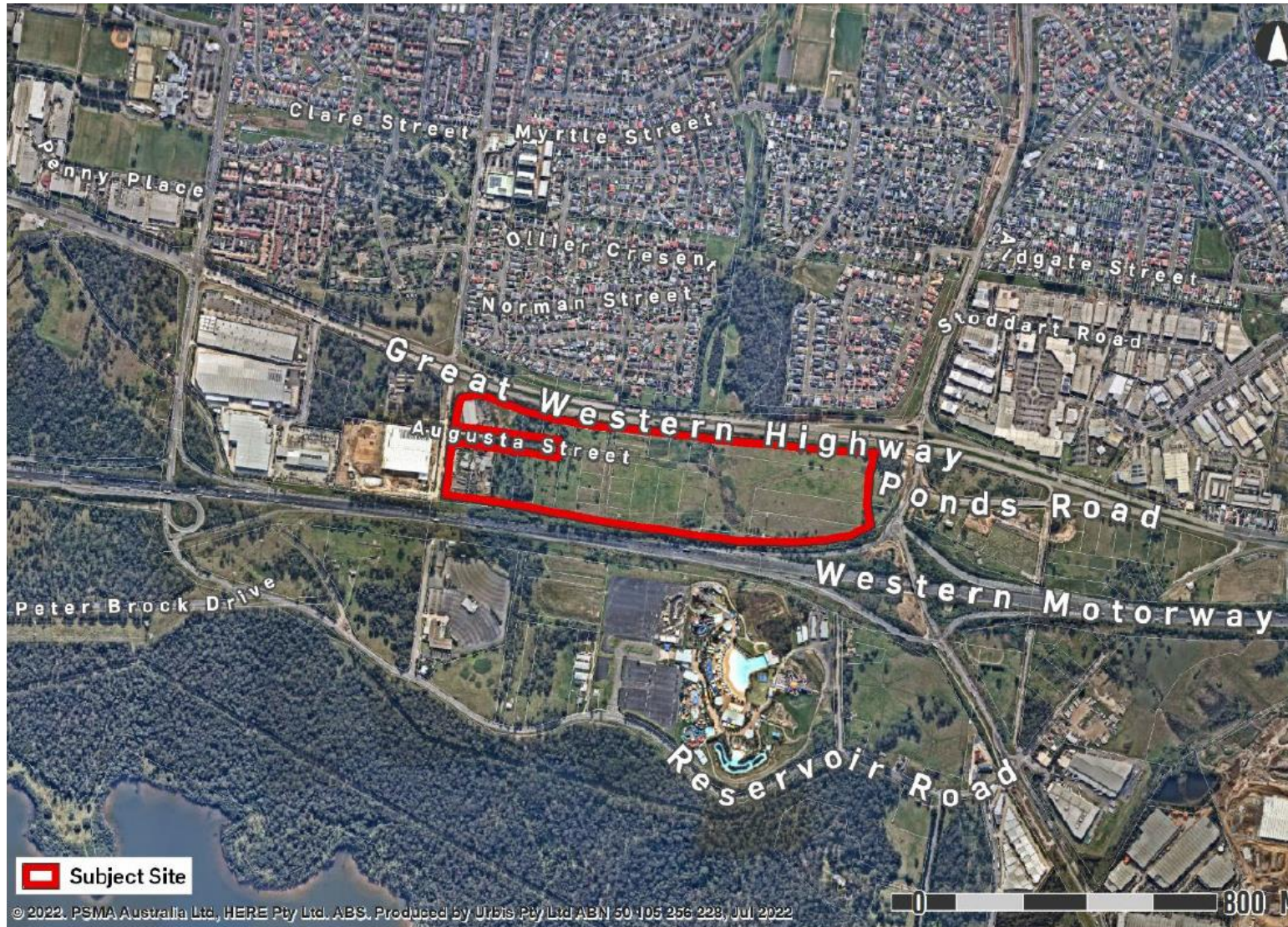


Figure 1-2 Site Layout (EIS, Urbis, 12 September 2023)



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1.2.1. Construction Staging

The Development is to be delivered by ESR' contractors in several sub-stages as outlined in Table 1-1. The forecast dates for and durations of the stages shown in the table are approximate and are subject to construction planning. Note that construction phases overlap.

Table 1-1 Development sub-stages

Development Phase	Proposed Construction Activities	Forecast Commencement	Forecast Duration	Forecast Completion
Stage 0	Pre-commencement works	April 2025	12 weeks	June 2025
Stage 1	Early works (Warehouses 3 and 4 civil works)	April 2025	6 months	October 2025
Stage 2	Early works (Warehouse 5 civil works)	August 2025	3 months	October 2025
Stage 3	Augusta Street roadworks, Warehouses 1 and 2 civil works, western drainage swale	April 2025	10 months	January 2026
Stage 4	Flushcombe roadworks	April 2025	6 months	September 2025
Stage 5	Warehouse 5	September 2025	18 months	March 2027
Stage 5A	Great Western Highway and Prospect Highway intersection	September 2025	10 months	June 2026
Stage 6	Warehouses 3 and 4	November 2025	12 months	November 2026
Stage 6A	Great Western Highway and Flushcombe Road intersection	September 2025	10 months	June 2026
Stage 7	Blacktown Creek	When the Great Western Highway and Prospect Highway intersection is complete	3 months	September 2026 (depending on completion date of the Great Western Highway and Prospect Highway intersection)
Stage 8	Warehouses 1 and 2	January 2026	9 months	October 2026

1.2.2. Construction Hours

Construction hours are to be in accordance with CoC B19 which are reproduced in Table 1-2.

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Table 1-2 Construction hours of work

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

Under CoC B20, works outside of hours identified in condition CoC B19 may be undertaken in the following circumstances:

- a) works that are inaudible at 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
- d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

The construction hours to be provided to all personnel and contractors as part of the site induction.

For works to be undertaken out-of-hours, refer to the Construction Noise and Vibration Management Plan (CNVMP) attached as Appendix C for specific noise and vibration-related requirements.

1.2.3. Key Personnel Contact Details

The emergency contact details (24 hours a day, 7 days a week) for key Development personnel are included in Table 1-3. The personnel are from ESR, and the contractor appointed by ESR to deliver the Development.

Table 1-3 Emergency 24-hour Development contact details

Role	Name	Contact Details
ESR Representative	Louis Towning	Mobile – TBC Email – TBC
Contractor Project Manager	TBC	Mobile – TBC Email – TBC
Contractor Environment Manager	TBC	Mobile – TBC Email – TBC
Communications and Community Liaison Representative	TBC	Mobile – TBC Email – TBC

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1.3. CEMP Purpose, Scope and Objectives

1.3.1. CEMP Purpose

This CEMP has been prepared to address the specific requirements of the SSD 36138263 Development Consent for the Development. As required by CoC C3 and other CoC, the following sub-plans have been prepared to support this CEMP:

- Appendix A Construction Traffic Management Plan (CTMP)
- Appendix B Erosion and Sediment Control Plan (ESCP)
- Appendix C Construction Noise Management and Vibration Plan (CNVMP)
- Appendix D Construction Flood Emergency Response Plan (CFERP)
- Appendix E Aboriginal Cultural Heritage Management Plan (ACHMP)
- Appendix F Biodiversity Management Plan (BMP)
- Appendix G Construction Waste Management Plan (CWMP)
- Appendix H Community Consultation and Complaints Handling (CCCH)
- Appendix I Construction Air Quality Management Plan (CAQMP)
- Appendix J Contamination Unexpected Finds Procedure (CUFP)
- Appendix K Contingency Plan
- Appendix L Daily Site Inspection Checklist
- Appendix M Site Induction Training Material.

Construction must not commence until the CEMP and relevant sub-plans are approved by the Planning Secretary.

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

1.3.2. CEMP Scope

The CEMP has been prepared to satisfy CoCs C1 through C4 of the SSD 36138263 Development Consent. These requirements and where they have been addressed in the CEMP are listed in Table 1-4.

Table 1-4 Relevant CoCs and where the CEMP addresses them

SSD 36138263 Development Consent CoC	CEMP Section
Management Plan Requirements	
C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Section 3.3
(a) 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	Section 4.2

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SSD 36138263 Development Consent CoC	CEMP Section
(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;	Table 1-5
(b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Section 4.2
(c) a program to monitor and report on the:	
(i) impacts and environmental performance of the development; and	Section 5
(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	
(d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impact reduce to levels below relevant impact assessment criteria as quickly as possible	Section 5.4
(e) a program to investigate and implement ways to improve the environmental performance of the development over time;	Section 5.8
(f) 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);	Section 5.6
(ii) complaint;	Section 2.3
(iii) failure to comply with statutory requirements; and	Section 5.5
(g) a protocol for periodic review of the plan.	Section 5.8
Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for management plans	Noted
Construction Environmental Management Plan	
C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	This CEMP
C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:	Noted
(a) Construction Traffic Management Plan	Appendix A
(b) Erosion and Sediment Control Plan	Appendix B
(c) Construction Noise Management Plan	Appendix C

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SSD 36138263 Development Consent CoC	CEMP Section
(d) Flood Emergency Response Plan	Appendix D
(e) Aboriginal Cultural Heritage Management Plan	Appendix E
(f) Biodiversity Management Plan	Appendix F
(g) Construction Waste Management Plan	Appendix G
(h) Community Consultation and Complaints Handling	Appendix H
C4. The Applicant must:	
a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and	Section 1.3.1
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.	Section 1.3.1

1.3.3. CEMP Objectives

The objectives of this CEMP are to:

- Identify the roles and responsibilities of key personnel.
- Clearly and concisely document the commitments made in the EIS (Urbis, 12 September 2023), Response to Submissions Report (Urbis, 26 March 2024), including relevant management plans, that are required to be implemented during construction.
- Provide guidelines for undertaking the construction works in compliance with the CoC and other applicable regulatory requirements.
- Demonstrate to the Department of Planning Housing and Infrastructure (DPHI) how ESR proposes to meet its regulatory obligations including those outlined in the CoC.
- Outline the controls to be implemented by the contractor to meet those obligations.
- Prescribe Development-specific performance standards and management measures that aim to protect human and ecological values and manage the potential impacts of the works on the environment.
- Detail environmental management practices for the management, implementation and monitoring of the Development.

All ESR personnel, contractors and visitors are required to comply with the requirements of this CEMP at all times.

1.4. Environmental Performance Indicators

Environmental performance indicators and targets have been established as a means of assessing environmental performance during construction. The objectives and targets in Table 1-5 have been developed with consideration of the key issues identified through the environmental assessment and risk assessment process.

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Table 1-5 Environmental performance indicators

Performance Indicator	Targets/Criteria	Performance Measurement
General		
Comply with all relevant environmental standards, legislation and approvals during the life of the Development	No written warnings or infringement notices	Daily Site Inspection Checklist Daily logbook
Harm to people, the environment and property	No environmental incidents	Incident register and reports
Air Quality		
Enable compliance with relevant legislation, CoC, requirements and guidelines	No written warnings or infringement notices EPA air quality criteria	Daily Site Inspection Checklist Daily logbook Air quality (dust) monitoring at boundaries
Minimise impacts from dust emissions during construction for sensitive receivers	No complaints relating to air quality	Contact Register
Waste		
Manage waste production and resource recovery	In accordance with Blacktown City Council's Waste Management Hierarchy	Waste reporting
Manage contaminated and hazardous waste	Remove all contaminated or hazardous materials from site to an appropriate licensed facility or manage materials on site in accordance with regulatory requirements	Qualified and certified contractors Site Audit Statement and Long-Term Environmental Management Plan
Noise and Vibration		
Impact from noise and vibration during demolition and construction for sensitive receivers	No complaints relating to noise and vibration	Noise and vibration monitoring Contact Register
Construction noise limits	To be in accordance with EPA's interim Construction Noise Guideline (DECC, 2009)	Noise monitoring Contact Register
Soil and Water		
Adverse water quality and sedimentation impact during construction	Minimum unplanned impact on waterbodies surrounding the Development	Daily Site Inspection Checklist Incident register and reports

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Performance Indicator	Targets/Criteria	Performance Measurement
Sediment tracking on public roads	Any sediment tracking on public roads to be actioned immediately with road sweeper	Daily Site Inspection Checklist Daily logbook
Traffic		
Managing construction vehicles in an efficient and safe manner	No traffic-related incidents	Incident reports
Parking and traffic disturbances on surrounding road network and to public road users	No complaints related to truck or car parking and traffic	Contact Register Traffic numbers / movements tracking
Heritage		
Impact on Aboriginal heritage	Limit impacts to the scope permitted by the planning approval for the Development	Daily Site Inspection Checklist Results from implementation of Heritage Unexpected Finds Procedure
Biodiversity		
Minimise impacts to native vegetation and potential habitats	Conservation areas documented and quantified No construction activity intrusion into conservation areas No net loss of conservation area Enhancement of vegetation community representation and value within conservation areas	Daily Site Inspection Checklist Annual review of conservation areas
Manage non-native fauna predator populations	Reduction in sightings of non-native fauna predators and their impact to native fauna within the construction site	Daily Site Inspection Checklist Feral trapping to be undertaken across the site, with a focus on conservation areas and corridors and adjacent culverts Annual review of non-native fauna predator observations
Control weed occurrence on site	Reduction in weed occurrence	Daily Site Inspection Checklist Quarterly monitoring of weed proliferation and progressive implementation of weed action plan in accordance with the VMP

2. COMMUNITY AND STAKEHOLDER ENGAGEMENT

2.1. Consultation during Preparation of Plans

As required by the SSD 36138263 Development Consent, consultation with stakeholders was required during the development of several of the sub-plans. The result of this consultation is documented in each sub-plan, where relevant.

Under CoC A10, if the Planning Secretary agrees, a plan may be staged or updated without consultation being undertaken with all parties required to be consulted under the relevant conditions of the development consent.

2.2. Community and Stakeholder Communications Strategy

A Community and Stakeholder Communications Strategy (Appendix H, Urbis, August 2023) has been prepared for the Development (Appendix H). This strategy outlines measures to enable effective communication with the community throughout the construction works, including:

- regular community notifications
- community updates when there are changes to construction works to those previously communicated
- interactions between workers and the community
- stakeholder and community feedback protocol
- issues management and dispute resolution
- contact register and enquiries management
- complaints management.

A range of communications channels are to be used to communicate with the community including:

- stakeholder and resident meetings and briefings via video conference or in person
- the Development website – <https://www.augustastreethuntingwood.com/>
- the Development hotline – **TBC**
- the Development email – **TBC**
- letterbox notifications
- door knocking
- media announcements
- contact register.

The implementation of the strategy is to assist the Development team to deliver the Development with minimal disruption to the community and to be the responsibility of Communications and Community Liaison Representative.

2.3. Complaints Management

Community complaints are to be managed in accordance with the Community Complaints Handling Procedure (Urbis, December 2024) located in Appendix H.

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Feedback is defined as any communication received from a stakeholder or community member which expresses support and/or dissatisfaction with any aspect of the Development and its delivery. As such, the proposed contact response timings for general enquiries are detailed in Table 2-1

Table 2-1 Contact response times

Channel	Response Time
Email	One business day (if contact is made outside of businesses hours, a response will be provided on the next business day)
On-site enquiry	One business day (if contact is made outside of businesses hours, a response will be provided on the next business day)
Project phone line	Thirty minutes - during business hours (if contact is made outside of businesses hours, a response will be provided on the next business day)
Website contact	Three business days (if contact is made outside of businesses hours, a response will be provided on the next business day)

3. ENVIRONMENTAL MANAGEMENT FRAMEWORK

3.1. Environmental Management System

ESR's Environmental Management System (EMS) sets out the commitment by ESR Group Limited and its subsidiaries to adopt a systematic approach to improving its environmental performance within its business operations.

ESR adopts the Plan-Do-Check-Act model as a structured process for managing its impact on the environment. The tenets of the Plan-Do-Check-Act model are:

- a) **Plan** – Identify the material environmental, sustainability and governance issues relevant to the business. Establish objectives and targets (i.e., short-term and longterm) and develop plan to achieve desired results (e.g. setting a greenhouse gas emissions reduction target over a specified period).
- b) **Do** – Carry out the plan from the previous step (e.g. implement capital expenditure on asset enhancement initiatives to improve efficiency).
- c) **Check** – Measure and monitor actual results against planned objectives, including identifying any non-conformity issues (e.g. track, review and compare actual progress against expected improvements of efficiency initiatives).
- d) **Act** – Correct and improve plan to meet and exceed planned results (e.g. improve or rectify planned asset enhancement initiatives to optimise environmental performance).

The EMS is aligned to AS/ANZ ISO 14001 and this CEMP will be implemented in a manner that is consistent with the requirements of EMS.

3.2. Roles and Responsibilities

All Development personnel are responsible for the implementation of this CEMP and have the responsibility to stop works if there is the potential for a safety or environmental incident to occur.

Roles, and responsibilities for environmental management of the Development are outlined in Table 3-1.

Table 3-1 Development roles and responsibilities

Roles	Responsibilities
ESR Representative	Environmental reporting responsibility associated with the Development.
	Overall responsibility for environmental management and compliance with the SSD 36138263 Development Consent and relevant legislation.
	Liaise with ESR management to keep them informed of the Development's environmental performance and progress.
	Record, notify, investigate and respond to any environmental incidents and, where necessary, guide the development and implementation of corrective actions.
	Consult and engage with contractors or interfacing contractors regarding the environmental management of the Development.
	Provide adequate environmental inductions/training to ESR employees and contractors regarding their requirements under this CEMP.

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Roles	Responsibilities
Contractor Project Manager	Oversee the implementation and maintenance of the CEMP and sub-plans.
	Check that any licence, permit and/or approval required for the Development has been obtained in the required timeframe.
	Implement the CUFP in the event of contamination being encountered on site during construction.
	Monitor and report on overall environmental management performance.
	Review and acknowledge periodic environmental inspection reports.
	Initiate Development meetings as required or directed, in which environmental items are discussed as appropriate.
	Identify and allocate resources (including the Site Supervisor) to implement the requirements of the CEMP and sub-plans.
	Confirm relevant environmental expectations expressed by the client and/or regulatory authorities to the Development team.
Contractor Environment Manager	Provide advice where required in relation to environmental issues associated with the Development.
	Inform all personnel including sub-contractors of the requirement to conform with the CEMP and sub-plans.
	Confirm that all necessary environmental controls are implemented and maintained for the duration of the Development.
	Complete daily site inspections to monitor and verify management measures are implemented and effective.
	Assist with the implementation of the CUFP in the event of contamination being encountered on site during construction.
	Monitor weather conditions to prepare the Development for high winds or other extreme weather events.
	Provide regular environmental inspection and progress reports to the Contractor Project Manager.
	Monitor environmental compliance with the CEMP.
	Facilitate the environmental induction and training (toolbox talks) of employees and subcontractors (as required).
	Complete and maintain all necessary environmental documentation for the contract (as required).
	Conduct environmental incident investigations and implement corrective action responses in consultation with the Contractor Project Manager.

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Roles	Responsibilities
Contractor Communications and Community Liaison Representative	Lead and manage the community involvement activities, including liaison with property owners and key stakeholders.
	Be the primary Development contact for the public, handling enquiries and complaints and managing interface issues.
	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 the Engagement Plan.
	Facilitate meetings and forums and arrange interviews to address concerns raised by the community.
	Provide advice and participate with the Development team to improve and enhance the delivery of communication services to the community.
All personnel	Build and maintain collaborative and consultative working relationships with internal and external stakeholders.
	Be available for contact by local residents, key stakeholders and community representatives to answer queries and provide more information or feedback.
	Report all environmental incidents, hazards, non-compliances and near misses to their supervisor or the Contractor Project Manager immediately.
	Attend all required environmental awareness, induction and training sessions.
All personnel	Stop work or otherwise mitigate the effects of an activity that is causing significant, uncontrolled or unexpected environmental harm.
	A daily pre-start inspection of plant and equipment to be undertaken by plant and equipment operators and any leaks or excessive emissions reported to the Contractor Environment Manager.

3.3. Legal and Compliance Requirements

3.3.1. SSD 36138263 Development Consent

The Development is to be constructed in accordance with the SSD 36138263 Development Consent and in accordance with the documents referenced under CoC A2:

- a) the CoCs
- b) written directions from the Planning Secretary
- c) the EIS (Urbis, February 2023), Response to Submissions and Additional Information
- d) the development layout Appendix 1 of the Development Consent
- e) the management and mitigation measures Appendix 4 of the Development Consent.

Appendix N lists the CoCs related to the construction of the Development and identifies where in this CEMP and sub-plans each COC is addressed.

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

This CEMP and its sub-plans describe the environmental management measures that will be implemented on the Development during construction to prevent and minimise environmental impacts.

3.3.2. Regulatory Framework

The regulatory framework for the Development is outlined in Table 3-2, which identifies relevant legislative instruments, including legislative and voluntary obligations, permits and licences, and their key objectives and relevance to the Development.

Where updated or revised versions of guidelines, protocols, standards or policies, or a replacement of them are available, the most recent versions should be applicable to this CEMP.

Construction Environmental Management Plan

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Table 3-2 Legislative and related instruments relevant to the Development

Legislation	Key Development Requirements	Activity/Aspect
<i>Environment Planning and Assessment Act 1979</i>	Established a system of environmental planning and assessment of proposed developments in NSW. The Development must comply with the SSD 36138263 Development Consent.	All
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Requirements in relation to protection and management of nationally and internationally important flora, fauna, ecological communities and heritage places.	Threatened species and ecological environments
<i>Biodiversity Conservation Act 2016</i>	Comply with conservation requirements for any identified threatened species.	Threatened species and ecological environments
<i>Protection of the Environment Operations Act 1997 (POEO Act)</i>	Part 5.4 of the POEO Act requires operators to: (a) maintain plant in an efficient condition, or (b) operate plant in a proper and efficient manner The handling, storage and disposal of all waste streams on site is to be implemented in accordance with the POEO Act. Aims to aid the protection, restoration and enhancement of the quality of the NSW environment, including emissions to air. Identifies activities for which an Environment Protection Licence is required.	Construction waste management Discharges or emissions to air, land and water
<i>Environmentally Hazardous Chemicals Act 1985</i>	Hazardous waste is to be managed by appropriately qualified and licensed contractors, in accordance with the requirements of this Act	Management of hazardous waste
<i>Protection of the Environment Operations (Noise Control) Regulation 2017</i>	Comply with the requirements of the POEO (Noise Control) Regulation to mitigate the impacts of noise and vibration on sensitive receivers and the environment.	Management of noise and vibration produced during construction works

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

Legislation	Key Development Requirements	Activity/Aspect
<i>National Parks and Wildlife Act 1974 (NPW Act)</i>	The NPW Act provides statutory protection to all Aboriginal places and 'objects'. In order to undertake a proposed activity which is likely to involve harm to an Aboriginal place or object, it is necessary to obtain an Aboriginal Heritage Impact Permit (AHIP), to be issued under Section 90 of the NPW Act.	Impacts to Aboriginal heritage items have been identified for the Development. The Development has been assessed as an SSD under Section 4.37 of the EP&A Act. An AHIP under the NPW Act is therefore not required. Aboriginal heritage items not salvaged are to be protected from unintended impacts.
<i>Aboriginal Land Rights Act 1983</i>	The Aboriginal Land Rights Act 1983 is administered by the NSW Department of Human Services -Aboriginal Affairs. This Act established Aboriginal Land Councils (at State and Local levels). These bodies have a statutory obligation under the Act to; (a) take action to protect the culture and heritage of Aboriginal persons in the council's area, subject to any other law, and (b) promote awareness in the community of the culture and heritage of Aboriginal persons in the council's area. The Development site is within the boundary of the Deerubbin LALC.	The Development site is not subject to a claim under the Aboriginal Land Rights Act 1983. No specific implications for this Plan
<i>Protection of the Environment Operations (Clean Air) Regulation 2022</i>	Part 5 deals with air impurities emitted from activities and plant including for non-scheduled premises.	Operation and maintenance of plant and equipment
<i>Protection of the Environment Operations (Waste) Regulation 2014</i>	Handling, storage, transport and disposal of all waste streams to be undertaken with consideration for the requirements within the POEO (Waste) Regulation. Aims to protect human health and the environment. Identifies the thresholds for Environment Protection Licences.	Management of construction waste Discharge or emissions to air, land, water in accordance with thresholds set by the regulation

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

Legislation	Key Development Requirements	Activity/Aspect
<i>Waste Avoidance and Resource Recovery Act 2001</i>	Aims to promote waste avoidance and resource recovery by: • Encouraging efficient use of resources • Encouraging the avoidance of waste and the reuse and recycling of waste • Ensuring industry and the community share responsibility in reducing/dealing with waste • Efficiently funding waste/resource management planning, programs and service delivery.	Management of construction waste
<i>Contaminated Land Management Act 1997</i>	Remediation requirements for management of contaminated lands.	May be applicable in the event of any unexpected find of contaminants/ contamination
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	Remediation of contamination lands and consent requirements.	May be applicable in the event of any unexpected find of contaminants/ contamination
<i>Heritage Act 1977</i> <i>National Parks and Wildlife Act 1974</i>	Protection and recording of Indigenous and non-Indigenous heritage values, relics, artefacts, places and other finds/remains.	Earthmoving /excavation works – identifying unexpected finds
<i>National Environment Protection (Ambient Air Quality) Measure 2021</i>	Establishes air quality criteria for chemical and particulate emissions.	Bulk earthworks Materials management Stockpile management Operation and maintenance of plant and equipment
Approved Methods for Modelling and Assessment of Air Pollutants in NSW (NSW Environmental Protection Authority (EPA), 2016)	Establishes air quality monitoring and assessment methods for chemical and particulate emissions.	Operation and maintenance of plant and equipment

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

Legislation	Key Development Requirements	Activity/Aspect
Managing Urban Stormwater: Soils and Construction – Volume 1 (the “Blue Book”) (Landcom, March 2004)	Soil and erosion controls for managing surface water flows on site and reducing potential for erosion and sedimentation leaving site.	Management surface water flows on site
Technical guidance for achieving Wianamatta-South Creek stormwater management targets (DPHI, September 2022)	In accordance with Water Sensitive Urban Design principles set out in the Technical Guidance.	Specific direction on what modelling to undertake, assumptions to make and which data to use to demonstrate that the stormwater management targets are being achieved
Stormwater Scheme Infrastructure Design Guideline (Sydney Water, December 2022)	Irrigated street trees.	Design of irrigated street trees
Technical framework: Assessment and management of odour from stationary sources in NSW (EPA, 2006).	Odour emissions from plant or materials beyond site boundary.	Operation and maintenance of plant and equipment Site amenities Waste disposal areas

3.4. Training and Awareness

All personnel including sub-contractors are required to attend a compulsory site induction that includes an environmental component, prior to commencement of works on site.

The environmental induction to include, but not be limited to, an overview of:

- relevant details of the CEMP including purpose and objectives
- key environmental issues
- traffic management and Drivers' Code of Conduct (also provided to all contractors and suppliers at the time of contract/order to provide to their drivers prior to visiting the site)
- Development specific environmental management requirements and responsibilities as specified in CEMP, ACHMP and other sub-plans
- an overview of requirements of legislative and other licences and approvals
- incident response and reporting requirements.
- roles and responsibilities, including due diligence and duty of care
- workplace health and safety issues, including high-risk activities and associated safeguards
- communication and notification requirements e.g. procedures for notifying and reporting incidents and complaints or prior to commencing any out of hours works.

All Development personnel are to be suitably qualified, but individual team members may benefit from specific environmental training (e.g. erosion and sediment control and environmental auditor training) to help them better manage the environmental impacts of the Development.

Short-term visitors to the Development site are required to undertake a visitor's induction and be accompanied by inducted personnel.

A record of all inductions is to be maintained on site.

Toolbox talks are to be used to review management procedures and identify/discuss daily site conditions and raise environmental awareness. Site inductions and toolbox talks to highlight specific environmental requirements and activities being undertaken at the worksite each day. Toolbox talks to be held weekly and tailored to specific environmental issues relevant to the upcoming works.

A record of issues covered in daily toolbox meetings to be maintained on site.

The CEMP is to be explained to all contractors and a controlled copy is to be maintained on site during construction works.

4. IMPLEMENTATION

4.1. Aspects and Impacts

Development environmental aspects, impacts and opportunities have been identified and assessed in accordance with the risk assessment as presented in the EIS (Urbis, February 2023). The key environmental aspects and impacts for the Development during construction are listed in Table 4-1.

Table 4-1 Key environmental aspects and impacts during construction

Aspect	Potential Environmental Impact	Significance of Impact	Manageability of Impact	Residual Impact
Noise and vibration	Increase in noise and vibration levels during construction	Moderate	Standard	Low/Medium
Traffic and parking	Increase in construction traffic on local roads	Moderate	Standard	Low/Medium
Air and water quality	Potential for reduced air and water quality during construction	Moderate	Standard	Low/Medium
Sediment, erosion and dust	Dust produced from construction	Minor	Elementary	Low/Medium
	Erosion produced from construction			
Heritage	Potential physical and visual impacts on heritage items	Moderate	Standard	Low/Medium
	Potential impacts to archaeology and artefacts			
Ecology	Impact on flora and fauna during construction	Moderate	Elementary	Medium
	Tree removal and construction impacts on tree health			

4.2. Environmental Management Measures

Environmental management measures to be implemented during construction of the Development to enable compliance with the SSD 36138263 Development Consent, performance measures and criteria are documented in Table 4-2 and the aspect-specific CEMP sub-plans. The identified management measures are consistent with those identified in the EIS and reflect current accepted industry guidelines and practice.

Table 4-2 Key environmental management measures

Management Measure	Responsibility
Construction Hours	
Carry out construction activities and delivery of materials within approved construction hours.	Contractor Project Manager

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Management Measure	Responsibility
Construction Impacts	
Maintain and implement CEMP on site.	Contractor Project Manager
All vehicles, plant and equipment used on site are to be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Contractor Project Manager
Erosion and Sediment Control	
See Appendix B	See ESCP
Noise and Vibration	
See Appendix C and Appendix H	See CNVMP and CCCH
Biodiversity	
See Appendix F	See BMP
Flooding	
See Appendix D	See CFERP
Air Quality	
See Appendix I	See CAQMP
Waste Management	
See Appendix G	See CWMP
Unexpected Finds	
See Appendix E and Appendix J	See ACHMP and CUFP
Storage of Dangerous Goods	
The quantities of any dangerous goods stored or handled on site must be below the threshold quantities listed in the <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> (Department of Planning, 2011) at all times.	Contractor Project Manager
Storage of Chemicals, Fuels and Oils	
All chemicals, fuels and oils used on site will be stored in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards and/or <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department and Climate Change, 2007).	Contractor Project Manager

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Management Measure	Responsibility
Emergencies	
An Emergency Services Information Package, developed in accordance with the <i>Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans</i> . (Fire and Rescue NSW, 2019), will be stored in an emergency information cabinet directly adjacent to the main entry point to the site.	Contractor Project Manager

5. MONITORING AND REVIEW

5.1. Environmental Inspections

The Contractor Project Manager or Environment Manager is to complete daily environmental inspections of the Development. The purpose of these inspections is to:

- verify compliance with CoC
- review the performance and effectiveness of environmental controls
- identify any non-conformances or potential non-conformances against the management measures and other requirements of this CEMP and the sub-plans
- document observations and track performance.

These inspections are to be undertaken in the morning and afternoon and are to be documented in the Daily Site Inspection Checklist included in Appendix L.

Any corrective actions identified are to be documented and their implementation be recorded on site to verify that they have been being actioned and closed out.

A daily pre-start inspection of plant and equipment to be undertaken by plant and equipment operators and any leaks or excessive emissions reported to the Contractor Environment Manager.

5.2. Environmental Monitoring

Environmental monitoring is to be undertaken to assist in the management of the following:

- construction of the Development in accordance with environmental approvals
- compliance with all relevant legislative requirements
- the risk of potential environmental incidents
- effectiveness of environmental controls
- implementation of this CEMP and the sub-plans.

Monitoring requirements are included in the relevant sub-plans. Where relevant, the sub-plan provide details on the following:

- responsibility for monitoring
- relevant standards applicable to the monitoring
- monitoring technique and location
- frequency of monitoring
- data management, review and distribution.

Environmental monitoring requirements are summarised in Table 5-1.

Table 5-1 Summary of environmental monitoring

Monitoring	Frequency/Timing	Responsible	Reference
Air Quality			

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Monitoring	Frequency/Timing	Responsible	Reference
Dust, particulate matter, products of combustion, and odour against criteria.	Dust, particulate matter and products of combustion are to be monitored continuously. Odour is to be monitored through the daily site inspections.	Contractor Project Manager and Contractor Environment Manager	CoC B45 Section 4.2 of the CAQMP
Noise			
Attended monitoring at location of complaint.	Upon receipt of complaint	Contractor Environment Manager	CoC B22 Section 6 of the CNVMP
Vibration			
Attended monitoring at location of complaint.	Upon receipt of complaint	Contractor Environment Manager	Section 6 and 6.1 of the CNVMP
If vibration generating works are required within the minimum cosmetic damage working distances and considered likely to exceed the criteria, attended vibration measurements are to be undertaken at the start of the works to determine actual vibration levels of the item.		Contractor Environment Manager	Section 6 and 6.1 of the CNVMP
Waste			
Record quantity and classification of waste	At all times	Contractor Environment Manager	CoC B78 Section 4.2 of the CWMP
Erosion and Sediment Control			
CPESC to inspect the site and confirm controls are in place per current ESCP/ requirements of CoC.	Monthly Following extended shutdown periods Following rainfall events >10mm	CPESC	CoC B31 ESCP
Traffic			
Deliveries are to be tracked and a vehicle log maintained including registration and time of entry.	Daily	Contractor Environment Manager	CoC B1 CTMP
Parking is to be regularly monitored to verify that traffic associated with the Development is not utilising	Daily	Contractor Environment Manager	CoC B13 CTMP

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Monitoring	Frequency/Timing	Responsible	Reference
public and residential streets or public parking facilities.			
General			
Site inspections to verify implementation and effectiveness of management measures.	Daily	Contractor Environment Manager	This CEMP

5.3. Environmental Auditing and Records

ESR will undertake an internal Health, Safety, Security and Environment audit of the Development annually. Audits to involve a review of all environmental documents, records and reports to verify compliance with this CEMP.

Key environmental and procedural aspects to be covered by the audit may include:

- environmental management measures detailed in the CEMP sub-plans
- adherence to reporting procedures
- complaint and incident management
- compliance with legislative requirements.

Environmental and construction records include:

- contact register
- incident, non-conformance and corrective action reporting
- communications with stakeholders
- records of environmental monitoring
- monthly waste management reporting
- CEMP audit documentation.

Records of auditing and reporting to be maintained to demonstrate compliance.

5.4. Contingency Management Plan

If inspections, monitoring and/or auditing indicate that the management measures listed in the sub-plans are not effective in managing environmental impacts, the actions outlined in the Contingency Plan (Appendix K) will be implemented.

The Contingency Plan (required by CoC C1(d)) has been prepared to manage any unpredicted impacts and their consequences. The implementation of this plan will allow the Development team to reduce ongoing impacts to levels below relevant impact assessment criteria as quickly as possible.

5.5. Non-Compliance and Actions

A non-compliance is defined in SSD 36138263 Development Consent as an:

occurrence, set of circumstances or development that is in breach of this consent.

Failure to comply with statutory requirements will be managed in accordance with this section.

Construction Environmental Management Plan

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Potential non-compliances with the CoC, this CEMP and sub-plans can be identified by anyone and are to be reported to the Contractor Project Manager as a potential non-compliance. The Contractor Project Manager must report non-compliances and potential non-compliances to ESR immediately.

Non-compliances to be investigated to determine the root cause and any corrective and/or preventative actions arising from the investigation. This is to be reported to the Contractor Project Manager in a Non-Compliance Report and any corrective and/or preventative actions to be recorded.

In accordance with CoC C12, the Planning Secretary must be notified via the major Developments website within seven days after ESR becomes aware of any non-compliance. As per CoC C13, the notification must identify the Development and the application number for it, set out the CoC that the Development is non-compliant with, the way in which it does not comply, the reasons for the non-compliance (if known), and what actions have been, or will be, undertaken to address the non-compliance.

Where the Planning Secretary is not the appropriate regulatory authority (ARA), notification will be made to the ARA in accordance with this section. Where notification requirements are inconsistent with this section, the most stringent reporting requirement will apply.

Note that under CoC C13, a non-compliance which has been notified as an environmental incident (see Section 5.6.1) does not need to also be notified as a non-compliance.

5.6. Environmental Incidents and Emergency Response

5.6.1. Environmental Incidents

An environmental incident is defined in SSD 36138263 Development Consent 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.

Environmental incidents can be identified by anyone and are to be reported to the Contractor Project Manager immediately. The Contractor Project Manager must report environmental incidents to ESR immediately.

Under CoC C10, ESR must notify the Planning Secretary in writing via the Major Developments website immediately after ESR becomes aware of an incident. The notification must identify the Development (including the Development application number and the name of the development) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in the SSD 36138263 Development Consent.

Where a pollution incident causes or threatens material harm to the environment or human health, the following authorities must also be notified immediately under the POEO Act:

- EPA
- Blacktown City Council
- The Ministry of Health (via Public Health Units)
- SafeWork NSW
- Fire and Rescue NSW.

Construction Environmental Management Plan

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Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, ESR must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident, addressing all requirements within the SSD 36138263 Development Consent, and such further reports as may be requested.

5.6.2. Environmental Emergencies

An environmental emergency is any event that causes or has the potential to cause material harm to the environment.

ESR have nominated an emergency contact and an alternate contact that are available 24-hours a day, seven days a week. The Contractor Project Manager is to implement an Emergency Response Plan for the Development as required. Under this plan the Site Emergency Contact is to have the authority to stop and direct works on site in the event of an emergency.

For reference, emergency contact details are included in Table 5-2.

Table 5-2 Emergency contact details

Contact	Phone Number/Email
Ambulance	000
Fire Brigade	000
Police	000
NSW EPA Pollution Hotline	131 555
DPHI	1300 305 695
NSW Department of Health	(02) 9391 9000
SafeWork NSW	13 10 50
Blacktown City Council	(02) 5300 6000 Administration Centre 62 Flushcombe Road Blacktown, NSW 2148
ESR Representative	Mobile – TBC Email – TBC
Contractor Project Manager	Mobile – TBC Email – TBC
Contractor Environment Manager	Mobile – TBC Email – TBC

Construction Environmental Management Plan

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5.7. Environmental Reporting

The reporting of environmental performance during construction is to be undertaken as required by the SSD 36138263 Development Consent. Environmental reporting requirements for the Development as documented in the CEMP and sub-plans are summarised in Table 5-3.

Table 5-3 Environmental Reporting

Report	Timing/Frequency	Responsibility	CoC Reference
Dilapidation Report	Before the commencement of construction	Contractor Project Manager	CoC A12
Incident Report	Within 30 days of the date on which the incident occurred	Contractor Project Manager	CoC C11
Non-Compliance Report	Within seven days of becoming aware of any non-compliance	Contractor Project Manager	CoC C12
Environmental inspection and progress reports	Within six months after the commencement of construction of the development, and in the same month each subsequent year	Contractor Environment Manager	NA
CPESC inspection report	Monthly during construction	CPESC	CoC B31
Noise and/or vibration monitoring reports	As required	Contractor Environment Manager/ Consultant	NA
Report on excessive dust being generated at source and dust leaving the site	As required, based on daily visual inspection	Contractor Environment Manager	NA
Monthly Development Report (including overall environmental performance of the Development)	Monthly to ESR	Contractor Project Manager	NA
Pre-start checks on plant and equipment and reports to Contractor Environment Manager	Daily	Plant and Equipment Operators	NA
Internal Health, Safety, Security and Environment Audit Report	Annually	ESR Representative	NA

5.8. CEMP Review and Revision Program

To meet the requirements of CoC C1 for this CEMP and the sub-plans a review program is to be implemented to:

- monitor and report on the:
 - impacts and environmental performance of the Development

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

- effectiveness of the management measures included in the CEMP and sub-plans
- investigate and implement ways to improve the environmental performance of the Development over time.

This review considers the broader management context of the CEMP and sub-plans including:

- complaints received
- issues raised by stakeholders
- non-compliances identified and reported
- incidents and the Development team response
- Development team structure and resourcing
- recommendations of environmental inspections, audits and previous review (after the initial review).

This review is to be undertaken by the Contractor Environment Manager, in consultation with the Contractor Project Manager and ESR Representative, on an annual basis commencing one year after the commencement of construction. An Environmental Review Report recommending measures to improve the environmental performance of the Development to be produced by the review.

CoC C8 also states that all strategies, plans and programs required under the SSD 36138263 Development Consent to be reviewed and the Planning Secretary notified of the review within three months of:

- the submission of an incident report under CoC C10
- the approval of any modification of the conditions of the SSD 36138263 Development Consent
- the issue of a direction of the Planning Secretary under CoC A2(b) which requires a review.

As per CoC C9, where documents are revised under the above reviews, the revised documents to be sent to the Planning Secretary for approval within six weeks of the review (or as agreed by the Planning Secretary).

All employees and contractors to be informed of any revisions to the CEMP during toolbox talks.

Construction Environmental Management Plan
Augusta Street – Warehouse and Distribution Centre

Appendix A Construction Traffic Management Plan

Construction Environmental Management Plan
Augusta Street – Warehouse and Distribution Centre

Appendix B Erosion Sediment Control Plan

Construction Environmental Management Plan
Augusta Street – Warehouse and Distribution Centre

Appendix C Construction Noise Management Plan

Construction Environmental Management Plan
Augusta Street – Warehouse and Distribution Centre

Appendix D Construction Flood Emergency Response Plan

Construction Environmental Management Plan
Augusta Street – Warehouse and Distribution Centre

Appendix E Aboriginal Cultural Heritage Management Plan

Construction Environmental Management Plan
Augusta Street – Warehouse and Distribution Centre

Appendix F Biodiversity Management Plan

Construction Environmental Management Plan
Augusta Street – Warehouse and Distribution Centre

Appendix G Construction Waste Management Plan

Appendix H Community Consultation and Complaints Handling

1. Procedures and mechanisms

1.1. Communication activities

Information about the project will be provided to stakeholders in line with the requirements of **Development Consent Conditions** through the communication activities outlined in Table 1.

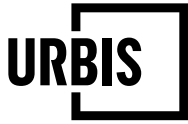
Table 1 Communication activities

Activity	Description	Responsibility	Timing
Website	A dedicated project website providing information and a library of documents, as outlined in condition A2 of the Development Consent. Documents on this website will be updated monthly throughout the construction period and for the first 12 months of operation. The website will provide up-to-date information on the project and construction program to keep stakeholders and the wider community informed.	▪ Urbis Engagement ▪ ESR Australia	No less than 48 hours before construction. Information will be available throughout the construction period and for at least the first 12 months of operation.
Enquiries and feedback line	Before construction commences, a 1800 number and community email address will be established. Both mechanisms will direct stakeholders to the project contact for response. Contact details and up-to-date project information will be provided for all communication activities. To provide continuity for the community, the 1800 number and project email that were established to support engagement activities carried out during preparation of the SSDA, will be maintained during construction. See Table 2 Contact point construction. Process for responding is outlined in Section 1.3.	▪ Urbis Engagement	Ongoing enquiry and feedback management available during the construction period and for at least the first 12 months of operation.

Activity	Description	Responsibility	Timing
Project newsletter	Before construction starts, stakeholders identified in Figure 1, below, will be issued a project newsletter. This newsletter will announce the start of construction, provide information on the construction staging and timing, likely impacts and how they will be managed, website details, and how the community can provide feedback, make an enquiry and will promote the project phone number and email for enquiries.	▪ Urbis Engagement ▪ ESR Australia	Early 2025
Complaints and resolution register	Before construction starts, a complaints and resolution register will be established. This register will include: ▪ A description of the complain ▪ Who made the complaint ▪ Date, day and time of the complaint ▪ Format of the complaint received and referenced if applicable ▪ Details/Works occurring on site that resulted in the complaint ▪ The project response to the complaint ▪ Any further actions to prevent reoccurrence ▪ Stakeholder follow up if necessary In accordance with Development Consent Condition E3(a)(vii), this register will be included on the Augusta Street Warehouse and Distribution Centre website, and will be updated monthly.	▪ Urbis Engagement	Available during the construction period and for a minimum of 12 months following the completion of construction.

Figure 1 Community catchment





1.2. Enquiries and feedback response

As outlined in Table 2, project contact points have been established and maintained for design and construction of the Project.

Table 2 Project contact points

Channel	Details
Contact person	TBC
Mailing address	TBC
Phone number	TBC
Email	TBC
Website	https://www.augustastreethuntingwood.com/
Technical lead	TBC

All feedback and enquires will be answered in accordance with the timeframes below:

Table 3 Response times

Channel	Response time
Email	One business day (if contact is made outside of businesses hours, a response will be provided on the next business day)
On-site enquiry	One business day (if contact is made outside of businesses hours, a response will be provided on the next business day)
Project phone line	Thirty minutes - during business hours (if contact is made outside of businesses hours, a response will be provided on the next business day)
Website contact	Three business days (if contact is made outside of businesses hours, a response will be provided on the next business day)

1.3. Complaint handling process

Robust and timely enquiry and complaints management is integral to building and maintaining trust in the community.

ESR Australia and [construction partner] can build and maintain good will within the community through careful management of enquiries and complaints.

The diagrams below outline the complaints management process. This plan provides a procedure for recording issues, and the resolution and mediation of disputes. Resolution will be targeted within seven days of the date the issue was first raised. Figure 2 provides a snapshot of the complaints and resolution register. All complaints received will be detailed on the complaint register.

Figure 2 Complaints and Resolution Register

AUGUSTA STREET WAREHOUSE AND DISTRIBUTION CENTRE - COMPLAINTS AND RESOLUTION REGISTER						ESR
NO.	DATE	TYPE OF COMPLAINT	PARTIES INVOLVED	COMMENTS	OUTCOME	
		<i>e.g. Complaint - Dust. Complaint - Noise</i>	<i>e.g. Residential Neighbour, Adjoining Business; include names where possible</i>	<i>Describe the nature of the complaint</i>	<i>Describe mitigation actions, and the result.</i>	
1						

To minimise the likelihood of complaints reoccurring, the mechanism outlined in Figure 3 below allows for the identification and implementation of corrective measures in response to issues raised by the community.

Figure 4 outlines the escalation process should the complaint handling process fail to resolve the complaint. All complaints will be recorded in the Complaints and Resolution Register shown above.

Figure 3 Complaint handling process

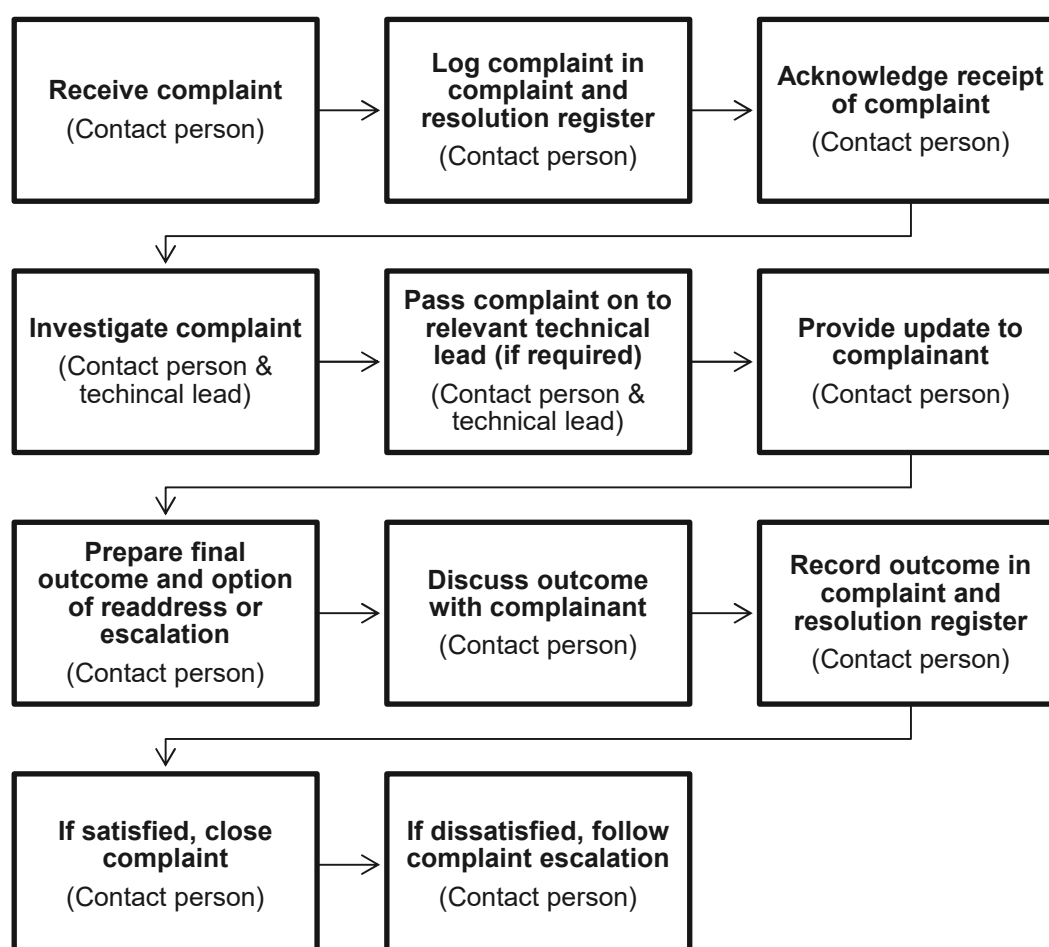
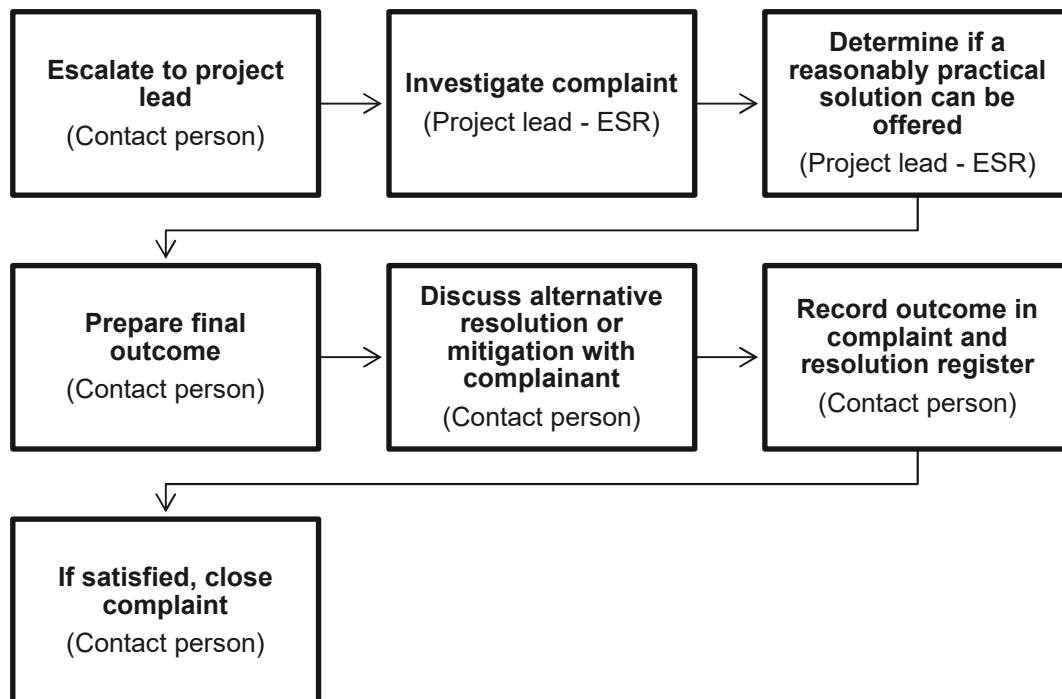


Figure 4 Complaint escalation process



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This report is dated 6 December 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of ESR Australia (**Instructing Party**) for the purpose of clarifying the procedures and mechanisms for managing community complaints during construction of the Augusta Street Warehouse and Distribution Centre (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Construction Environmental Management Plan
Augusta Street – Warehouse and Distribution Centre

Appendix I Construction Air Quality Management Plan

Construction Environmental Management Plan
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Appendix J Contamination Unexpected Finds Procedure

Contamination Unexpected Finds Procedure

Introduction

This Contamination Unexpected Finds Procedure (CUFP) has been developed to manage the unexpected discovery of on site contamination or contamination within imported spoil during construction of the Augusta Street – Warehouse & Distribution Centre development (SSD 36138263) (the Development).

Objectives and Targets

The objectives of this Unexpected Finds Procedure are described in Table J-1.

Table J-1 Objectives and targets of CUFP

Objective	Target	Timeframe
To implement this CUFP to minimise impacts of imported spoil	STOP works in the vicinity of the find in 100% cases where potential contamination is identified.	Construction
To implement this CUFP to minimise impacts of on site contamination that has not previously been recorded within the Development	STOP works in the vicinity of the find in 100% cases where potential contamination is identified.	Construction

Unexpected Finds Procedure Process

It is acknowledged that previous investigations of the Development site have been completed to assess contaminants of potential concern in selected parts of the site. Ground conditions between previous sampling points may vary, and further hazards may arise from unexpected sources and/or in unexpected locations during construction works.

Contamination unexpected finds could include:

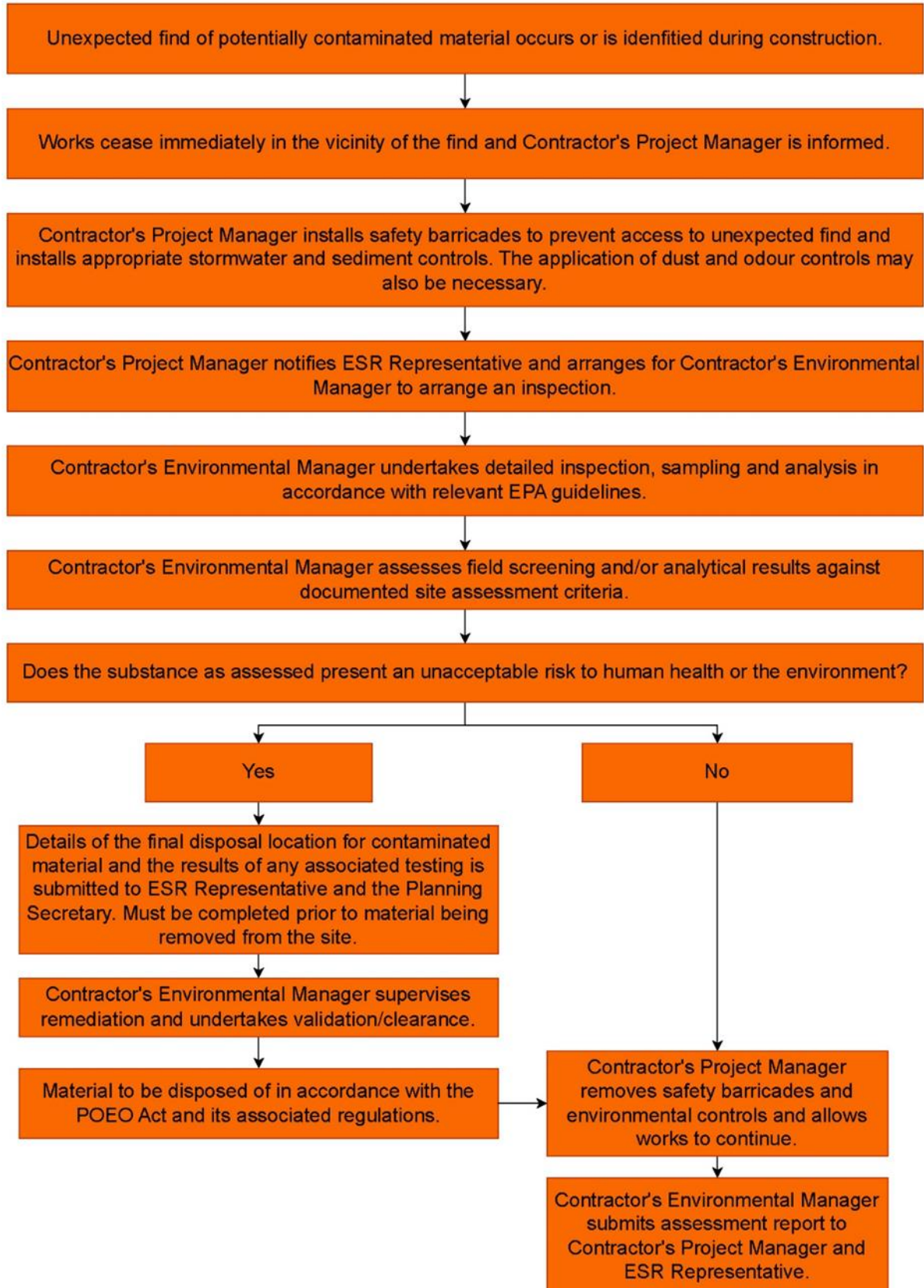
- Petroleum hydrocarbons (e.g. fuels, oils and lubricants) that can be identified by either odour and/or visual indications of contamination
- Buried dry waste materials that may include a variety of construction and demolition waste materials including wood, plastic, metal fragments, building rubble (e.g. concrete, brick, asphalt and asbestos containing materials)
- Buried or surface bonded asbestos-containing material, asbestos fines/friable asbestos
- Buried organic materials associated with decomposed plant matter
- Structures or conduits containing possible hazardous materials
- Landfill type material that could include a combination of the other categories including domestic (e.g. rags and clothing), and/or putrescible waste (e.g. food scraps, nappies and animal waste)
- Unusual odours that a different from surrounding soils
- Per- and poly-fluoralkyl substances (PFAS) which are foaming in waters (e.g. in excavations, dewatering sumps or discharges) with little agitation and minimal dissipation

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

Figure J-1 shows the unexpected finds procedure for potential contamination within imported spoil or on site contamination which could occur during construction.

Figure J-1 Unexpected Finds Procedure for Contamination



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Appendix K Contingency Management Plan

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

Contingency Plan

Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
Traffic Management Plan				
Traffic Noise	Trigger	Noise levels do not exceed imposed noise constraints, as outlined within the Noise Assessment Report (<45dBA), nor has there been a traffic-related noise complaint.	Noise levels marginally (<10dBA) in excess of imposed noise constraints or receipt of a single traffic-related noise complaint.	Noise levels greatly (>10dBA) in excess of imposed noise constraints or consistent traffic-related noise complaints.
	Response	No response required.	Undertake all feasible and reasonable management and management measures to minimise noise impacts.	Undertake all feasible and reasonable management and management measures to ensure noise levels are below Highly Noise Affected criteria. As with Condition Amber, 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 (TGS)	Trigger	No observable traffic issues caused by construction traffic.	Minor inconsistencies with TGS to on site operations (e.g. covered signs, missing signs and fallen cones).	Near miss or incident occurring regardless of/as a result of TGS being implemented.
	Response	No response required. Continue monitoring TGS implementation under CTMP.	Traffic Controller to amend TGS on site and to keep a log of all changes.	Stop work until an investigation has been undertake into the incident. Amend the TGS to ensure that the safety of all workers and community members are addressed.

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

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Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
Dust Generated by Traffic	Trigger	No observable dust.	Minor quantities of dust in the air and/or tracking on to the road.	Large quantities of dust in the air and/or tracking on to the road.
	Response	No response required.	Review and investigate construction activities and respective control measures, where appropriate. Implement additional remedial measures, such as: • Deployment of additional water sprays • Relocation or modification of dust-generating sources • Check condition of vibrating grids to ensure they are functioning correctly • Temporary halting of activities and resuming when conditions have improved.	As with Condition Amber. • 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.
Air Quality				
Dust Emissions	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	Monitor weather conditions and stop works if dust generation is excessive. Continue implementation measures of the CAQMP.	During periods of unsuitable weather (high winds and high temperatures), avoid or minimise dust generating activities where possible, or increase frequency of dust suppression activities. Remove, suppress, stabilise or cover materials that have a potential to produce dust as soon as possible, unless being used on site.	Where possible, locate high dust generating activities away from sensitive receivers. Record any exceptional events that cause dust and/or air emissions on or off site and note action taken to resolve situation.

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Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
Dust Complaints	Trigger	No complaints received during construction.	Impose 20km/h speed limits on haul routes to minimise dust generated from vehicle movements. An air-quality related complaint is received from a nearby resident.	Further complaints are received after the additional management measures have been implemented.
	Response	Continue monitoring program and implementing CAQMP.	Record all air quality related complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner and record measures taken. Make Contact Register available to relevant authorities (i.e. Council, EPA and DPHI). Review and investigate construction activities and increase dust suppression measures (additional watering, covering stockpiles etc), where appropriate.	Conduct real time air quality monitoring at the complaint location including meteorology if required. This monitoring should be conducted in consultation with a suitably qualified air quality professional.
Noise and Vibration				
Noise Impacts at Sensitive Receiver	Trigger	Noise levels do not exceed noise management levels.	Noise levels exceed applicable noise management levels.	Noise levels exceed Highly Noise Affected threshold at a sensitive receiver. Noise complaints received.
	Response	Continue implementing existing measures in accordance with the CNVMP.	Implement every practical and logical management and management strategy to keep noise levels below the Highly Noise Affected (90dBA) threshold.	Implement every practical and logical management and management strategy to reduced noise levels below the Highly Noise Affected threshold. If noise levels cannot be kept below the imposed restrictions, an alternative construction method or equipment to be used.

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Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
Vibration Impacts at Sensitive Receivers	Trigger	Vibration-intensive tasks carried out beyond the equipment's recommended working distance.	Vibration intensive works undertaken within minimum working distance for the specific equipment in use.	Vibration levels exceed applicable vibration limits.
	Response	Continue to implement existing measures in accordance with CNVMP.	Undertake vibration monitoring for the duration of the works to confirm vibration levels.	Stop work. Undertake all feasible and reasonable management and management measures to ensure vibration levels are below applicable limits. If vibration levels cannot be kept below applicable limits then a different construction method or equipment to be utilised.
Unexpected Finds				
Unexpected Contamination Find	Trigger	No contamination uncovered during earthworks.	Areas of possible contamination uncovered during earthworks.	Areas of potentially hazardous substance identified during earthworks.
	Response	Continue to implement existing measures in accordance with CEMP.	Implement Contamination Unexpected Finds Protocol (Appendix J of CEMP).	Implement Contamination Unexpected Finds Protocol (Appendix J of CEMP).
Unexpected Heritage Find	Trigger	No Aboriginal or historical artefacts found	Unanticipated archaeological items uncovered.	Potential human remains discovered.
	Response	Continue to implement existing measures in accordance with ACHMP.	Implement Heritage Unexpected Finds Procedure (Appendix A of ACHMP).	Implement Heritage Unexpected Finds Procedure (Appendix A of ACHMP).
Waste Management				
Waste	Trigger	Inspections identified no waste from demolition and construction generated outside of dedicated bins and stockpiles.	Inspections identified minimal waste from demolition and construction generated outside of dedicated bins and stockpiles.	Inspections identified large quantities of waste from demolition and construction generated outside of dedicated bins and stockpiles.

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Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
				Complaints received regarding waste management.
	Response	Continue to implement existing measures in accordance with CEMP.	Clean up the waste immediately and dispose according to CEMP requirements. Toolbox talk with all workers to discuss waste management requirements.	Clean up the waste immediately and dispose according to CEMP requirements. Toolbox talk with all workers to discuss waste management requirements.
Civil Infrastructure				
Erosion	Trigger	No evidence of erosion	Minor gully or tunnel erosions or drilling. Evidence of sediment leaving the site	Significant gully or tunnel erosions present. Evidence of sediment leaving site.
	Response	Continue to implement existing measures in accordance with CSWMP.	Site manager to inspect the site every rainfall event and at least weekly. Construct additional erosion and sediment control works to ensure desired protection.	Environmental consultant to inspect the site. Review of erosion and sediment structures and CSWMP. Remediate as soon as practical.
Water Management Structures	Trigger	Water management structures have been designed, constructed and managed in accordance with the consolidated consent.	Inspections identify that water management structures are in minor non-compliance with the CSWMP.	Inspections identify a failure of the water management structures (discharging outside of site of boundary and/or water quality does not meet required criteria).
	Response	Continue to implement existing measures in accordance with CSWMP.	A suitably trained person to inspect the site and review adequacy 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 CSWMP.
Flooding Assessment				
Flooding	Trigger	No evidence of flood hazard, flood levels or risk to property.	Slight increase in flood hazard, flood levels and risk to properties.	Significant increase in flood hazard, flood levels and risk to properties.

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Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
	Response	Continue implementing FIRA and ERP.	Monitor weather conditions and stay up to date. Continue implementing FIRA and ERP.	Reevaluate the flood levels, velocities and hazard assessment under Benchmark condition and Masterplan conditions.
Bushfire				
Bushfire	Trigger	No or 'Watch' bushfire warning covering the Development site.	'Watch and Act' bushfire warning covering the Development site.	'Emergency' bushfire warning covering the Development site.
	Response	Check fire warnings to stay updated.	Take action to protect Development workers and equipment.	Evacuate the site as directed by NSW Fire and Rescue.
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	Implement Engagement Plan.	Implement Engagement Plan.	Implement Engagement Plan.
Wildlife				
Biodiversity Management	Trigger	No impacts to biodiversity identified.	Minor biodiversity impacts identified on site.	Significant biodiversity impacts identified.
	Response	No response required.	Review effectiveness of management measures. Implement additional measures to manage impacts.	Stop works causing biodiversity impact. As for Condition Amber.
Wildlife Management	Trigger	Minimal occurrence of common strike species at the site.	Common strike species occur regularly at the site.	Common strike species occurring at the site in large numbers.
	Response	No response required.	Review effectiveness of management measures.	As for Condition Amber.

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Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
			Consider implementing additional measures to manage species as listed in WL 7 (Table 4.2 of the WMP)	

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Appendix L Daily Site Inspection Checklist

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Appendix M Site Induction Training Material

Appendix N CEMP Related Conditions

Construction Environmental Management Plan

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CoC	Condition	How addressed
Part A Administrative Conditions		
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT		
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	This CEMP and sub-plans Environmental management measures are outlined in Section 4.2
TERMS OF CONSENT		
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS, Response to Submissions and Additional Information; (d) in accordance with the Development Layout in Appendix 1; and (e) in accordance with the management and mitigation measures in Appendix 4.	This CEMP and sub-plans
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).	Noted
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Noted

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CoC	Condition	How addressed
Lapsing		
A5	This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.	Noted
NOTIFICATION OF COMMENCEMENT		
A6	The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary: (a) construction; and (b) operation.	Noted
A7	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary).	Noted
EVIDENCE OF CONSULTATION		
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Addressed in Section 2.1

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CoC	Condition	How addressed
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS		
	With the approval of the Planning Secretary, the Applicant may:	
A9	(a) prepare and submit any strategy, plan or program (including any road work approvals) 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).	Section 5.8 addresses the program for updating the CEMP and sub-plans on a regular basis
A10	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Addressed in Section 2.1
A11	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Noted
UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE		
General Requirements		
	Prior to the commencement of construction of the development, the Applicant must:	
A12	(a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development including road works, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary and Council.	Addressed in Section 5.7

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CoC	Condition	How addressed
	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	
A13	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.	Noted
DEMOLITION		
A17	All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).	NA – No demolition required during construction
COMPLIANCE		
A25	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Addressed in Section 3.4
OPERATION OF PLANT AND EQUIPMENT		
A29	All plant and equipment used on site, or to monitor the performance of the development, must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Addressed in Section 4.2 as a management measure
APPLICABILITY OF GUIDELINES		
A31	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Noted

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CoC	Condition	How addressed
A32	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Noted
ADVISORY NOTES		
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	See Section 3.3
Part B – Specific Environmental Condition		
TRAFFIC AND ACCESS		
Construction Traffic Management Plan		
B1	Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction; (d) detail heavy vehicle routes, parking and access arrangements, including any proposed direct construction access from the Great Western Highway; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	CTMP (Appendix A of this CEMP)

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CoC	Condition	How addressed
	The Applicant must:	
B2	(a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.	CTMP (Appendix A of this CEMP)
Roadworks and Access		
B3	Prior to the commencement of construction of the Flushcombe Road Upgrades, and the Augusta Street Upgrades, the Applicant must obtain approval for the works under section 138 of the <i>Roads Act 1993</i> .	CTMP (Appendix A of this CEMP)
B4	The Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a 26 metre B-Double heavy vehicle.	CTMP (Appendix A of this CEMP)
B5	The Applicant must obtain a Road Occupancy Licence (ROL) from TfNSW Transport Management Centre for any works that may impact on traffic flows on the Great Western Highway during construction of the Flushcombe Road Upgrades and Augusta Street Upgrades.	CTMP (Appendix A of this CEMP)
Intersection Works		
B6	The Applicant must meet the requirements of TfNSW and Council for the intersection upgrade works on the Great Western Highway/Flushcombe Road and Great Western Highway/Prospect Highway intersections, consistent with the Intersection Treatment Concept Design plans prepared by MU Group Consulting Pty Ltd, Drawing No: P22-05- 0001, dated 09/05/24.	CTMP (Appendix A of this CEMP)

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CoC	Condition	How addressed
B7	Prior to the commencement of construction of the Great Western Highway/Fushcombe Road intersection upgrades and the Great Western Highway/Prospect Highway intersection upgrades, the Applicant must: (a) obtain concurrence from TfNSW for the proposed access road connection to Great Western Highway under section 138 of the Roads Act 1993; and (b) enter into a Works Authorisation Deed (WAD) with TfNSW for all civil works associated with this access road connection to the Highway. <i>Note: Condition B7 does not preclude the Applicant from obtaining separate WAD's for the approved intersection upgrade works.</i>	CTMP (Appendix A of this CEMP)
B8	Prior to the commencement of construction, an application must be made to TfNSW under section 87(4) of the <i>Roads Act 1993</i> for Traffic Control Signal (TCS) works at the intersections of Great Western Highway/Flushcombe Road and Great Western Highway/Prospect Highway connection.	CTMP (Appendix A of this CEMP)
B9	Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to and approved by TfNSW, prior to the commencement of any works referred to in condition B7.	CTMP (Appendix A of this CEMP)
B10	The Applicant is required to dedicate land associated with the signalised fourth leg at the Great Western Highway/Prospect Highway connection as a public road at no cost to the relevant roads authority to enable TfNSW unfettered maintenance access to the traffic signal hardware and associated infrastructure. The details are to be provided as part of the WAD process described in condition B7.	CTMP (Appendix A of this CEMP)
B11	Prior to the commencement of operation of the first warehouse building of warehouses 1 – 4, the upgrade works to Great Western Highway/Fushcombe Road intersection and upgrades to Augusta Street must be completed to the satisfaction of the relevant roads authority for each component of the works.	CTMP (Appendix A of this CEMP)
B12	Prior to the commencement of operation of warehouse 5, the upgrade works to Great Western Highway/Prospect Highway intersection must be completed to the satisfaction of the relevant roads authority for each component of the works.	CTMP (Appendix A of this CEMP)
Parking		
B13	The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	CTMP (Appendix A of this CEMP)

Construction Environmental Management Plan

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CoC	Condition	How addressed									
NOISE											
Hours of Work											
	The Applicant must comply with the hours detailed in Table 2.										
	Table 2 <i>Hours of Work</i>										
B19	<table> <tr> <th>Activity</th><th>Day</th><th>Time</th></tr> <tr> <td>Earthworks and construction</td><td>Monday – Friday Saturday</td><td>7 am to 6 pm 8 am to 1 pm</td></tr> <tr> <td>Operation</td><td>Monday – Sunday</td><td>24 hours</td></tr> </table>	Activity	Day	Time	Earthworks and construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm	Operation	Monday – Sunday	24 hours	Addressed in Section 1.2.2
Activity	Day	Time									
Earthworks and construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm									
Operation	Monday – Sunday	24 hours									
	Works outside of the hours identified in condition B20 may be undertaken in the following circumstances:										
B20	(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.	Addressed in Section 1.2.2									
Construction Noise Limits											
B21	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in Appendix 4 of this consent.	CNVMP (Appendix C of this CEMP)									

Construction Environmental Management Plan

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CoC	Condition	How addressed
Construction Noise Management Plan		
	The Applicant must prepare a Construction Noise Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B22(d); and (f) include a complaints management system that would be implemented for the duration of the development.	CNVMP (Appendix C of this CEMP)
	The Applicant must: (a) not commence construction of the development until the Construction Noise Management Plan required by condition B22 is approved by the Planning Secretary; and (b) implement the most recent version of the Construction Noise Management Plan approved by the Planning Secretary for the duration of construction.	(a) Noted (b) Noted in the CNVMP
SOILS, WATER QUALITY AND HYDROLOGY		
Imported Soil		

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Augusta Street – Warehouse and Distribution Centre

CoC	Condition	How addressed
	The Applicant must: B30 (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Planning Secretary upon request.	CWMP (Appendix G of this CEMP): (a) Section 3.2 of the CWMP addresses the requirement to assess whether excavated soil is VENM (b) Recording waste addressed in Section 4.2 of the CWMP (c) Noted
Erosion and Sediment Control		
	Prior to the commencement of any construction or other surface disturbance of the development, the Applicant must submit to the Planning Secretary an Erosion and Sediment Control Plan for the construction of the development. The Erosion and Sediment Control Plan must form part of the CEMP required by condition C2 and must: (a) be prepared by a Certified Practicing Erosion and Sediment Control Professional (CPESCP); (b) detail all erosion and sediment control measures to be implemented in accordance with the relevant requirements of the <i>Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book</i> (Landcom, 2004); (c) detail all erosion and sediment control measures to be implemented on the site during the construction of the development to protect the Blacktown Creek Riparian Corridor; and (d) include a procedure to progressively update the Erosion and Sediment Control Plan to reflect ongoing erosion and sediment control measures required to be implemented for the construction activities occurring on the site for each stage of works.	ESCP (Appendix B of this CEMP)

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

CoC	Condition	How addressed
	The Applicant must: (a) not commence construction until the Erosion and Sediment Control Plan required by condition B31 is submitted to the Planning Secretary; (b) have any updated revisions of the Erosion and Sediment Control Plan reviewed and endorsed by a CPESCP;	
B32	(c) provide a copy of an updated revisions of the Erosion and Sediment Control Plan to the Planning Secretary within seven (7) days after endorsement by the CPESCP; (d) implement the most recent version of the Erosion and Sediment Control Plan submitted to the Planning Secretary for the duration of the development; and (e) maintain the erosion and sediment control measures installed on-site in accordance with condition B31 for the duration of construction of the development.	ESCP (Appendix B of this CEMP)
Discharge Limits		
B33	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	ESCP (Appendix B of this CEMP)
Flood Management		
	Prior to the commencement of construction of the development, the Applicant must prepare a Construction Flood Emergency Response Plan (CFERP). The CFERP must form part of the CEMP required by conditions C2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain risk management manual (DPE, 2023) and Support for emergency management planning (DPE, 2023); and	
B37	(c) include details of: (i) the flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.	CFERP (Appendix D of this CEMP)

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

CoC	Condition	How addressed
B38	The Applicant must: (a) not commence construction until the CFERP required by condition B37 is submitted to the Planning Secretary; and (b) implement the most recent version of the CFERP submitted to the Planning Secretary for the duration of the development	CFERP (Appendix D of this CEMP)
AIR QUALITY		
Dust Minimisation		
B43	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Addressed in CAQMP (Appendix I of this CEMP)
B44	During construction of the development, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative dust suppression method; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Addressed in CAQMP (Appendix I of this CEMP)
Air Quality Discharges		
B45	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.	Addressed in CAQMP (Appendix I of this CEMP)

Construction Environmental Management Plan
Augusta Street – Warehouse and Distribution Centre

CoC	Condition	How addressed
ABORIGINAL HERITAGE		
Aboriginal Cultural Heritage Management Plan (ACHMP)		
	Prior to the commencement of any clearing or construction works for the development, the Applicant must prepare an ACHMP for the development to protect and manage AHIMS #45-5-2361, to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties and Heritage NSW; (b) describe the measures to be implemented for: (i) ongoing consultation with Registered Aboriginal Parties, including consultation regarding changes to the management of Aboriginal cultural heritage; (ii) establishing protective fencing at the south-eastern corner of Warehouse 3 & 4, in the recorded location of AHIMS #45-5-2361 and maintaining this protective fencing for the life of the development to ensure mitigation of damage to this archaeological deposit; (iii) a contingency plan and reporting procedure for the management of Unexpected Heritage Finds and Human Remains that is prepared by suitably qualified and experienced heritage specialist in relation to Aboriginal cultural heritage, in consultation with the Registered Aboriginal Parties and in accordance with the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (2010). The Unexpected Heritage Finds and Human Remains Procedure, as submitted to the Planning Secretary, must be implemented for the duration of construction; and (iv) ensuring workers onsite receive suitable Aboriginal heritage inductions / Aboriginal cultural awareness training prior to carrying out any development on site, and that records are kept of these inductions.	
B46		ACHMP (Appendix E of this CEMP)
	The Applicant must: (a) not commence construction until the ACHMP is approved by the Planning Secretary; and (b) implement the most recent version of the ACHMP approved by the Planning Secretary for the duration of the development.	
B47		ACHMP (Appendix E of this CEMP)

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

CoC	Condition	How addressed
Unexpected Finds Protocol		
	If any item or object of Aboriginal heritage significance is identified on site:	
B48	(a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately; (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and (c) Heritage NSW must be contacted immediately.	Addressed in Appendix A of the ACHMP
B49	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the <i>National Parks and Wildlife Act 1974</i> .	Addressed in Appendix A of the ACHMP
HISTORIC HERITAGE		
Unexpected Finds Protocol		
	If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development:	
B50	(a) all work in the immediate vicinity of the suspected relic(s) must cease immediately; (b) Heritage NSW must be contacted immediately; and (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.	Addressed in Appendix A of the ACHMP
B51	Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.	Addressed in Appendix A of the ACHMP
Tree Protection Measures		
B55	All trees identified for retention within the site are to be retained and protected in accordance with the latest version of Australian Standard 4970:2009 – Protection of Trees on Development for the duration of the development.	BMP (Appendix F of this CEMP)
Biodiversity Management Plan		

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

CoC	Condition	How addressed
	Prior to clearing for construction of the development, the Applicant must prepare a Biodiversity Management Plan (BMP) to the satisfaction of the Planning Secretary. The Biodiversity Management Plan must form part of the CEMP in accordance with condition C2. The Plan must include the following: (a) identification of trees to be protected during construction; (b) measures to identify and protect areas of <i>Typha</i> and <i>Bolboschoenus caldwelli</i> during construction and operation for conservation restoration works in accordance with the Vegetation Management Plan prepared by Anne Clements & Associates Pty Ltd dated 5 August 2024; (c) details of measures to reduce non-native fauna predator populations (feral cats, rats and foxes) prior to construction that is to be undertaken by a suitably qualified fauna specialist in accordance with the recommendations in the Biodiversity Development Assessment Report (BDAR) prepared by Anne Clements & Associates Pty Ltd dated 6 August 2024; (d) details of the sediment and erosion control measures to be implemented in accordance with the Proposed Temporary Crossing of Blacktown Creek Memo prepared by Costin Roe Pty Ltd dated 26 July 2024 to reduce the risk of weed movement downstream into Timbertop Reserve; and (e) mitigation and management measures recommended in the BDAR prepared by Anne Clements & Associates Pty Ltd dated 6 August 2024.	BMP (Appendix F of this CEMP)
B57	The Applicant must: (a) not commence construction until the Biodiversity Management Plan is approved by the Planning Secretary; and (b) implement the most recent version of the Biodiversity Management Plan approved by the Planning Secretary.	BMP (Appendix F of this CEMP)
HAZARDS AND RISK		
Bunding		
B62	The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change, 2007).	CEMP Section 4.2

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

CoC	Condition	How addressed
Emergency Services Information Package		
B63	From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW <i>Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans</i> , must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.	CEMP Section 4.2
CONTAMINATION		
Unexpected Finds		
B64	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is managed in accordance with the POEO Act and its associated regulations. Details of the final management approach and the results of any associated testing must be submitted to the Planning Secretary within six weeks of the Applicant becoming aware of the contamination find, or as otherwise agreed to by the Planning Secretary.	CUFP (Appendix J of this CEMP)
Asbestos		
B72	The Applicant must ensure that any asbestos encountered during the remediation and construction works for the development is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including: (a) <i>Work Health and Safety Regulation 2017</i> ; (b) <i>SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace</i> December 2022; (c) <i>SafeWork NSW Code of Practice – How to Safely Remove Asbestos</i> December 2022; and (d) <i>Protection of the Environment Operations (Waste) Regulation 2014</i> .	CUFP (Appendix J of this CEMP)
WASTE MANAGEMENT		
Construction Waste Management		

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

CoC	Condition	How addressed
B78	Prior to the commencement of construction of the development, the Applicant must prepare a Construction Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) be implemented for the duration of construction works.	CWMP (Appendix G of this CEMP).
B79	The Applicant must: (a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Planning Secretary. (b) implement the most recent version of the Construction and Demolition Waste Management Plan approved by the Planning Secretary.	CWMP (Appendix G of this CEMP)
Pests, Vermin and Priority Weed Management		
B80	The Applicant must: (a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. Note: For the purposes of this condition, priority weed has the same definition of the term in the Biosecurity Act 2015.	BMP (Appendix F of this CEMP)

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

CoC	Condition	How addressed
Part C – Environmental Management, Reporting and Auditing		
ENVIRONMENTAL MANAGEMENT		
Management Plan Requirements		
	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (c) 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; (d) 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; (e) a program to investigate and implement ways to improve the environmental performance of the development over time; (f) 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 (g) a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	
C1		This CEMP and sub-plans.

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

CoC	Condition	How addressed
CONSTRUCTION ENVIROMENTAL MANAGEMENT PLAN		
C2	The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	This CEMP
C3	As part of the CEMP required under condition C2 of this consent, the Applicant must include the following: (a) Construction Traffic Management Plan (see condition B1); (b) Erosion and Sediment Control Plan; (c) Construction Noise Management Plan (see condition B22); (d) Flood Emergency Response Plan (see condition B37); (e) Aboriginal Cultural Heritage Management Plan (see condition B46); (f) Biodiversity Management Plan (see condition B56) (g) Construction Waste Management Plan (see condition B78); and (h) Community Consultation and Complaints Handling.	This CEMP and sub-plans
C4	The Applicant must: (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	CEMP Section 1.3.1
REVISION OF STRATEGIES, PLANS AND PROGRAMS		
C8	Within three months of: (a) the submission of an incident report under condition C10; (b) the approval of any modification of the conditions of this consent; or (c) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.	CEMP Section 5.8

Construction Environmental Management Plan

Augusta Street – Warehouse and Distribution Centre

CoC	Condition	How addressed
C9	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary. Note: <i>This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	CEMP Section 5.8
REPORTING AND AUDITING		
Incident Notification, Reporting and Response		
C10	The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including: (a) date, time and location; (b) a brief description of what occurred and why it has been classified as an incident; (c) a description of what immediate steps were taken in relation to the incident; and (d) identifying a contact person for further communication regarding the incident.	CEMP Section 5.6
C11	The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 5 (Incident Notification and Reporting Requirements).	CEMP Section 5.6
Non-Compliance Notification		
C12	Within seven days of becoming aware of any non-compliance, the Applicant must notify the Department of the non-compliance, in writing, via the NSW planning portal (Major Projects).	CEMP Section 5.5
C13	A non-compliance notification submitted under condition C12 must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance. Note: <i>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</i>	CEMP Section 5.5

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CoC	Condition	How addressed
Monitoring and Environmental Audits		
C14	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing. Note: <i>For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	CEMP Sections 5.2 and 5.3
ACCESS TO INFORMATION		
C15	At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent with the exception of any hazard and risk related studies; (iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged; (v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; (vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vii) a summary of the current stage and progress of the development; (viii) contact details to enquire about the development or to make a complaint; (ix) a complaints register, updated quarterly; (x) the Compliance Report of the development; (xi) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	Noted.