Horsley Logistics Park

Construction Environmental Management Plan SSD 71144719 – Lot 301, 3 Johnston Crescent Horsley Park

ESR Developments (Australia) Pty Ltd

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Prepared by:

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Making Sustainability Happen

Revision Record

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V1	28 March 2025	Flynn Parker	Sean Wilson	Sean Wilson
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Basis of Report

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

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

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

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1.0 Introduction

1.1 Development Overview

Horsley Logistics Park (HLP) is a proposed regional warehouse and distribution centre located at 3 Johnston Crescent, Horsley Park within the former CSR quarry in Horsley Park, within the Fairfield local government area (LGA) and is within the Western Sydney Employment Area (WSEA) (see **Figure 1**).

ESR Development (Australia) Pty Ltd (ESR) obtained the State Significant Development (SSD) Consent SSD 71144719 from the Department of Planning, Housing & Infrastructure 4 July 2025 (DPHI) for the ESR Concept Proposal and development of HLP. A copy of SSD 71144719 is attached as **Appendix A** and the Relevant Conditions **Appendix B**.

The ESR Concept Proposal comprises 2 warehouse and distribution tenancies in 2 buildings with a total gross floor area (GFA) of 55,900 m^2 inclusive of offices, loading docks, hardstand areas, truck and car parking areas, landscaping, infrastructure and signage (see **Figure 2**).This Construction Environmental Management Plan (CEMP) has been prepared to address the activities associated with the construction of two warehouses and associated infrastructure, offices, loading docks, hardstand, truck and car parking, signage and landscaping within Lot 301 (Site).

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

Figure 1 Locality & Context Plan (nettletontribe 2025)

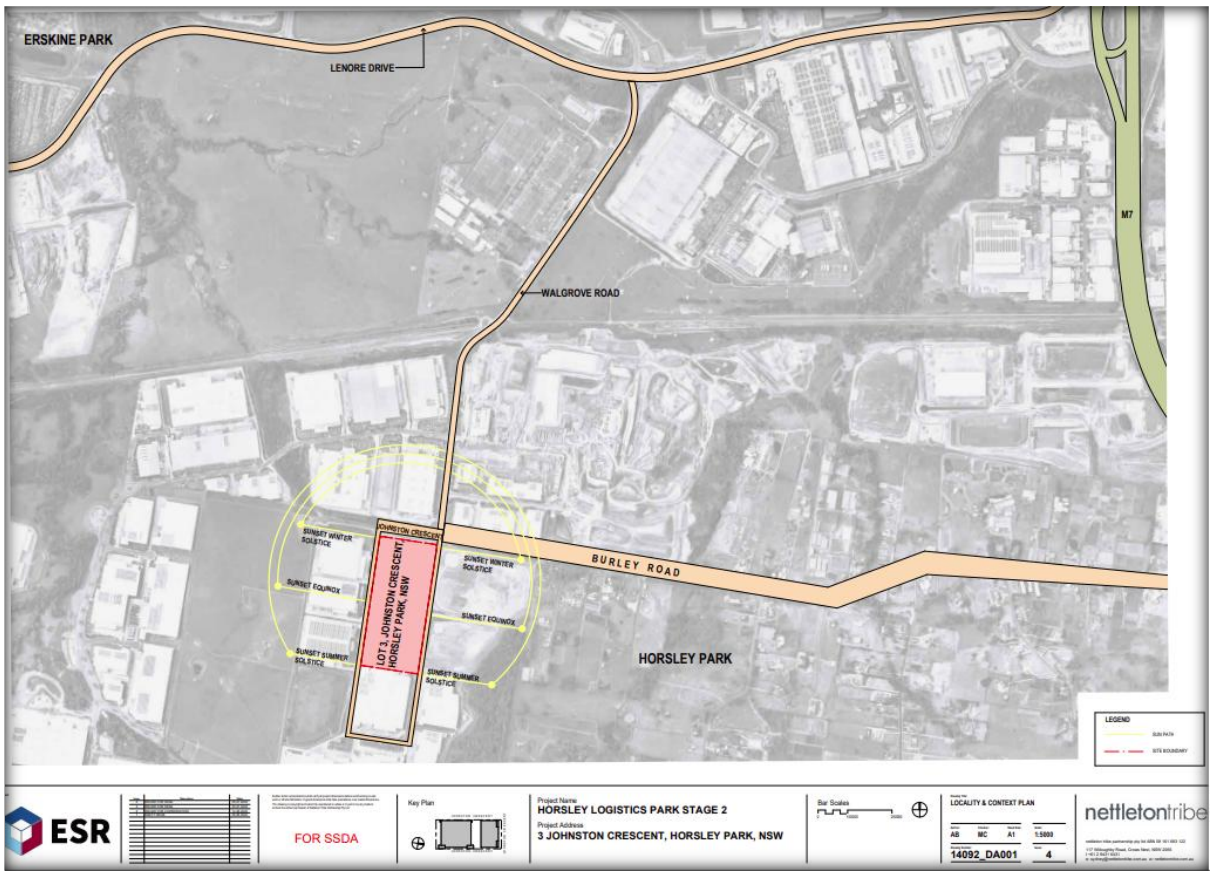
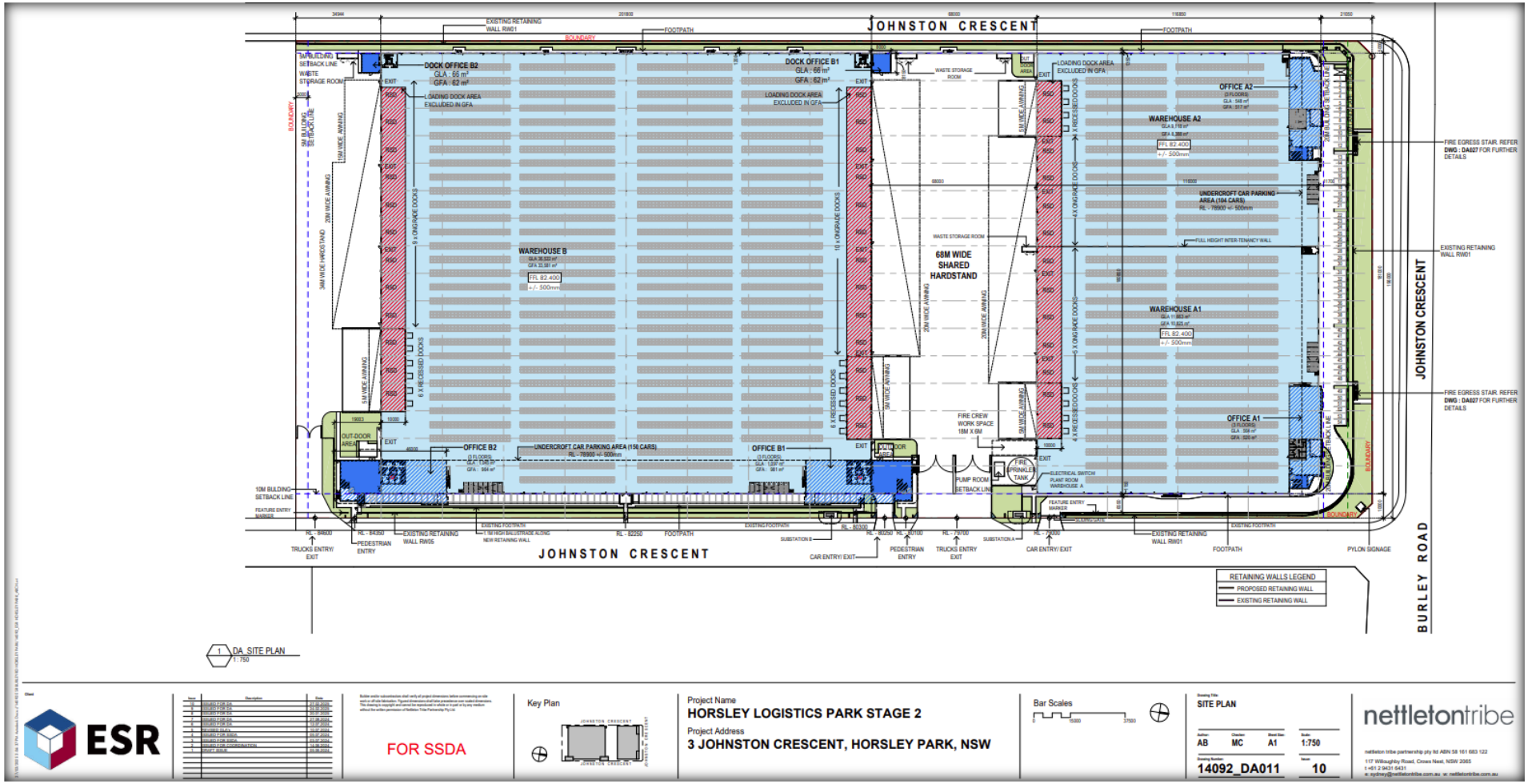


Figure 2 HLP Stage 2 Site Masterplan (nettletontribe 2025)



1.2 CEMP Context

The CEMP has been prepared to address the specific requirements of SSD 71144719 and in consideration of the *Guideline for the Preparation of Environmental Management Plans* (Department of Infrastructure, Planning and Natural Resources 2004).

The CEMP contains the following key components:

- A description of the construction activities to be undertaken on site, including construction program and timing;
- Environmental management framework, including key contacts, roles and responsibilities, and regulatory requirements;
- Environmental management commitments and responsibilities;
- Monitoring, inspections and reporting requirements;
- Complaints management strategy;
- Environmental incident management strategy; and
- Inclusion of specialist management plans and protocols, listed below:
  - Conditions of Consent (**Appendix A**)
  - Relevant Conditions of Consent (**Appendix B**)
  - Event Notification Report template (**Appendix C**)
  - Community Consultation Plan (CCP) (**Appendix D**).
  - Construction Noise and Vibration Management Plan (CNVMP) (**Appendix E**);
  - Construction Traffic Management Plan (CTMP) (**Appendix F**)
  - Erosion and Sediment Control Plans (**Appendix G**)

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

1.2.1 Scope

This CEMP has been prepared to satisfy Conditions C1, C2, C3 and C4 of SSD 71144719. The specific requirements of these consent conditions, along with where these requirements have been addressed within this CEMP, are listed in **Table 1**. In addition to this, all conditions of consent relevant to this CEMP are attached at **Appendix B**, including reference to where they have been addressed.

Table 1 CEMP Conditions Review

SSD 71144719 Consent Condition	CEMP Section
C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	-
(a) A condition compliance table for that plan;	Table 1, Section 4.0 and Appendix B
(b) detailed baseline data;	Appended Management Plans

SSD 71144719 Consent Condition	CEMP Section
(c) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);	Section 3.2
(ii) any relevant limits or performance measures and criteria; and	Appended Management Plans
(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;	Appended Management Plans
(d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Section 4 Appended Management Plans
(e) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	Section 5 Appended Management Plans
(f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	Section 5.2
(g) a program to investigate and implement ways to improve the environmental performance of the development over time;	Section 6
(h) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and	Section 5.1
(i) a protocol for periodic review of the plan.	Section 6
Note: the Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Noted
C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	This Plan, refer to Condition C1 cross references above
C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:	-
(a) Construction Traffic Management Plan (see condition B1);	Section 4.4 Appendix F
(b) Erosion and Sediment Control Plan (see Condition B9);	Section 4.5 Appendix G
(c) Construction Noise and Vibration Management Plan (see Condition B20);	Section 4.2 Appendix E
(d) a copy of the development's Unexpected Contamination Finds Procedure (see condition B30);	Sections 4.8 & 4.9
(h) Community Consultation Plan & Complaints Handling	Section 4.12

SSD 71144719 Consent Condition	CEMP Section
	Appendix D
C4. The Applicant must:	-
(a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and	This CEMP and appended management plans will be referred to the Secretary for approval
(b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	Noted

It is also noted that ESR, the construction contractor and any engaged subcontractors shall at all times operate in compliance with Condition A1 of SSD 71144719 which reads:

In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

1.2.2 Objectives

The objectives of this CEMP are to:

- Establish the framework for managing and mitigating the potential for adverse environmental impacts as a result of the construction of HLP;
- Clearly and concisely document the commitments made in the EIS (Urbis 2024) and Response to Submissions (RTS) (Urbis 2025), including relevant management plans, that are required to be implemented with during construction;
- Demonstrate to DPHI how the applicant proposes to meet all of its regulatory obligations including those outlined in the Conditions of Consent;
- Outline the controls to be implemented by the contractor to meet those obligations;
- Clearly and concisely document the conditions imposed by SSD 71144719 that are required to be implemented and/or complied with during the construction phase; and
- Assist to establish HLP in a manner that avoids (where possible) or minimises impact to the surrounding environment and community.

1.2.3 Preparation

This CEMP has been prepared by SLR Consulting (Australia) Pty Ltd (SLR). SLR provides global environmental and advisory solutions from a network of offices in Asia-Pacific, Europe, North America and Africa.

1.2.4 Consultation

In accordance with SSD 71144719, consultation has been undertaken with the applicable stakeholders which is summarised in **Table 2**, and documentation attached at **Appendix D** being the Community Consultation Plan (CCP).

Table 2 Consultation

Condition	Comment
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;	The Applicant will notify DPHI in accordance with Condition A6
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.	Evidence of consultation will be provided to DPHI as required and in accordance with the evidence provisions set out in Condition A8.
A12. Prior to the commencement of construction of the development, the Applicant must: (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, 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.	The Applicant has or will consult with the relevant owner and provider of services or public infrastructure and has prepared a dilapidation report.
Construction Noise and Vibration Management B20. The Applicant must prepare a Construction Noise and Vibration 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 Interim Construction Noise Guideline (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;	Undertaken as part of the preparation of the Construction Noise and Vibration Management Plan (see **Appendix E**).

Condition	Comment
(e) describe the community consultation undertaken to develop the strategies in condition B20(d); and, (f) include a complaints management system that would be implemented for the duration of the development.	
Construction Traffic Management Plan B1. Prior to the commencement of construction of each warehouse building, the Applicant will prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The plan will form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; …	Undertaken as part of the preparation of the Construction Traffic Management Plan (see **Appendix F**).

2.0 Development Description

2.1 Location

HLP is located at 3 Johnston Crescent, Horsley Park, and is legally described as Lot 301 DP 1244594 in the South of Warragamba Pipelines Precinct within the broader WSEA, which falls within the Fairfield LGA. HLP is approximately 20.8 hectares and is located approximately 15 km east of Penrith Central Business District (CBD), 17 km west of Parramatta CBD, and 35 km west of Sydney CBD.

Beyond the quarry site, the surrounding land uses include:

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

2.2 Construction Activities

This CEMP has been developed to address construction activities related to the approved construction of site preparation works, two warehouses and associated hardstand, parking and landscaping on Lot 301 within the HLP.

Bulk earthworks, road construction, and infrastructure works for this site were approved and completed under a separate approval (DA893/2013) and managed through a separate CEMP. Accordingly, these works are not within the scope of this CEMP

Table 3 summarises key aspects of the construction activities and indicative dates for commencement and completion of each phase:

Table 3 Construction Activities

Phase	Indicative Dates	Indicative Duration	Activities
Internal Construction	Oct-25 – Dec-26	266 days	• Site preparation • Concrete piling works • Stabilisation works • Tank construction • Utilities • Pump house and fire sprinkler tank • Civil Drainage • Hardstands • Undercroft Carpark Areas • Driveways & Pavement works Fencing and landscaping
Warehouse A and B	Dec-25 – Dec-26	236 days	• Footings • Structural steel • Precast panels • Roofing • Cladding and gutters • Dividing wall Fit out
Offices	Mar-26 – Oct-26	148 days	• Footings • Structural steel • Precast panels • Roofing • Cladding and gutters • Dividing wall Fit out

All works will be undertaken in accordance with the Approved Development Consent SSD 71144719.

2.3 Construction Hours

Construction hours will be in accordance with Conditions B17 and B18 of Development Consent SSD 71144719, which are reproduced below:

> *B17. The Applicant must comply with the hours detailed, unless otherwise agreed in writing by the Planning Secretary.*
>
> Hours of Work

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

B18. Works outside of the hours identified in Condition B17 may be undertaken in the following circumstances:

a) works that are inaudible at the nearest sensitive receivers;

b) works agreed to in writing by the Planning Secretary;

c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or

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

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

2.4 Construction Site Access

Access to the site shall be available on Horsley Road, as shown below in **Figure 3**.

The largest vehicle to typically access the Site would be a 19.6m Truck & Dog, from the temporary access driveway. Further, construction management protocols will require that any vehicle entering the Site access road will have right of way compared to vehicles exiting, in order to ensure that there is no queuing on Johnston Crescent.

Any oversized plant or structure that require special arrangements to transport along public roads will require approval from the National Heavy Vehicle Regulator (NHVR) and Council. This is discussed in further detail below. All vehicles are to access the site via Johnston Crescent.

Access to emergency vehicles shall be maintained at all times. An emergency vehicle parking space will be maintained at all times and left vacant unless occupied by an emergency vehicle.

For additional details please refer to the CTMP (**Appendix F**).

Figure 3 Site Entry (Ason CTMP 2025)

Construction Contact Details

Table 4 lists the key contacts during construction.

Table 4 Construction Contact List

Role	Name	Company	Contact Details
Project Principal	Hamish Boots	ESR	0431 063 866
Contractor's Project Manager	Jay Sharma	Texco	0432 445 693
Contractor Foreman	Jay Sharma	Texco	0432 445 693
Community Enquiries and Complaints Contact	Jay Sharma	Texco	0432 445 693

3.0 Environmental Management Framework

3.1 Roles and Responsibilities

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

The key personnel responsible for environmental management during construction are listed in **Table 5**

Table 5 Personnel Responsible for Environmental Management

Role	Responsibilities
Project Principal (ESR)	Environmental reporting responsibility associated with the development. • Overall responsibility for environmental management and compliance with SSD 71144719 and relevant legislation; • Liaise with the Proponent to keep them informed of the project's progress; • Record, notify, investigate and respond to any environmental incidents and, where necessary, develop and implement corrective actions; • Consult and engage with any subcontractors or interfacing contractors regarding the environmental management of the Site; • Provide adequate environmental inductions/training to employees and contractors regarding their requirements under this CEMP.
Contractor's Project Manager	• Environmental reporting responsibility associated with the development. • Ensure the legislative and corporate safety, health and environment management measures and controls are implemented and maintained. • Record, notify, investigate and respond to any environmental incidents and, where necessary, develop and implement corrective actions. • Responsibility for compliance with approval requirements. • Liaise with the Project Principal to keep them informed of the project's progress. • Consult and engage with any subcontractors or interfacing contractors regarding the environmental management of the Site. • Lead and manage the community involvement activities, including liaison with property owners and key stakeholders. • Lead the delivery of communication and community engagement strategies and plans. • Facilitate meetings, forums and arranging interviews to address concerns from community. • Provide advice and participate with the project teams to improve and enhance the delivery of communication services to the community. • Build, maintain collaborative and consultative working relationships with internal and external stakeholders.
Contractor's Site Manager	• All the responsibilities attributed to the Construction Contractor throughout this CEMP. • Environmental reporting responsibility associated with the development. • Ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an incident and/or non-compliance. • Regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent. • Provide adequate environmental inductions/training to employees and contractors regarding their requirements under this CEMP. • Participate in risk and hazard identification and control. • Participate in incident investigations and management. • Participate in health and safety inspections.

Role	Responsibilities
Community Co-ordinator	• Lead and manage the community involvement activities, including liaison with property owners and key stakeholders; • Be the primary daily contact to the public handling of enquiries / complaints management / interface issues; • Maintain the complaints register • Be available for contact by local residents and the community at all reasonable times to answer any questions; • Liaise with property owners to co-ordinate access and to deal with specific property related issues arising from the upgrade works; • Lead the delivery of communication and community engagement strategies and plans; • Facilitate meetings, forums and arranging interviews to address concerns from community; • Provide advice and participate with the project teams to improve and enhance the delivery of communication services to the community; • Build, maintain collaborative and consultative working relationships with internal and external stakeholders; and • Be available for contact by local residents, key stakeholders and community representatives to answer queries and provide more information or feedback.
All employees, contractors and subcontractors	• Ensure familiarity, implementation and compliance with this CEMP and appended management plans; • Support the Proponent's commitment to sustainability, environmental management and compliance; • Work in a manner that will not harm the environment or impact on surrounding receptors; • Report all environmental incidents, non-compliances and complaints to the Project Manager without delay; • Notify the Contractor's Project Manager of any hazard or potential hazard that may result in an incident and/or non-compliance, regardless of the nature or scale; • Take immediate action (where it is safe to do so) to prevent, stop, contain and/or minimise any adverse impact associated with an incident and/or non-compliance; and • Report any inappropriate construction practices and/or environmental management practices to the Project Manager without delay.

3.2 Statutory Requirements

3.2.1 SSD 71144719

The Development will be constructed in accordance with Condition A2 of SSD 71144719, The Development will be carried out:

a) in compliance with the conditions of the Development Consent;

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

c) in accordance with the EIS and Response to Submissions and Additional information;

d) in accordance with the Development Layout attached to the Development Consent as Appendix 1;

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

In accordance with Condition A3 of SSD 71144719, consistent with the requirements of the Development Consent, the Planning Secretary may make written directions to ESR in relation to:

f) 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

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

In accordance with Condition A4 of SSD 71144719, the conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. The Project Manager will be notified if any inconsistencies are identified who will notify the Project Principal.

In accordance with condition A5 of SSD 71144719, unless the development has physically commenced on the land to which the consent applies, consent will lapse five years from the date consent was granted.

In accordance with conditions A28 and A29 of SSD 71144719, the Planning Secretary may when 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. All such documents and references are to such at the timing of the granting of SSD 71144719 only.

A copy of the Consent for SSD 71144719 is attached at **Appendix A** and all conditions of consent relevant to this CEMP are attached at **Appendix B**.

3.2.2 Other licences, permits, approvals and consents

Table 6 summarises the additional licences, permits, approvals and consents required throughout the remainder of the construction works. This information has been summarised from the SSD 71144719 Consent Conditions, the EIS (Urbis 2025), and contributions from ESR. It is the Construction Contractor's Project Managers responsibility to liaise with the Project Principal to ensure that any license, permit, approval etc listed in **Table 6** has been obtained in the required timeframe.

Table 6 Other licences, permits, approvals and consents

Licence, permit, approval or consent	Person Responsible	Timing	References / Notes
All relevant approvals from utility service providers.	Principal and Contractors Project Manager	Before construction commences	SSD 71144719 Condition A13
A Compliance Certificate for water and sewerage infrastructure servicing at the site will be obtained.	Principal and Contractors Project Manager	Before the commencement of operation	SSD 71144719 Condition A14
Evidence from the carrier that the fibre ready facilities are fit for purpose.	Project Principal	Before final Occupation Certificate issued	SSD 71144719 Condition A15
Works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.	Project Principal	Before the issue of the final Occupation Certificate	SSD 71144719 Condition A27
All licences, permits, approvals and consents as required by law will be obtained and maintained as required for the development. See Section 3.3 of this CEMP.	Principal and Contractors Project Manager	As required	SSD 71144719 Condition AN1

3.3 Inductions and Environmental Training

The Contractor's Site Manager will ensure that all employees and contractors involved in the project are appropriately inducted and trained prior to commencing work on site. Training in relation to environmental responsibilities and implementation of this CEMP will take place initially through the site induction training and then on an ongoing basis through 'toolbox talks' (or similar).

All employees, contractors (and their sub-contractors) conducting environmental training and site staff assigning work activities will demonstrate that they are competent and appropriately trained to train and manage construction site specific environmental issues.

Inductions and Training will meet the objectives of Condition A22 of SSD 71144719, which is to eensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the SSD 71144719 Consent Conditions relevant to activities they carry out in respect of the development.

A register of all environmental training carried out, including dates, names of persons trained, and trainer name and qualification details will be established and maintained for the duration of works.

3.3.1 Environmental Induction Training

The environmental induction training will cover all elements of the CEMP and will include, as a minimum, the following:

Table 7 Environmental Induction Training

Inductions and Environmental Training	Reference / Notes
Purpose and objectives of the CEMP	Section 1.2
Obligation to minimise harm to the environment	Section 1.2.1
Hours of Construction	Section 2.3
Requirements of due diligence and duty of care	Section 3.1
Conditions of any environmental licences, permits and consent approvals	Section 3.3
Potential environmental emergencies on site and the emergency response procedures (including the Emergency Spill Response Plan), locations and training in the use of emergency spill kits for spills on water and on land	Section 3.5 and Section 4
Reporting, and notification and management requirements for pollution, contamination and other environmental incidents, and for damage and maintenance to environmental controls	Section 3.5 and 5.1
High-risk activities and associated environmental safeguards i.e. Vegetation clearing, night works, operation and maintenance of concrete washouts, and washing, refuelling and maintenance of plant and equipment	Section 4
Location of reuse bins, washing, refuelling and maintenance of vehicles, plant and equipment	Section 4
Noise, vibration, and air quality management controls	Section 4.2 and 4.3 Appendix E
Drivers' code of Conduct	Section 4.4 Appendix F
Construction Traffic Management including permitted access routes to and from the construction site for all vehicles, as well as standard environmental, work, health and safety (WHS), driver protocols and emergency procedures.	Section 2.4, 4.4 Appendix F
Erosion and sediment control practices, water quality controls and sediment basin management	Section 4.5 Appendix G
Waste minimisation principles	Section 4.6
Stop work protocol in the event of the discovery of Aboriginal item or object of significance	Section 4.8
Hazardous Goods and Contamination Induction requirements and conditions to be complied with as per this CEMP.	Section 4.9
When there is a risk of fire being caused by work such as welding, thermal or oxygen cutting, heating or other fire producing or spark producing operations or when burning off is proposed, training will be provided to all personnel in fire prevention, fire safety and basic firefighting skills.	Section 4.10

3.3.2 Toolbox Talks

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

- A description of the activity and the area;

- Identification of the environmental issues and risks for the area; and
- Outline the mitigations measures for the works and the area (see Section 4).

3.4 Incident and Non-Compliance Response and Handling Procedure

For the purposes of this CEMP, SSD 71144719 describes an 'incident' as an occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance. SSD 71144719 describes a 'non-compliance' as an occurrence, set of circumstances or development that is a breach of the consent.

Material Harm is defined within SSD 71144719 as harm that:

a) *involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or*

b) *results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding $10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)*

Table 8 below summarises the required notification timeframes and responsible parties for incident and/or non compliance notification with further details provided within this section at the provided Cross Reference(s).

Table 8 Material Harm Incident and Non Compliance Notification

Notification Requirement	Responsible	Timeframe	Reference
Incidents			
Upon awareness of an incident, the Contractors Site and/or Project Manager shall be notified of and provided with all relevant information pertaining to the potential or actual incident.	Any person engaged as an employee or undertaking an activity with regard to the Site	Immediately after becoming aware of a potential or actual incident	CEMP 3.4.1 & 3.4.2
The Contractor's Site and/or Project Manager will notify ESR (Principal) of any incident including all relevant information pertaining to the incident.	Contractor's Site & Project Manager	Immediately after becoming aware of a potential or actual incident	CEMP 3.4.1 & 3.4.2
ESR will notify DPHI of an incident in writing via the Major Projects Website.	ESR	Immediately after becoming aware of incident	CEMP 3.4.1 & 3.4.2
An Event Notification Report will be completed and provided to ESR This is attached to this CEMP as Appendix C.	Contractor's Project Manager	Within 24 hours	Appendix C
ESR will provide a formal written notification of an incident to DPHI via the Major Projects Website.	Project Principal	Immediately after becoming aware of incident	CEMP 3.4.1

Notification Requirement	Responsible	Timeframe	Reference
ESR will provide DPHI and any relevant public authorities a detailed report on the incident	Project Principal	Within 30 days of the incident occurring or as otherwise agreed to by the Planning Secretary	CEMP 3.4.1
Non-Compliance			
Provide written notification of the non-compliance to the Major Projects website.	Project Principal	Within 7 days after becoming aware of non-compliance	CEMP 3.4.1

3.4.1 Notification Requirements

3.4.1.1 Under the Protection of the Environment Operations Act 1997 (POEO Act)

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

Duty of an employee or any person undertaking an activity:

Any person engaged as an employee or undertaking an activity with regard to the Site will, immediately after becoming aware of any potential incident (even if outside of normal business hours), notify the Contractor's Site and/or Project Manager who will notify the Project Principal of the incident and all relevant information about it. The Contractor's Site Manager will be available 24 hours a day, seven days a week and have the authority to stop or direct works.

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

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

Under the POEO Act, "*relevant authority*" means any of the following:

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

Table 9 lists the contact details for these authorities. The person reporting the pollution incident will provide the following key details:

- Location of the pollution incident/emergency;
- Nature of the pollution incident/emergency;
- Their name and contact details; and
- Details of any required assistance.

Table 9 Regulatory Authority Contact List for Material Harm Incidents

Regulatory Authority / Stakeholder	Key Contact	Contact Details	
Department of Planning, Housing & Infrastructure (DPHI_	Compliance Unit	1300 305 695 compliance@planning.nsw.gov.au	
Environment Protection Authority (EPA)	Environment Line	131 555 info@environment.nsw.gov.au	
	Head office (Sydney)	02 9995 5000	
Fairfield City Council	Main switchboard	02 9725 0222 mail@fairfieldcity.nsw.gov.au	
Water NSW	Main switchboard	1300 662 077 Customer.Helpdesk@waternsw.com.au	
	Incident Notification Number – 24 hours	1800 061 069	
NSW Public Health Unit	Sydney Local Health District	Business hours: 1300 066 055 After hours: 02 9515 6111	
SafeWork NSW	Incident Notification Hotline	131 050 Select Option 3 to report a “Serious Incident or Fatality” – this will result in the incident being recorded and the appropriate person being contacted.	
Emergency Services	NSW Police NSW Fire and Rescue NSW Ambulance Service	131 444 1300 729 579 1300 655 200	In case of emergency – 000

3.4.1.2 Under the Conditions of SSD 71144719

In accordance with Condition C9 & C10 of Development Consent SSD 71144719, once ESR becomes aware of an incident, ESR is required to immediately notify the Planning Secretary via the Major Projects website. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.

- In accordance with Appendix 3 of Development Consent SSD 71144719 a written incident notification addressing the requirements of Appendix 3 is required to be provided to the Planning Secretary via the Major Projects website within seven days. The written notification of an incident must:
- Identify the development and application number;
- Provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
- Identify how the incident was detected;
- Identify when the applicant became aware of the incident;
- Identify any actual or potential non-compliance with conditions of consent;

- Describe what immediate steps were taken in relation to the incident;
- Identify further action(s) that will be taken in relation to the incident; and
- Identify a project contact for further communication regarding the incident.

In accordance with Appendix 3 of Development Consent SSD 71144719 a detailed incident report is then to be provided to the Planning Secretary and any other relevant public authorities within 30 days of the incident. The Incident Report must include:

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

3.4.1.3 Non-Compliances

In accordance with Condition C11 and Appendix 3 of SSD 71144719, the Planning Secretary must be notified in writing via the Major Projects website within seven days after the Proponent becomes aware of any non-compliance.

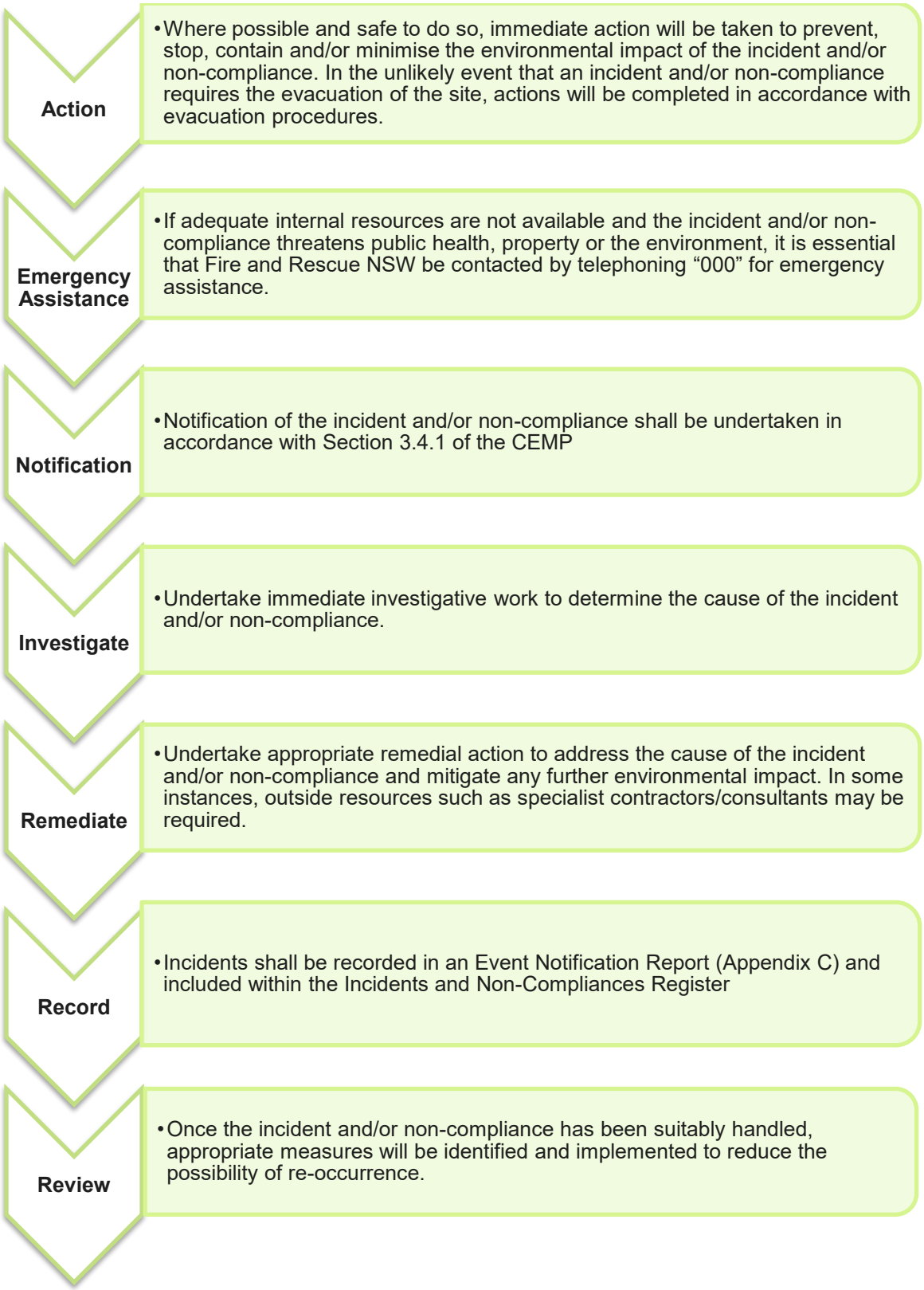
C12 of SSD 71144719 states a non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

C12 of SSD 71144719 notes that a non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

3.4.2 Incidents and Non-Compliance Handling Procedure

Upon becoming aware of an incident and/or non-compliance, the procedure outlined in **Figure 4** will be followed.

Figure 4 Incidents and Non-Compliance Handling Procedure



3.4.3 Incidents and Non-Compliance Register

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

- A copy of the environmental incident and non-compliance notification requirements and handling procedure contained above in Sections 3.4.1 and 3.4.2;
- Site evacuation procedures;
- A separate reference sheet containing the contact details for the contacts listed in Table 4 and the contact details for the regulatory authorities listed in Table 9
- Blank hard copies of the Event Notification Report (**Appendix C**); and
- Copies of all completed Event Notification Reports, which are to be maintained for at least five years after the event to which they relate.

3.4.4 Minor Environmental Incidents

There is the possibility of minor environmental incidents occurring as part of this project. SLR have defined a 'Minor Environmental Incident' as an incident where there has been no potential or actual material harm to the environment (see 'material harm' definition outlined in **Section 3.4**). Examples may include excessive dust impacts sighted by the project team or a small contained hydrocarbon spill that does not leave a site boundary and are cleaned up without residual on-site environmental harm.

Minor environmental incidents will still be handled under the process outlined in **Section 3.4.2** except there will be no requirement for notification of government agencies. All minor or major incidents will be recorded in the Incidents and Non-Compliance Register. A minor incident does not constitute a non-compliance under the conditions of SSD 71144719.

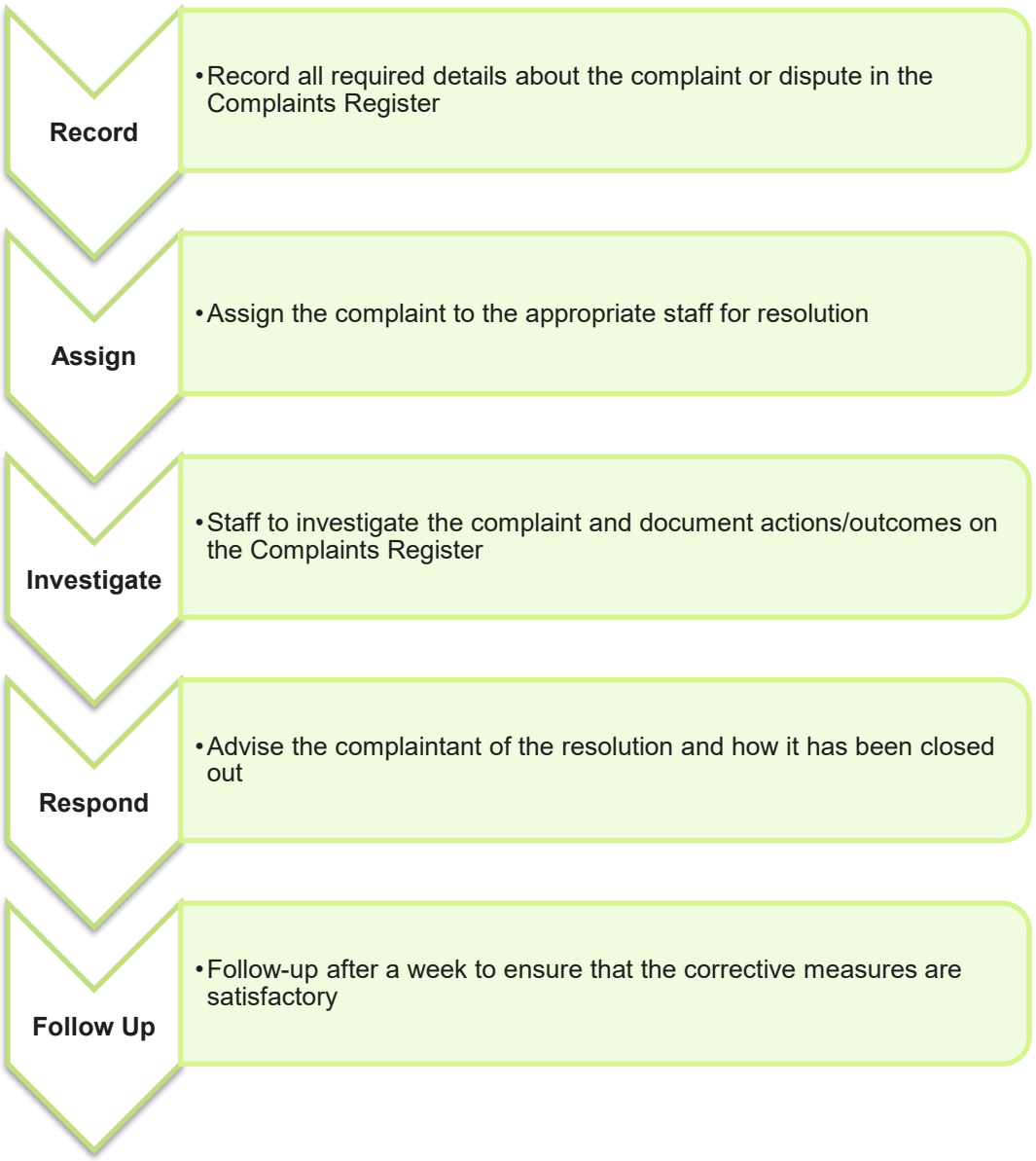
3.5 Complaints Response and Handling Procedure

All complaints will be handled in accordance with Section 3.5 and 3.6 of the CEMP and Section 6 or the Community Consultation Plan (CCP) (Urbis 2025) in **Appendix D**.

Any employee who take receipt of a complaint, either verbal or written, is to take note of the name and contact details of the complainant and the nature of the complaint and immediately notify the Contractor's Site Manager, who will then contact the Community Co-ordinator to commence action and will notify the Project Manager.

Upon receiving a complaint, the procedure outlined in **Figure 5** will be followed.

Figure 5 Complaints Handling Procedure



3.5.1 Complaints Register

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

- A copy of the environmental complaint handling procedure contained in Section 3.5;
- A separate reference sheet containing the contact details listed in **Table 4**;
- Blank hard copies of the Community Correspondence Register; and
- Copies of all completed Community Correspondence Register, which are to be maintained for at least five years after the event to which they relate.

3.6 Dispute Resolution

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

In the case of a dispute between the Proponent and a community member/complainant, either party may refer the matter to the DPHI and/or relevant regulatory authority for consideration, advice and/or negotiation.

4.0 Environmental Management Commitments

The environmental aspects that may be affected by construction activities on-site are addressed in the sub-sections below. These aspects have either specific regulatory requirements under SSD 71144719 or are considered to present a higher risk of non-compliance with statutory obligations, this CEMP, its sub-plans, or the potential to generate community concern or complaints. The tables provided in this section serve as a compliance management tool, detailing the environmental controls and how they will be implemented and monitored during construction

4.1 General

Table 10 lists the general environmental controls that will be implemented throughout the construction to minimise the potential for adverse impacts on the local environmental and surrounding receptors.

Table 10 General Construction Environmental Management Controls

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
All reasonable and feasible measures will be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from construction.	Contractors Project and Site Manager	Ongoing	SSD 71144719 Condition A1
Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.	Principal & Contractors Project and Site Manager	Ongoing	SSD 71144719 Condition A13
All plant and equipment used on site, or to monitor performance of the development will be operated in a proper and efficient manner.	Contractors Site Manager	Ongoing	SSD 71144719 Condition A26
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.	Contractors Site Manager	Prior to commencing construction and ongoing	Condition A22 Section 3.3
The incidents and complaints will be promptly and effectively addressed in accordance with the management	Contractors Project, Site Manager & Community Co-ordinator	Ongoing	Appendix D Section 6 & CEMP

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
strategies contained within Sections 3.5 and 3.6 of this CEMP.			Sections 3.5 and 3.6
All monitoring records will be maintained to demonstrate compliance with the CEMP, including: Site environmental inspection reports; Environmental monitoring data; Internal and external audit reports; Reports of environmental incidents, environmental, associated actions taken, and follow-up actions; Minutes of management review meetings; and Induction and training records.	Contractors Project and Site Manager	For 5 years after completion date	Section 5 & SSD 71144719 Conditions C9, C10, C11, C12, C13 & C14 & Appendix 3

4.2 Noise and Vibration

Construction noise and vibration will be managed in accordance with the Construction Noise and Vibration Management Plan (CNVMP) (SLR 2025), attached as **Appendix E**.

The environmental management controls in **Table 11** will be implemented to minimise the potential for adverse noise and vibration impacts during construction.

Table 11 Environmental Management Controls for Noise and Vibration

Measure	Person Responsible	Timing / Frequency	Reference / Notes
The use of standard mitigation measures provided in the Transport for NSW Construction Noise and Vibration Guideline should be implemented during	Contractors Site Manager	Ongoing	Appendix E Section 5.2 & Condition B1 Appendix 2
The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guidelines (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 Construction Noise and Vibration Management Plan required under condition B20.	Contractors Project and Site Manager	Ongoing	Appendix E Section 8 & 9 & SSD 71144719 Condition B19
All listed mitigation and management measures outlined in Section 8 & 9 of the CNVMP will be implemented throughout construction. These mitigation measures are detailed within the following general categories: Summary of mitigation procedures Site protocol for response to noise and vibration Allocation of noise management procedures	Contractors Project and Site Manager	Ongoing	Appendix E Section 8 & 9 & SSD 71144719 Condition B20

Measure	Person Responsible	Timing / Frequency	Reference / Notes
Implementation of Noise Management Procedures Best practice noise mitigation measures Vibration Mitigation Measures Community Engagement			
The Applicant must: (a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B20 is approved by the Planning Secretary; and (b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of construction	Contractors Project and Site Manager	Prior to the commencement of construction	Appendix E & Condition B21 Appendix 2
Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Contractors Site Manager	Ongoing	Condition B24
The limits in condition B23 apply unless otherwise outlined in the development's Construction Noise and Vibration Management Plan (see condition B20).	Contractors Site Manager	Ongoing	Appendix E Section 5.3 & Condition B25

4.3 Air Quality

The environmental management controls in **Table 12** will be implemented to minimise the potential for adverse air quality impacts such as dust during construction.

Table 12 Environmental Management Controls for Air Quality

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
All reasonable steps will be taken to minimise dust generated during works.	Contractors Site Manager and all employees	Ongoing	SSD 71144719 Condition B15
During construction the following controls will be implemented: • Exposed surfaces and stockpiles will be suppressed by regular watering;	Contractors Site Manager	Ongoing	SSD 71144719 Condition B16

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
• All trucks entering or leaving the site with loads will have their loads covered; • Trucks associated with the development will not track dirt onto the public road network; • Public roads used by these trucks will be kept clean; and • Land stabilisation works will be carried out progressively on site to minimise exposed surfaces.			
Earthworks • Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable. • Use Hessian, mulches or trackifiers • Only remove the cover in small areas during work and not all at once. • where it is not possible to revegetate or cover with topsoil, as soon as practicable.	Contractors Site Manager	Ongoing	SSD 71144719 Appendix 2
Construction • Avoid scabbling (roughening of concrete surfaces) if possible. • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. • Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.	Contractors Site Manager	Ongoing	SSD 71144719 Appendix 2
Trackout • Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use. • Avoid dry sweeping of large areas. • Ensure vehicles entering and leaving	Contractors Site Manager	Ongoing	SSD 71144719 Appendix 2

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
• sites are covered to prevent escape of materials during transport. • Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable. • Record all inspections of haul routes and any subsequent action in a site log book • Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned. • Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). • Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits. • Access gates to be located at least 10 m from receptors where possible.			

4.4 Traffic

Construction traffic will be managed in accordance with the Construction Traffic Management Plan (CTMP) (Ason 2025), attached as **Appendix F**.

The environmental management controls in **Table 13** will be implemented to ensure road safety and network efficiency during construction.

Table 13 Environmental Management Controls for Traffic

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced person(s), (b) be prepared in consultation with Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of 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.	Project Principal and Contractors Project and Site Manager	Prior to the commencement of construction	Appendix F Condition B1 Appendix 2
The Applicant must: (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.	Project Principal and Contractors Project and Site Manager	Prior to the commencement of construction	Appendix F Condition B2
The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for	Project Principal and	Ongoing	3.2.3 Appendix F

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	Contractors Project and Site Manager		Condition B4
All management and mitigation measures relating to proposed works outlined in the CTMP will be implemented throughout construction. These mitigation measures cover the following activities: • Construction hours; • Truck Routes; • Site Access; • Site Location; • Site Contacts; and • Construction Description.	Project Principal and Contractors Project and Site Manager	Ongoing	Section 2 Appendix F Section 2
All management and mitigation measures relating to traffic management as outlined in the CTMP will be implemented throughout construction. These mitigation measures cover the following activities: • Cumulative Impacts; • Impacts on Surrounding Network; • Traffic Management; • Pedestrian and Cycle Management; • Construction Site Access and Haulage Routes; • Dedicated Parking; • Fencing Requirements; • Traffic controller, if required • Internal Movements; • Worker induction; and • Driver Code of Conduct.	Project Principal and Contractors Project & Site Manager	Ongoing	Section 3.1.3 Appendix F Section 3.1.3
As part of the Monitoring and Communications Strategies prepared as part of the CTMP, regular reviews will be undertaken by the on-site coordinator during implementation and execution of the CTMP.	Project Principal and Contractors Project & Site Manager	Ongoing	Appendix 2
Traffic control would be required to manage and regulate traffic movements into and out of the Site during construction.	Project & Site Manager	Ongoing	Appendix 2
Disruption to road users would be kept to a minimum by scheduling intensive delivery activities outside of peak network hours	Project & Site Manager	Ongoing	Appendix 2
Construction and delivery vehicles would be restricted to using Old Wallgrove Road and M7 Motorway; and Lenore Drive and Mamre Road.	Project & Site Manager	Ongoing	Appendix 2

4.5 Water and Soil

The environmental management controls in **Table 14** will be implemented to minimise the potential for adverse water and soil impacts during construction. It is noted that Bulk earthworks, road layouts and infrastructure have already been approved and completed for the site under a separate CEMP and separate approval (DA893/2013).

Table 14 Environmental Management Controls for Water and Soil

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Project Principal, Contractor Project Manager	Prior to the commencement of operation	Condition B13
The Constructor must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Planning Secretary upon request	Contractors Project and Site Manager	Ongoing	Condition B8
Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.	Contractors Project and Site Manager	Prior to the commencement of any construction or other surface disturbance for the Site	Condition B9 Appendix G Appendix 2
The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B9 for the duration of construction of the development	Contractors Project and Site Manager	Ongoing	Condition B20 Appendix G
Prior to the commencement of construction of the development, the Applicant must finalise the detailed design of the stormwater management system for the development. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS and RTS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff	Principal, Contractors Project and Site Manager	Prior to the commencement of construction	Condition B12

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
(Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines			
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.	Contractors Site Manager	Ongoing	Condition B43

4.6 Waste

The environmental management controls in **Table 15** will be implemented to minimise the potential for adverse impacts as a result of waste generated during construction.

Table 15 Environmental Management Controls for Waste

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste	Contractors Project and Site Manager	Ongoing	Condition B39
Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	Contractors Project and Site Manager	Ongoing	Condition B41
Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Contractors Site Manager	Ongoing	Condition B42
The Building Contractor, Building Designer and/or those in equivalent roles should follow better practice waste avoidance strategies outlined in the WMP. Effective management of construction materials and waste, including options for reuse and recycling where applicable and practicable, will be conducted. Only waste that cannot be cost effectively reused or recycled is to be sent to landfill or appropriate disposal facilities. Waste materials produced from construction activities will be separated at the source and stored separately on-site. A more detailed construction waste management plan will be	Contractors Site Manager	Ongoing	Appendix 2

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
prepared that will provide further information on waste storage on site during construction.			

4.7 Visual Amenity

The environmental management controls in **Table 16** will be implemented to minimise the potential for adverse visual amenity impacts during construction. Landscaping will be in accordance with the Landscape Plans (Scape Design, 2025)**.**

Table 16 Environmental Management Controls for Visual Amenity

Reporting Requirement	Person Responsible	Timing / Frequency	References / Notes
The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); and (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Contractors Project & Site Manager	Ongoing	Condition B44
All signage and fencing must be erected in accordance with the development plans included in the RTS. Note: This condition does not apply to temporary construction and safety related signage and fencing	Contractors Project & Site Manager	Ongoing	Condition B45
All listed mitigation and management measures outlined in the Landscape Specification will be implemented throughout construction. These mitigation measures cover the following activities: • Site Preparation; • Hardscape Elements; • Softscape Elements; • Irrigation; and • Plant Establishment and Maintenance	Construction Site Manager	Ongoing	Landscape Specification
Landscaping will be compliant with the approved Landscaping Plan, as approved by the Planning Secretary.	Project Principal and Contractors Project and Site Manager	Ongoing	Condition B32

4.8 Heritage

The following environmental management controls in **Table 17** will be implemented in the event that Aboriginal or non-Aboriginal heritage items, objects, or archaeological relics are

discovered during construction. These measures are consistent with Conditions B26–B29 of SSD 71144719, Part 6 of the National Parks and Wildlife Act 1974 (NSW), and the Heritage Act 1977 (NSW). They must be read in conjunction with the Unexpected Contamination Finds Procedure (UCFP) (SLR 2025) and the environmental incident response process in Section 3.4 of this CEMP.

Table 17 Environmental Management Controls for Heritage

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
If any item or object of Aboriginal heritage significance is identified on site: (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.	Project Principal, Contractors Project and Site Manager and all employees	Ongoing	SSD 71144719 Condition B26, UCFP (Appendix H)
Work in the immediate vicinity of the Aboriginal item or object will only recommence in accordance with the provisions of Part 6 of the National Parks and Wildlife Act 1974 (NSW).	Project Principal, Contractors Project and Site Manager and all employees	Ongoing	SSD 71144719 Condition B27, UCFP (Appendix H)
If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development: (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately; (b) Heritage NSW must be contacted immediately; and (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW	Project Principal, Contractors Project and Site Manager and all employees	Ongoing	SSD 71144719 Condition B28, UCFP (Appendix H)
Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.	Project Principal, Contractors Project and Site Manager and all employees	Ongoing	SSD 71144719 Condition B29, UCFP (Appendix H)
Refer to SSD 71144719 Appendix 2 Aboriginal Heritage section for detailed procedures for Unexpected Archaeological Finds Procedure if archaeological materials, or suspected archaeological materials or Human Remains found.	Project Principal, Contractors Project and Site Manager and all employees	Ongoing	SSD 71144719 Appendix 2 Appendix A, UCFP

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
			(Appendix H)

4.9 Hazardous Goods and Contamination

The purpose of this section is to outline the environmental controls in **Table 18** that will be implemented to minimise the potential for environmental incidents associated with the storage, handling and use of hazardous goods, and to ensure that any contamination (including unexpected contaminated material) is identified, managed, and disposed of in accordance with statutory requirements.

This section of the CEMP has been prepared in accordance with Conditions C1, C3 and B30 of SSD 71144719, which require that management plans include an Unexpected Contamination Finds Procedure (UCFP) to ensure that any known or potentially contaminated material is appropriately assessed, managed, and lawfully disposed of.

The UCFP (SLR 2025) is attached to this CEMP as **Appendix H**. It establishes detailed procedures for the identification, containment, use of PPE, notification, investigation, clearance and record-keeping in the event that contaminated material, asbestos, or other hazardous substances are encountered on site.

This section also aligns with the requirements of the Protection of the Environment Operations Act 1997, Contaminated Land Management Act 1997, Work Health and Safety Act 2011 and associated regulations, Dangerous Goods (Road and Rail Transport) Act 2008, and SafeWork NSW Codes of Practice.

Implementation of the controls in **Table 18** will ensure that hazardous substances are managed safely and that any unexpected contamination is addressed in accordance with the UCFP (Appendix H) and SSD 71144719.

Table 18 Environmental Management Controls for Dangerous Goods

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
Prior to the commencement of earthworks, prepare and implement an Unexpected Contaminated Finds Procedure to ensure that known or potentially contaminated material is appropriately managed. The procedure must form part of this CEMP (Condition C3) and ensure any surplus contaminated material is disposed of in accordance with the POEO Act and associated regulations.	Contractors Project Manager	Prior to commencement of earthworks	Condition B30; C1(c)(i)–(d); UCFP (Appendix H) Sections 1.3–1.5
Manage any unexpected contaminated material in accordance with the approved Procedure and this CEMP, including: • identification and assessment of finds • management of asbestos • buried structures	Contractors Site Manager	Ongoing during earthworks and excavation activities	Condition C1(d)–(f); UCFP (Appendix H) Sections 2.1–2.5; EPA Waste

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
• volatile contamination • contaminated soils and groundwater. Establish immediate controls (isolate area, stop work if required), engage a suitably qualified contaminated land specialist, sample and classify wastes for lawful transport and disposal.			Classification Guidelines (2014)
If asbestos-containing material is encountered, engage appropriately licensed contractors to assess, remove and dispose in accordance with: (a) Work Health and Safety Regulation 2017; (b) SafeWork NSW Codes of Practice – How to Manage and Control Asbestos in the Workplace (Dec 2022) and How to Safely Remove Asbestos (Dec 2022); and (c) Protection of the Environment Operations (Waste) Regulation 2014.	Contractors Project Manager	Ongoing as required	Condition C1(c)(i); UCFP (Appendix H) 2.5(9)–(13); SafeWork NSW 2023 Codes
Store and handle all chemicals, fuels and oils in bunded areas with impervious floors and capacity ≥110% of the largest vessel. Maintain decanting controls, lids, and secondary containment for mobile plant refuelling.	Contractors Site Manager	Ongoing	AS 1940:2017; EPA Storing and Handling of Liquids: Manual
Maintain spill kits in proximity to storage/transfer areas and high-risk works; brief personnel on kit locations and usage; undertake spill drills. Implement immediate clean-up, waste capture and reporting following any spill.	Contractors Site Manager	Kits checked weekly; drills 6-monthly; after any spill	Condition C1 (d), (h); Section 6 Incident Management
Maintain a hazardous substances register and Safety Data Sheets (SDS) for all chemicals on site. Review SDS currency (≤5 years) and ensure decanting containers are labelled.	Environmental Representative	Monthly review; prior to bringing new chemicals to site	Condition C1 (c)(i); WHS Regulation 2017
Inspect bunds, tanks and storage areas for integrity, freeboard and accumulated stormwater; record inspections and pump-out water only after visual inspection confirms no sheen; manage as controlled waste if contaminated.	Contractors Site Manager	Weekly and after rainfall events >10 mm in 24 hrs	AS 1940:2017; Condition C1 (e) monitoring program
Classify wastes in accordance with EPA guidelines prior to off-site transport; use appropriately licensed transporters and facilities; retain dockets and waste tracking documentation (including asbestos and hazardous waste).	Contractors Project Manager	Per load; compile monthly records	POEO Act and Waste Regulation; EPA Waste Classification Guidelines
Maintain a register of hazardous goods and contaminated finds; record inspections, incidents, spills, and any exceedances of performance	Contractors Project Manager	Monthly and after any incident	Condition C1 (h)–(i); Section 6

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
criteria; report incidents/non-compliances in accordance with Section 6 of this CEMP and Condition C1 (h).			Incident and Non-Compliance Reporting UCFP (Appendix H) 2.5(7),(8)
Record, investigate and respond to community complaints relating to hazardous goods or contamination in accordance with the project Complaints Management Procedure. Implement corrective actions and communicate outcomes.	Community Coordinator	As received	Condition C1 (h)(ii); Section 7 Stakeholder Engagement/Complaints
Where monitoring or inspections indicate non-conformance or risk of pollution, implement contingency actions (stop work, isolate sources, deploy additional containment, revise method). Investigate causes and update controls to improve environmental performance over time.	Contractors Project Manager	As triggered by exceedance or incident	Condition C1 (f), (g UCFP (Appendix H) Section 3.0 Review & Continuous Improvement).
Review this section and the Unexpected Contaminated Finds Procedure periodically and after any significant incident or regulatory change; update documents, communicate changes during toolbox talks and re-induct personnel as required.	Environmental Representative	6-monthly and after any significant incident/change	Condition C1 (i) protocol for periodic review. UCFP (Appendix H) Section 3.0 Review Protocol

4.10 Fire Safety and Emergency

The environmental controls that will be implemented to minimise the potential for environmental incidents relating to fire are presented in **Table 19**.

Table 19 Environmental Management Controls for Fire Safety and Emergency

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
In the event of emergency, the contact details in Table 9 will be contacted.	Contractors Site Manager and all employees	In the event of an emergency	Section 3.4.1
The Applicant must ensure that adequate emergency vehicle access is incorporated into the development's site design in line with FRNSW Fire Safety Guideline - Access for Fire Brigade Vehicles and Firefighters.	Contractors Site Manager and all employees	Ongoing	Condition B35
Appropriate firefighting equipment will be provided as required for the safety of persons and property.	Contractors Project & Site Manager	Ongoing	Best practice
When there is a risk of fire being caused by work such as welding, thermal or oxygen cutting, heating or other fire producing or spark producing operations or when burning off is proposed, training will be provided to all personnel in fire prevention, fire safety and basic firefighting skills.	Contractors Site Manager and all employees	As required	Best practice

4.11 Community

Community consultation and complaints will be managed in accordance with the Community Consultation Plan (CCP) (Urbis, 2025) in **Appendix D** and this CEMP.

The community management controls in **Table 20** will be implemented to minimise the potential for adverse impacts to the community during construction.

Table 20 Environmental Management Controls for the Community

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Effective communication and engagement with the community to minimise social anxiety and keep community well informed.	Community Coordinator	Ongoing	Appendix 2
All listed mitigation and communication procedures outlined in Section 5 of the CCP will be implemented throughout construction. These measures cover the following activities: • Consultation Mechanisms	Community Coordinator	Ongoing	Appendix D Section 5

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
• Enquiries and Feedback • Sensitive Receiver Consultation • Complaints and Disputes Resolution			
Complaints will be handled as per the CEMP.	Site Manager and Community Coordinator	Ongoing	CEMP Section 3.5 & 3.6 & Appendix D Section 6

4.12 Sustainability

The sustainability management controls in **Table 21** will be implemented to improve sustainability performance during construction.

Table 21 Environmental Management Controls for the Sustainability

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Best practice water efficiency measures will be implemented to reduce water consumption, including but not limited to: • Water use metering and monitoring to identify leaks and amend losses before greater loss occurs.	Project Principal, Construction Contractor and all employees.	Ongoing	Best Practice
Ensure effective management of construction materials and construction and demolition waste, including options for reuse and recycling where applicable and practicable, would be conducted. Only wastes that cannot be cost effectively reused/recycled to be sent to landfill or appropriate disposal facilities.	Contractors Site Manager	Ongoing	Best Practice

5.0 Monitoring and Reporting

5.1 Environmental Monitoring and Inspections

Table 22 summarises the monitoring requirements for the construction the site as set out in SSD 71144719 and relevant management plans.

Prior to the commencement of construction, the Contractors Project Manager will ensure their Project Management Plan includes a detailed Monitoring and Reporting Matrix to clearly document the specific applicable forms, registers or reports that will be used (this might include Supervisor Diary, Weekly Environmental Inspection Checklist, Waste Register, Complaints Register etc). The Contractors Project Manager will provide a copy of this matrix to ESR.

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

Table 22 Monitoring and Inspection Requirements

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Daily				
General	Daily observation will be recorded in Supervisor's Diary or similar, including (but not limited to): - Plant and equipment prestart checks that include environmental observations; - Monitoring of material transported onto road surfaces to be removed; - Monitoring of skips/bins. If skips/bins are reaching capacity, removal and replacement will be organised within the next 24 hours;	Contractors Site Manager	Daily	Best practice
Air Quality	Daily on-site inspections to monitor dust shall be undertaken in accordance with the Mitigation Measures outlined in Table 24	Contractors Site Manager	Ongoing	Best Practice
Weekly				
General	The Weekly Environmental Checklist will be completed as part of general environmental site inspection to ensure	Contractors Site Manager	Weekly	Best practice

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
	all relevant environmental controls listed in this CEMP are in place and any required maintenance and/or remediation works are identified and undertaken.			
General	The Contractors Site Manager will report environmental performance during regular management meetings and/or 'toolbox talks'. Items to be discussed include: Results of any monitoring activities undertaken; Any environmental incidents that have occurred during the previous period, including the management / corrective actions taken; Any complaints that have been received during the previous period, including any management / corrective actions taken.	Contractors Site Manager	Weekly	Section 3.3 & 3.4
Monthly				
Water and Soil	A monthly inspection of site soil and water installation will be completed., as well as after heavy rain events.	Contractors Site Manager	Monthly	Best Practice
Event Based				
Incident / Non-Compliance	In the event of an Incident or Non-Compliance, an Event Notification Report will be completed, as outlined in Table 8 in Section 3.5 of the CEMP.	Contractors Site Manager	In the event of an Incident or Non-Compliance	Section 3.4
Noise – First Warning	First Warning - Exceedance of Noise Monitor Prescribed dB(A) Levels during Relevant Stage of Construction will be recorded via. Toolbox Talk (data from Noise Monitors) and preventative measures to be put in place to prevent	Contractors Site Manager	Ongoing	Appendix E Section 8

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
	re-occurrence prior to recommencing works.			
Noise – Second Warning	Second Warning - Exceedance of Noise Monitor Prescribed dB(A) Levels during Relevant Stage of Construction will be recorded via. Non-Conformance Issue (data from Noise Monitors). Re-Induction to take place to reinforce Head Contractor's requirements.	Contractors Site Manager	Ongoing	Appendix E Section 8
Noise – Third Warning	Third Warning - Exceedance of Noise Monitor Prescribed dB(A) Levels during Relevant Stage of Construction will result in removal of re-occurring offenders from Construction Site.	Project Principal and Contractors Site Manager	Ongoing	Appendix E Section 8
Water and Soil	At time of water discharge, water quality will be monitored and mitigation steps taken if required.	Contractors Site Manager	When discharging water	Best Practice
Other				
Noise & Vibration	Noise and/or vibration monitoring will be conducted in accordance with Section 8 of the CNVMP	Contractors Site Manager	Ongoing	Appendix E Section 8
Traffic	All incoming and outgoing traffic movement will be monitored and recorded to ensure adherence to the approved construction hours as per Section 2.3 of this CEMP and the CTMP Section 4.3	Contractors Site Manager	Ongoing	Appendix F Section 4.3 and Section 2.3
Waste	A logbook of waste management and collection will be maintained on-site.	Contractors Site Manager	Ongoing	Section 4.6
Waste	Waste management documentation, logbook and associated dockets and receipts will be made available for inspection by authorised Council Officer	Contractors Site Manager	Ongoing	Section 4.6

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
	at any time during site works.			
Contamination	Clearance / validation reports will be prepared at the completion of the management of each unexpected find. The clearance / validation letter will be provided to ESR and appropriate regulatory authorities.	Contractors Site Manager	As required	Section 4.9
General	Inspection and maintenance of all plant and equipment items to ensure optimal operating condition.	Contractors Site Manager	As specified by the manufacturer / supplier	Section 4.3
General	All monitoring will be undertaken in accordance with Division 9.4 of Part 9 of the *Environment Planning and Assessment Act 1979.*	Project Principal and Construction Contractor	Ongoing	SSD 71144719 Condition C13
General	Access to information shall be facilitated through the publication of environmental performance and monitoring results on the project website, as detailed within the CCP	Project Principal	48 hours prior to commencing construction and ongoing	Appendix D SSD 71144719 Condition C14
General	A copy of all environmental records will be maintained, including: Site environmental inspection reports; Environmental monitoring data; Internal and external audit reports; Reports of environmental incidents, environmental, associated actions taken, and follow-up actions; Minutes of management review meetings; Induction and training records; and A register of all complaints and non-compliances.	Project Principal	For at least 5 years after completion	SSD 71144719 Condition C14

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
General	All audits will be undertaken in accordance with Division 9.4 of Part 9 of the EP&A Act.	Construction Contractor	Ongoing	SSD 71144719 Condition C13

5.2 Contingency Management Plan

Table 23 lists the actions to be implemented if inspections, monitoring and/or auditing indicate that the mitigation measures listed in **Section 4.0** and the specialist management plans are not effective in managing environmental impacts.

Table 23 Contingency Plan

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Noise and Vibration				
Noise impacts at sensitive receiver locations	Trigger	Noise levels do not exceed applicable NMLs	Noise levels exceed applicable NMLs	Noise levels exceed Highly Noise Affected criteria (75 dBA) and/or justified complaints occur.
	Response	On-going best practice management measures to minimise noise emissions	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts (aiming to achieve NMLs)	Works exceeding the Highly Noise Affected criteria will be managed in accordance with the strategies outlined in Section 8 of Appendix E and Section 4.2 of this CEMP.
Vibration impacts at sensitive receiver locations	Trigger	Vibration intensive works undertaken outside minimum working distance for the specific equipment in use	Vibration intensive works undertaken within minimum working distance for the specific equipment in use	Vibration levels exceed applicable vibration limits
	Response	On-going best practice management measures to minimise vibration emissions	Undertake vibration monitoring for the duration of the works to confirm vibration levels.	Stop work. Manage in accordance with the strategies outlined in Section 8 of Appendix E and Section 4.2 of this CEMP.
Air Quality				
Visible dust leaving the site	Trigger	Daily inspections show that there is no visible dust leaving the site.	Daily inspections show that there is visible dust leaving the site.	Daily inspections show that there is visible dust leaving the site multiple times during a day OR from multiple locations within the site.
	Response	Continue monitoring program as normal.	Review and investigate construction activities and respective control measures. Where appropriate, implement	Undertake an investigation of the dust generating activities, and if necessary, temporarily halt the dust

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
			additional remedial measures, such as: Deployment of additional water sprays, water trucks etc	generating activities. Refer to Section 4.3 of this CEMP.
Complaints received regarding nuisance dust	Trigger	There are no complaints received during the construction	An air-quality related complaint is received from a nearby resident	Further complaints are received from the same complainant after the additional mitigation measures have been implemented
	Response	Continue monitoring program as normal.	Record the complaint in line with complaints handling procedure (See Section 3.5). Review timing of the complaint compared to known site activities to identify if particular site activities (or lack of activity in the case of mitigation measures) are contributing to the complaints. Review and investigate construction activities and increase dust suppression measures (additional watering, covering stockpiles etc), where appropriate.	If necessary, conduct continuous or real time air quality monitoring at the complaint location (or as near as practicable) including meteorology if required. This monitoring should be conducted in consultation with a suitably qualified air quality professional. Identify the following from any monitoring conducted: • Monitoring method • Location, frequency and duration of monitoring • Recommendations for further mitigation Refer to Section 3.5 & 4.3 of this CEMP
Traffic				
Construction movements	Trigger	Construction traffic volume is in accordance with permissible and	Construction traffic movements exceeds programmed volume but is	Construction traffic movements exceeds permissible volume and time constraints.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
		programmed volume and time constraints.	within permissible volume constraints.	
	Response	No response required. Continue monitoring program.	Review and investigate construction activities, and where appropriate, implement additional remediation measures such as: Review CTMP and update where necessary Provide additional training	As with Condition Amber, plus; If it is concluded that construction activities were directly responsible for the exceedance, refer to Section 3.4 & 4.4 of this CEMP. Review CTMP (Appendix F) and update where necessary
Queuing	Trigger	No queuing identified.	Queuing identified within site.	Queuing identified on the public road.
	Response	No response required. Continue monitoring program.	Review the delivery schedule prepared by the builder. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct.	As with Condition Amber, plus Review and investigate construction activities. If it is concluded that construction activities were directly responsible for the exceedance,. refer to Section 3.4 & 4.4 of this CEMP. Temporary halting of activities and resuming when conditions have improved. Stop all transportation into and out of the site. Review CTMP (Appendix F) and update where necessary, provide additional training.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Traffic noise	Trigger	Noise levels do not exceed imposed noise constraints	Noise levels in minor excess of imposed noise constraints	Noise levels greatly in excess of imposed noise constraints
	Response	No response required	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts.	Undertake all feasible and reasonable mitigation and management measures to ensure noise levels are below Highly Noise Affected criteria. If noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised. Response to also be consistent with the CNVMP (Appendix E).
Traffic Guidance Scheme	Trigger	No observable issues	Minor inconsistencies with TGS to onsite operations	Near miss or incident occurring regardless of / as a result of the TGS being implemented
	Response	No response required Continue monitoring TGSs.	Traffic Controller to amend TGS on site and to keep a log of all changes.	Stop work until an investigation has been undertake into the incident. There are to be changes made to the TGS to ensure that the safety of all workers, students and civilians are catered for. Refer to CTMP (Appendix F).
Traffic Air Quality Impacts	Trigger	No observable dust	Minor quantities of dust in the air and tracking on to the road.	Large quantities of dust in the air and tracking on to the road.
	Response	No response required	Review the ESCP Appendix G and investigate construction activities and respective control measures, where appropriate. Implement	Review and investigate construction activities and respective control measures. If it is concluded that construction activities were directly responsible for the exceedance,.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
			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	refer to Section 3.4 & 4.4 of this CEMP and Appendix G. Implement relevant responses and undertake immediate review to avoid such occurrence in future.
Water and Soil				
Soil / dust / mud on public road network	Trigger	No soil / dust / mud tracked onto the public road network.	Evidence of soil / dust / mud at entry but none tracked onto public roads.	Evidence of soil / dust / mud tracked onto the public roads.
	Response	Continue CEMP implementation.	Check condition of wheel wash facility to ensure it is functioning correctly.	Check condition of wheel wash facility to ensure it is functioning correctly. Stop work and clean soil / dust / mud off road network (e.g. engage street sweeper(, refer to Section 4.3 of this CEMP.
Erosion	Trigger	No evidence of erosion.	Minor gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.	Significant gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.
	Response	Continue CEMP implementation.	A suitably trained person to inspect the site. Review of erosions and	A suitably trained person to inspect the site. Review of erosion and

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
			sediment structures. Remediate as appropriate.	sediment structures and plans in Appendix G. Remediate as soon as practical.
Water management structures	Trigger	Water management structures have been designed, constructed and managed in accordance with the Blue Book and the ESCP (Appendix G).	Inspections indicate that water management structures illustrate minor non-compliance with the Blue Book and the ESCP.	Inspections indicate a failure of the water management structures.
	Response	Continue CEMP implementation.	A suitably trained person to inspect the site. Review of water management structures. Remediate as appropriate.	A suitably trained person to inspect the site. Remediate as soon as practical. Review of engineering design and revise, refer to Section 4.5 of this CEMP.
Waste				
Waste	Trigger	Inspections identified no waste outside of dedicated bins and stockpiles.	Inspections identified minimal waste outside of dedicated bins and stockpiles.	Inspections identified large quantities of waste outside of dedicated bins and stockpiles. Complaints received regarding waste.
	Response	Continue CEMP implementation.	The waste is cleaned up immediately.	The waste is cleaned up immediately. The Contractors Site Manager will also be notified and the complaints handling process outlined in Section 3.6 and the CEMP is implemented.
Heritage				
Heritage	Trigger	No unknown heritage items uncovered.	Potential heritage item uncovered.	Potential heritage item uncovered causing significant delays to project.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Continue CEMP implementation.	Stop work and implement the unexpected finds protocol.	Stop work and implement Section 4.8 CEMP. Heritage item to be assessed by a qualified archaeologist and advise further steps.
Hazardous Goods and Contamination				
Unexpected Contamination	Trigger	No contamination uncovered during earthworks.	Areas of possible contamination uncovered.	Areas of contamination uncovered.
	Response	Continue CEMP implementation.	Stop work immediately and the contamination assessed according to Section 4.9 CEMP	Stop work immediately, refer to Section 4.9 CEMP.
Bushfire				
Bushfire	Trigger	No bushfire or bushfire prone weather.	Bushfire prone weather during summer.	Bushfire in the vicinity of the site.
	Response	Continue CEMP implementation.	Ensure grass is kept short and vegetation is minimal at the site. Weather is to be monitored twice daily for chance of bushfire.	Stop work and contact NSW Fire and Rescue on '000'. Evacuate the site as directed by NSW Fire and Rescue.
Community				
Submission	Trigger	General feedback/comment (no complaint or query).	Enquiry made by formal or informal channels.	Complaint made by formal or informal channels.
	Response	Acknowledge receipt and record in consultation register. No further response required.	Acknowledge receipt and record in consultation register. Direct enquiry to relevant person for actioning and response.	Acknowledge receipt and record in consultation register. Respond to complaint immediately if possible, if not direct enquiry to relevant person for actioning and provide complainant with a follow up verbal response on what action is

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
				proposed. Refer to Section 3.5 of this CEMP.
Media	Trigger	Positive story in print, online, radio or television.	Neutral or advisory story in print, online, radio or television.	Negative story in print, online, radio or television.
	Response	Record in consultation register and advise the proponent media/marketing team. No further response required.	Record in consultation register and advise the proponent media/marketing team. No further response required.	Record in consultation register and advise the Contractors Site Manager who will consult with the Project Manager and Principal for further action and response.
Unscheduled Event	Trigger	Event occurring outside of plan or schedule without impact or potential impact.	Event occurring outside of plan or schedule with minor impact or potential impact.	Event occurring outside of plan or schedule with major impact or potential impact.
	Response	No response required. Identify opportunities for improvement to manage potential future events.	Contact Community Enquiries and Complaints Contact for actioning and response. Acknowledge in consultation register. Identify opportunities for improvement to manage potential future events.	Contact the Contractors Site Manager for actioning and response immediately. Acknowledge in consultation register, refer to Section 3.4 & 3.5 of this CEMP. Identify opportunities for improvement to manage potential future events.
Political Interest	Trigger	General or non-specific enquiry by Local, State or Federal political representative.	Enquiry or complaint relating to minor issue by Local, State or Federal political representative.	Enquiry or complaint relating to major issue by Local, State or Federal political representative.
	Response	Community Enquiries and Complaints Contact in conjunction with The Proponent Project Team to prepare and provide response or assign response task to relevant	Community Enquiries and Complaints Contact in conjunction with the proponent Project Team to prepare and provide response within 48 hours.	Community Enquiries and Complaints Contact in conjunction with the Project Principal and contractors Project Manager to

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
		staff member for comment. Record in consultation register.	Record in consultation register.	prepare and provide response within 24 hours. Record in consultation register.

6.0 Review and Improvement of Environmental Performance

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

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

Condition C7 and C8 of SSD 71144719 also states that all strategies, plans and programs required under SSD 71144719 will be reviewed and Planning Secretary notified of the review within three months of:

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

This CEMP and all relevant strategies, plans and programs will also be reviewed and, if necessary, revised in the following circumstances:

- Where there is any change to the scope of the construction activities and/or disturbance footprint;
- Where it is identified that the environmental performance is not meeting the objectives of the CEMP; and/or
- At the request of a relevant regulatory authority.

Notwithstanding the review requirements outlined above, in accordance with the requirements of Condition C1(h) the following is provided as the protocol for periodic review of this CEMP and all management plans required under SSD 71144719.

- All management plans required under SSD 71144719 are to be reviewed every 6 months by their original Author and the ER.
- The periodic review is to take account of any required changes to procedures, updates or changes to best practice, any non-compliances in the proceeding 6 month period and whether changes can be made to improve the environmental performance of the development.

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

In accordance with Conditions A14 of SSD 71144719, ESR may, at their discretion, seek to stage, combine or update strategies, plans or programs required under SSD 71144719. In this instance, ESR, with the approval of the Planning Secretary, may:

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

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

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

In accordance with Conditions A15 of SSD 71144719, if the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition of the Development Consent. In accordance with Conditions A16 of SSD 71144719, If approved by the Planning Secretary, updated strategies, plans, or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

7.0 References

Community Consultation Plan (Urbis 2025)

Construction Noise and Vibration Management Plan (SLR 2025)

Construction Traffic Management Plan (Ason 2025)

Department of Environment (2018) Compliance Reporting Post Approval Requirements

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

Department of Planning and Environment (2021) Planning Secretary's Environmental Assessment Requirements

Department of Environment and Climate Change (2007) Storing and Handling of Liquids: Environmental Protection – Participants Manual

Department of Infrastructure, Planning and Natural Resources (2004) Guideline for the Preparation of Environmental Management Plans

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

SLR Consulting (2025) Construction Noise and Vibration Management Plan

SLR Consulting (2025) Construction Traffic Management Plan

SLR Consulting (2025) Unexpected Contaminated Finds Procedure

Urbis (2025) Community Consultation Plan

Appendix A Conditions of Consent

Horsley Logistics Park

Construction Environmental Management Plan SSD 71144719 – Lot 301, 3 Johnston Crescent Horsley Park

ESR Developments (Australia) Pty Ltd

SLR Project No.: 640.031830.00001

Development Consent

Section 4.38 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2022, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development

Lindsey Blecher
A/Director
Industry Assessments

Sydney 4 July 2025 File: EF24/7224

SCHEDULE 1

Application Number:	SSD-71144719
Applicant:	ESR Developments (Australia) Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 301 DP 1244594 3 Johnston Crescent, Horsley Park
Development:	The construction and 24-hour operation of two warehouse buildings, associated office space, access driveways, hardstand areas and loading docks, car parking, landscaping, earthworks and signage

TABLE OF CONTENTS

DEFINITIONS

Applicant	ESR (Australia) Pty Ltd, or any person carrying out any development to which this consent applies
Additional Information	Correspondence by the Applicant in response to the Department's requests for information, including correspondence dated 20 June 2025 titled ESR Horsley Logistics Park Stage 2 (SSD-71144719) – Request for Additional Information prepared by ESR (Australia) Pty Ltd
BCA	Building Code of Australia
Calendar year	A period of 12 months commencing on 1 January
Carrier	Operator of a telecommunication network and/or associated infrastructure, as defined in section 7 of the *Telecommunications Act 1997* (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	Fairfield City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	NSW Department of Planning, Housing and Infrastructure (DPHI)
Development	The development described in Schedule 1, the EIS, RTS and Additional Information as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled *ESR Horsely Logistics Park Stage 2, 3 Johnston Crescent, Horsely Park*, prepared by Urbis dated 25 October 2024, submitted with the application for consent for the development
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
GFA	Gross Floor Area
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the *Heritage Act 1977,* and assessed as being of local, State and/ or National heritage significance*,* and/or an Aboriginal Object or Aboriginal Place as defined under the *National Parks and Wildlife Act 1974'*, the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance

	***Note:** "Material harm" is defined in this consent*
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding $10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) ***Note:** This definition excludes "harm" that is either authorised under this consent or any other statutory approval* ***Note:** For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements*
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Operation	The use of two warehouses and ancillary office space as described in the EIS, RTS and Additional Information, and as modified by the conditions of this consent
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
POEO Act	*Protection of the Environment Operations Act 1997*
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled "*Aboriginal cultural heritage consultation requirements for proponents 2010*" (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Response to Submissions (RTS)	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled ESR Horsley Logistics Park Stage 2 - SSD- 71144719 3 Johnston Crescent, Horsley Park Response to Submissions Report, prepared by Urbis and dated 22 January 2025
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

TERMS OF CONSENT

A2. The development may only be carried out:

(a) in compliance with the conditions of this consent;

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

(c) in accordance with the EIS and 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 2.

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

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

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

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

LIMITS OF CONSENT

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.

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.

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).

EVIDENCE OF CONSULTATION

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

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

(b) provide details of the consultation undertaken including:

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

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

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

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

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

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

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

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

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

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

A12. Prior to the commencement of construction of the development, the Applicant must:

(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, 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.

A13. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:

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

(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.

Sydney Water

A14. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Fibre-Ready Facilities

A15. Prior to the issue of a Construction Certificate, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:

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

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

A16. Prior to the issue of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

DEMOLITION

A17. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

A18. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Note:

- *Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.*
- *The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.*

EXTERNAL WALLS AND CLADDING

A19. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

A20. Prior to the issue of:

(a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and

(b) an Occupation Certificate,

the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.

A21. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

COMPLIANCE

A22. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

CONTRIBUTIONS TO COUNCIL

A23. Prior to the issue of a construction certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act and in accordance with the Fairfield City Local Infrastructure Contributions Plan 2023.

Note: *Please contact Fairfield City Council on (02) 9725 0222 or mail@fairfieldcity.nsw.gov.au.*

HOUSING AND PRODUCTIVITY CONTRIBUTION

A24. Prior to the issue of a construction certificate for any part of the development, a housing and productivity contribution (HPC) in accordance with Table 1 must be paid for the development, as adjusted in accordance with condition A25.

Table 1 *Housing and Productivity Contribution Amount*

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	$904,188.14
Transport project component	$0.00
Total housing and productivity contribution	$904,188.14

A25. At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the *Environmental Planning and Assessment Act 1979* agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the *Environmental Planning and Assessment Act 1979* to the development, or the HPC Order exempts the development from the contribution.

The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.

OPERATION OF PLANT AND EQUIPMENT

A26. 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.

WORK AS EXECUTED PLANS

A27. Prior to the issue of an Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

APPLICABILITY OF GUIDELINES

A28. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

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

ADVISORY NOTES

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

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

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

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

(b) be prepared in consultation with Council;

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

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

(e) include a Driver Code of Conduct to:

(i) minimise the impacts of 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.

B2. The Applicant must:

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

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

Roadworks and Access

B3. Prior to the commencement of operation of the development, the Applicant must complete the construction of the Johnston Crescent civil works including the access driveways and footpaths to the satisfaction of the roads authority. The Applicant must obtain approval for the works under section 138 of the *Roads Act 1993*.

Parking

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

Operational Traffic Management Plan

B5. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development to the satisfaction of the Planning Secretary. The OTMP must:

(a) be prepared by a suitably qualified and experienced person(s), whose appointment has been endorsed by the Planning Secretary;

(b) be prepared in consultation with Council;

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

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

(e) include an Operational Driver Code of Conduct to:

(i) ensure compliance with the operating conditions specified in condition B7;

(ii) minimise the impacts on the local and regional road network;

(iii) minimise conflicts with other road users;

(iv) minimise road traffic noise;

(v) inform truck drivers of the site access arrangements and use of specified haul routes;

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

(f) include a Traffic Control Plan (TCP) detailing heavy vehicle routes, road safety and efficiency measures and the on-site measures to be implemented to control the manoeuvring of vehicles in designated areas,

(g) include a Green Travel Plan detailing measures to promote public transport usage and describing pedestrian and bicycle linkages and end of trip facilities available on-site.

B6. The Applicant must:

(a) not commence operation until the OTMP required by condition B5 is approved by the Planning Secretary;

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

Operating Conditions

B7. The Applicant must ensure:

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

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

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

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

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

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

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

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B8. The Applicant must:

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

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

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

Erosion and Sediment Control

B9. Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.

B10. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B9 for the duration of construction of the development.

Discharge Limits

B11. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Stormwater Management System

B12. The Applicant must finalise the detailed design of the stormwater management system for the development, prior to the commencement of construction of that system. The system must:

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

(b) be generally in accordance with the conceptual design in the EIS and RTS;

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

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

B13. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B12B12) and ensure the system is operational.

B14. The Applicant must maintain the stormwater management system installed on the site under condition B13 B13for the duration of the development.

AIR QUALITY

Dust Minimisation

B15. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B16. During construction of the development, the Applicant must ensure that:

(a) exposed surfaces and stockpiles are suppressed by regular watering;

(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.

NOISE

Hours of Work

B17. The Applicant must comply with the hours detailed in Table 2, unless otherwise agreed in writing by the Planning Secretary.

Table 2 *Hours of Work*

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

B18. Works outside of the hours identified in condition B17B17 may be undertaken in the following circumstances:

(a) works that are inaudible at the nearest sensitive receivers;

(b) works agreed to in writing by the Planning Secretary;

(c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or

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

Construction Noise Limits

B19. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guidelines (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 2 and the CEMP in condition C2B20.

Construction Noise and Vibration Management Plan

B20. The Applicant must prepare a Construction Noise and Vibration 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 *Interim Construction Noise Guideline* (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 B20B20(d); and,

(f) include a complaints management system that would be implemented for the duration of the development.

B21. The Applicant must:

(a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B20B20 is approved by the Planning Secretary; and

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

Operational Noise Limits

B22. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 3.

Table 3 *Noise Limits (dB(A))*

Location[a]	Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$
Residences in Horsley Park	33	31	31
Commercial Premises	53	51	51

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

Operational Noise Verification Report

B23. Within three months of the completion of commencement of operation of the development, the Applicant must prepare and submit a noise verification report for the development. The noise verification report must:

(a) be prepared to the satisfaction of the Planning Secretary

(b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:

(i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and

(ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);

(iii) the monitoring and reporting requirements detailed in Section 7 of the Noise Policy for Industry (EPA, 2017);

(c) include:

(i) an analysis of compliance with noise limits specified in condition B22B22;

(ii) an outline of management actions to be taken to address any exceedances of the limits specified in condition B22B22; and

(iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

VIBRATION

Vibration Criteria

B24. Vibration caused by construction at any residence or structure outside the site must be limited to:

(a) for structural damage, the latest version of *DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures* (German Institute for Standardisation, 2016); and

(b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).

B25. The limits in condition B24B24 apply unless otherwise outlined in the development's Construction Noise and Vibration Management Plan (see condition B20B20B20).

ABORIGINAL HERITAGE

Unexpected Finds Protocol

B26. If any item or object of Aboriginal heritage significance is identified on site:

(a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;

(b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and

(c) Heritage NSW must be contacted immediately.

B27. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

NON-ABORIGINAL HERITAGE

Unexpected Finds Protocol

B28. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development:

(a) all work in the immediate vicinity of the suspected relic(s) must cease immediately;

(b) Heritage NSW must be contacted immediately; and

(c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.

B29. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

CONTAMINATION

Unexpected Contaminated Finds Procedure

B30. Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination finds procedure to ensure that known or potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C3 and must ensure any surplus material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations.

LANDSCAPING

B31. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan (LMP) to manage the development's landscaping works to the satisfaction of the Planning Secretary. The LMP must:

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

(b) be consistent with the planting schedule, species, pot size and diversity/number of plants within the Landscape Plans prepared by Scape Design, revision I, dated 26 February 2025 (see Appendix D of the RTS);

(c) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2 of this consent; and

(d) describe the ongoing monitoring and maintenance measures which will be implemented to manage the landscaping works.

B32. The Applicant must:

(a) not commence operation until the LMP (see condition B31B31a)) is approved by the Planning Secretary;

(b) implement the most recent version of the LMP approved by the Planning Secretary; and

(c) maintain all on-site landscaping in accordance with the approved LMP for the life of the development.

HAZARDS AND RISK

Emergency Response

B33. Prior to the commencement of operation of the development, the Applicant must prepare the following documents:

(a) a comprehensive Emergency Response Plan for the site in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*; and

(b) an Emergency Services Information Package, developed in accordance with the *FRNSW Fire Safety Guideline – Emergency Services Information Package* and Tactical Fire Plans.

B34. The Applicant must implement the Emergency Response Plan and Emergency Services Information Package required under condition B33for the life of the development.

B35. The Applicant must ensure that adequate emergency vehicle access is incorporated into the development's site design in line with *FRNSW Fire Safety Guideline - Access for Fire Brigade Vehicles and Firefighters*.

Dangerous Goods

B36. The quantities of dangerous goods stored and handled within each of the 8 warehouse tenancies (Units) must be below the placard quantities listed in Schedule 11 of the *Work Health and Safety Regulation 2017 (NSW)* at all times.

B37. Storage and handling of dangerous goods for the three individual warehouse tenancies within the site, as defined by the Australian Dangerous Goods Code, must be strictly in accordance with:

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

(b) for liquids, the NSW EPA`s *Storing and Handling Liquids: Environmental Protection – Participants Manual.*

B38. In the event of an inconsistency between the requirements of conditions B37(a) and B37(b) the most stringent requirement must prevail to the extent of the inconsistency.

WASTE MANAGEMENT

B39. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014).

B40. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.

B41. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

B42. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.

Pests, Vermin and Priority Weed Management

B43. The Applicant must:

(a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and

(b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.

Note: *For the purposes of this condition, priority weed has the same definition of the term in the* Biosecurity Act 2015*.*

VISUAL AMENITY

Lighting

B44. The Applicant must ensure the lighting associated with the development:

(a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and

(b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage and Fencing

B45. All signage and fencing must be erected in accordance with the development plans included in the RTS.

Note: *This condition does not apply to temporary construction and safety related signage and fencing.*

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:

(a) a condition compliance table for that plan;

(b) detailed baseline data (where required);

(c) 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;

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

(e) 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 (d) above;

(f) 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;

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

(h) 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

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

Note: *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans*

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.

C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:

(a) Construction Traffic Management Plan (see condition B1);

(b) Erosion and Sediment Control Plan (see condition B9);

(c) Construction Noise and Vibration Management Plan (see condition B20B20);

(d) a copy of the development's Unexpected Contamination Finds Procedure (see condition B30); and

(e) Community Consultation and Complaints Handling.

C4. The Applicant must:

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

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

OPERATIONAL COMPLAINTS HANDLING PROTOCOL

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

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

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

(c) include a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint.

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

C6. The Applicant must:

(a) not commence operation until the OCHP under condition C5 is submitted to the Planning Secretary; and

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

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C7. Prior to the commencement of construction of any works associated with any modification to this consent, or within three months of:

(a) the submission of an incident report under condition C9C9;

(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.

C8. If identified as part of the review process (see condition C7) or considered necessary to improve the environmental performance of the development, 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 C7, or in the case of a modification approving the construction of any works, prior to the commencement of construction of those works, or such other timing as agreed by the Planning Secretary.

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

C9. The 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.

C10. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 3 (Incident Notification and Reporting Requirements).

Non-Compliance Notification

C11. 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).

C12. A non-compliance notification submitted under condition C11C11 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: *A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.*

Monitoring and Environmental Audits

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

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

ACCESS TO INFORMATION

C14. At least 48 hours before the commencement of construction of the development and for the life of the development 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) a summary of the current stage and progress of the development;

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

(vi) a complaints register, updated quarterly;

(vii) any other matter required by the Planning Secretary; and

(b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

Drawing Number	Drawing Title	Drawing Issue	Date
Architectural Drawings prepared by Nettletontribe			
DA001	Locality & Context Plan	4	05/07/2024
DA011	Site Plan	10	27/02/2025
DA012	Floor Plans – Building A	9	27/02/2025
DA013	Floor Plans – Building B	7	20/01/2025
DA014	Roof Plan	5	12/07/2024
DA015	Office Floor Plans – Building A	6	12/07/2024
DA016	Office Floor Plans – Building B	6	12/07/2024
DA017	Dock Office Floor Plans and Elevations – Building B	4	05/07/2024
DA020	Elevations – Building A	6	20/01/2025
DA021	Elevations – Building B	6	20/01/2025
DA025	Office Elevations – Building A	4	05/07/2024
DA026	Office Elevations – Building B	4	05/07/2024
DA027	Street Elevations	1	24/02/2025
DA030	Sections – Building A	6	20/01/2025
DA031	Sections – Building B	6	20/01/2025
DA040	Signage Strategy Plan	5	12/07/2024
DA-401	Signage Details	4	05/07/2024
DA041	Shadow Diagram	1	10/01/2025
Civil Drawings prepared by Nettletontribe			
C12990.17 – SSDA100	Drawing List and General Notes	B	16/07/2024
C12990.17 – SSDA150	Existing Services Plan	B	16/06/2024
C12990.17 – SSDA200	Erosion & Sediment Control Plan	A	06/06/2024
C12990.17 – SSDA251	Erosion & Sediment Control Details – Sheet 1	A	06/06/2024
C12990.17 – SSDA252	Erosion & Sediment Control Details – Sheet 2	A	06/06/2024
C12990.17 – SSDA300	Bulk Earthworks Plan	B	12/07/2024
C12990.17 – SSDA310	Cut/Fill Plan	B	12/07/2024
C12990.17 – SSDA351	Bulk Earthworks Sections – Sheet 1	A	06/06/2024
C12990.17 – SSDA352	Bulk Earthworks Sections – Sheet 2	A	06/06/2024
C12990.17 – SSDA353	Bulk Earthworks Sections – Sheet 3	A	06/06/2024
C12990.17 – SSDA400	Stormwater Drainage Plan	B	16/07/2024
C12990.17 – SSDA401	Stormwater Drainage Plan – Sheet 1	B	16/07/2024
C12990.17 – SSDA402	Stormwater Drainage Plan – Sheet 2	B	16/07/2024
C12990.17 – SSDA410	Stormwater Catchments Plan – MUSIC	A	06/06/2024
C12990.17 – SSDA450	Stormwater Drainage Details – Sheet 1	A	06/06/2024
C12990.17 – SSDA451	Stormwater Drainage Details – Sheet 2	A	06/06/2024
C12990.17 – SSDA465	OSD Tank Water Details – Sheet 1	A	16/07/2024
C12990.17 – SSDA466	OSD Tank Water Details – Sheet 2	A	16/07/2024
C12990.17 – SSDA467	OSD Tank Water Details – Sheet 3	A	16/07/2024
C12990.17 – SSDA468	OSD Tank Water Details – Sheet 4	A	16/07/2024
C12990.17 – SSDA500	Finished Levels Plan	B	16/07/2024
C12990.17 – SSDA600	Retaining Wall Plan	A	16/07/2024
C12990.17 – SSDA650	Retaining Wall Sections – Sheet 1	A	16/07/2024

C12990.17 – SSDA651	Retaining Wall Sections – Sheet 2	A	16/07/2024
C12990.17 – SSDA652	Retaining Wall Sections – Sheet 3	A	16/07/2024
C12990.17 – SSDA653	Retaining Wall Sections – Sheet 4	A	16/07/2024

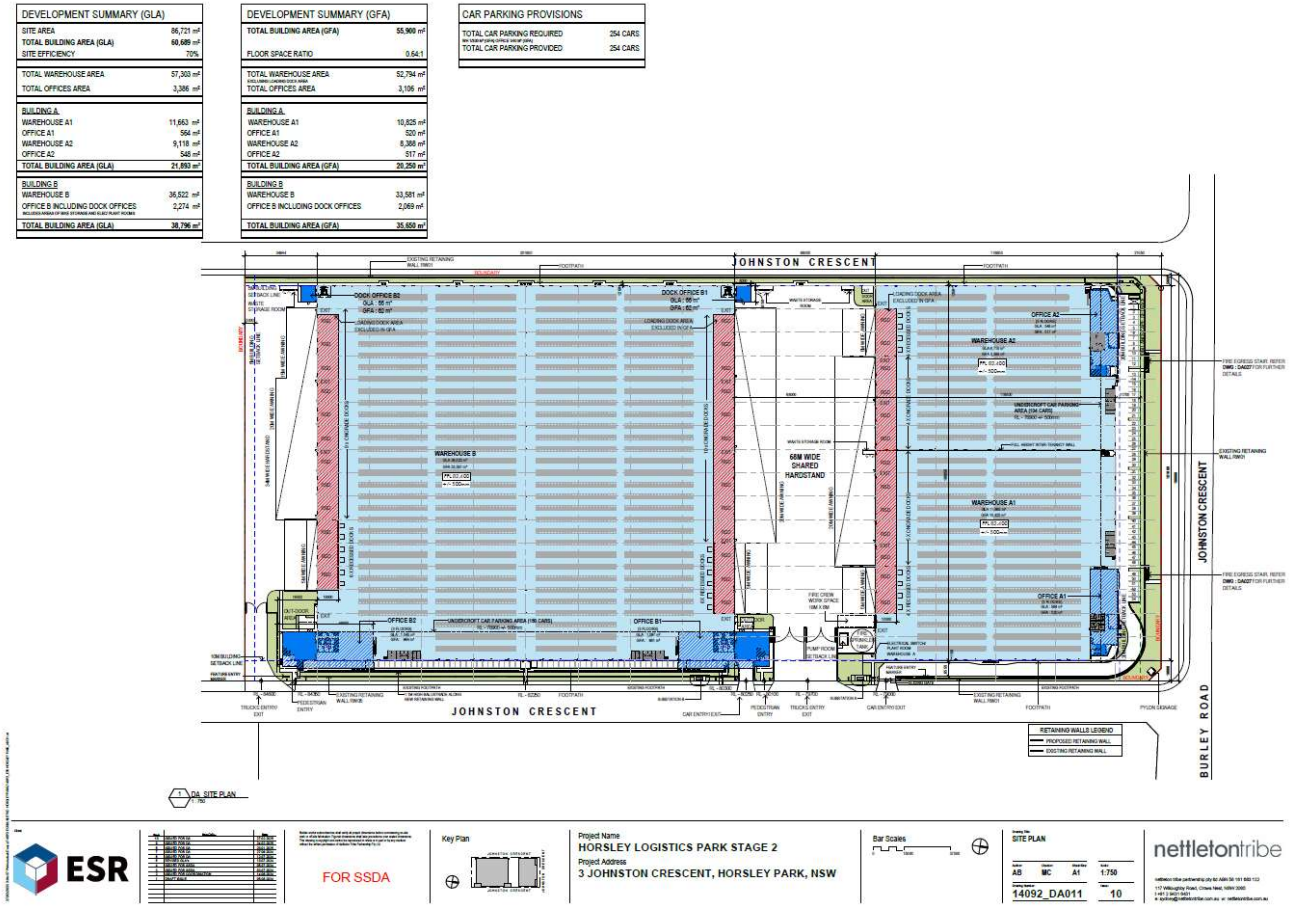


Figure 1: Site Plan

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

ENVIRONMENTAL RISK ASSESSMENT AND MITIGATION MEASURES

The following section provides recommendation for mitigation measures in response to potential impacts identified in **Section 6** of the EIS. The structure of mitigation measures is based on the DPIE's hierarchy of approaches for managing impacts identified in the *Draft Environmental Impact Assessment Guidance Series* released by DPE in June 2017, as:

- **Performance based measure** – identify performance criteria that must be complied with to achieve an appropriate environmental outcome but do not specify how the outcome is to be achieved.
- **Prescriptive measure** – require action to be taken or specify something that must not be done.
- **Management based measure** – identify one or more management objectives that must be achieved through the implementation of a management plan.

Following the implementation of appropriate mitigation measures as recommended, it is determined that the proposal will not result in any significant adverse impacts on the surrounding environment. The following table illustrates how the matters raised within the SEARs will be addressed.

This analysis comprises a qualitative assessment consistent with AS/NZS ISO 31000:2009 *Risk Management–Principles and Guidelines* (Standards Australia 2009). The level of risk was assessed by considering the potential impacts of the proposed development prior to application of any mitigation or management measures. In accordance with the SEARs, the Environmental Risk Assessment (ERA) addresses the following significant risk issues:

- The adequacy of baseline data;
- The potential cumulative impacts arising from other developments in the vicinity of the site; and
- Measures to avoid, minimise, offset the predicted impacts where necessary involving the preparation of detailed contingency plans for managing any significant risk to the environment.

Risk comprises the likelihood of an event occurring and the consequences of that event. For the proposal, the following descriptors were adopted for 'likelihood' and 'consequence'.

Likelihood		**Consequence**	
A	Almost certain	1	Widespread and/or irreversible impact
B	Likely	2	Extensive but reversible (within 2 years) impact or irreversible local impact

Likelihood		Consequence	
C	Possible	3	Local, acceptable or reversible impact
D	Unlikely	4	Local, reversible, short term (<3 months) impact
E	Rare	5	Local, reversible, short term (<1 month) impact

The risk levels for likely and potential impacts were derived using the following risk matrix.

		LIKELIHOOD				
		A	**B**	**C**	**D**	**E**
CONSEQUENCE	**1**	High	High	Medium	Low	Very low
	2	High	High	Medium	Low	Very low
	3	Medium	Medium	Medium	Low	Very low
	4	Low	Low	Low	Low	Very low
	5	Very low	Very low	Very low	Very low	Very low

The results of the environmental risk assessment for the proposed development are presented in the below table and are based upon the range of technical and specialist consultant reports appended to the EIS. The table has directly related mitigation measures responding to each impact also based upon the range of technical and specialist consultant reports appended to the EIS.

N.B. 'O' – Operational; 'C' – Construction

'Pe' – Performance based mitigation measure; 'Pr' – Prescriptive based mitigation measure 'Ma' – Management based mitigation measure

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
Traffic, Transport and Accessibility	Impacts on road network from construction and operational phase. Additional demand on car parking spaces.	C & O	D	3	Low	<u>Construction</u> The following measures should be implemented: • A detailed CTMP should be prepared upon appointment of a Contractor where detailed construction traffic volumes and vehicles would be ascertained. • As part of the Monitoring and Communications Strategies prepared as part of the CTMP, regular reviews will be undertaken by the on-site coordinator during implementation and execution of the CTMP. • A Greet Travel Plan (GTP) should be prepared and finalised prior to occupation, the GTP should address the overarching requirements of the preliminary GTP prepared by Anson and submitted as part of the EIS. • Traffic control would be required to manage and regulate traffic movements into and out of the Site during construction. • Disruption to road users would be kept to a minimum by scheduling intensive delivery activities outside of peak network	Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						hours. • Construction and delivery vehicles would be restricted to using Old Wallgrove Road and M7 Motorway; and Lenore Drive and Mamre Road. <u>Operation</u> The following measures should be implemented: • Due to the shared nature of the hardstand, a Loading Dock Management Plan (LDMP) and Operational Traffic Management Plan (OTMP) is required to ensure the efficient and efficient operation of the site. Measures will also be included to ensure loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network. These plans should be prepared prior to obtaining the Occupation Certificate (OC). • Bicycle parking and end of trip facilities must be provided in accordance with the rate under the NSW Planning Guidelines for Walking and Cycling (Walking and Cycling.		

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						• Driveway, ramp, onsite parking, accessible parking, bicycle parking and end of trip facilities should be designed in accordance with relevant Australian Standards.		
Noise and Vibration	Noise amenity impacts during operations of load equipment and machinery.	C & O	C	4	Low	**Construction** • The use of standard mitigation measures provided in the Transport for NSW Construction Noise and Vibration Guideline should be implemented during construction to minimise acoustic impact. • A Construction Noise and Vibration Management Plan (CNVMP) should be prepared before any work begins. This should identify all potentially impacted receivers, assess the potential noise and vibration impacts from the proposal and provide details regarding how the impacts would be minimised through the use of all feasible and reasonable mitigation measures. The CNVMP should also contain procedures for handling complaints, should they occur, and detail any compliance monitoring requirements. **Operation** • Where operational noise impacts from the development are predicted to exceed the relevant noise criteria, feasible and	Pr	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						reasonable operational noise mitigation and management measures should be implemented, with the aim of reducing noise emissions to the relevant criteria. The potential feasible and reasonable mitigation measures that can be applied to the development are summarised in the Acoustic Report prepared by SLR dated July 2024. • An Operational Noise Management Plan should be prepared subject to further refinement of these measures during detailed design when more details regarding specific tenants are known		
Air Quality	Emissions of fugitive dust during construction works	C	C	4	Low	Earthworks • Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable. • Use Hessian, mulches or trackifiers where it is not possible to revegetate or cover with topsoil, as soon as practicable. • Only remove the cover in small areas during work and not all at once.	Pr	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						Construction • Avoid scabbling (roughening of concrete surfaces) if possible. • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. • Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery. Trackout • Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use. • Avoid dry sweeping of large areas. • Ensure vehicles entering and leaving sites are covered to prevent escape of		

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						materials during transport. • Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable. • Record all inspections of haul routes and any subsequent action in a site log book. • Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned. • Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). • Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits. • Access gates to be located at least 10 m from receptors where possible.		

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
Visual Impacts	Visual amenity impacts to the surrounding receivers	O	D	3	Low	• To help mitigate and soften the building particularly from visual receptors located in the north, northeast and northwest, the proposal should retain the proposed landscape setback. This should include indigenous and native canopy tree planting together with shrubs and groundcovers.	Pr	Low
Contamination	N/A							
Social impact	Negative social impacts to local health and wellbeing, local accessibility, way of life, community, and local engagement	C & O	D	3	Low	• Implementation of a Construction Environmental Management Plan (CEMP) detailing compliance requirements. Provide community with information of the complaints procedure during construction. • Implementation of Construction Noise and Vibration Management Plan (CNVMP) and a Operation Noise and Vibration Management Plan (ONVMP). • Effective communication and engagement with the community to minimise social anxiety and keep community well informed. • Consider visual screening from public viewpoints.	Pr. Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						• Implementation of a Construction Traffic Management Plan (CTMP) consistent with other approvals in the area. • Implementation of an Operational Traffic Management Plan (OTMP) consistent with other approvals in the area. • Keep the local community informed around the construction hours and any subsequent changes. • Strategy in place to attract and maximise employment creation. • Proactive and ongoing information sharing about the project and associated opportunities		
Biodiversity	N/A							
Aboriginal Heritage	Unexpected finds	C	D	3	Low	**Unexpected Archaeological Finds Procedure** - The following unexpected archaeological finds procedure should be followed in the unlikely event that any archaeological materials, or suspected archaeological materials, are uncovered during any works within the subject area:	Pr	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						• All works within the vicinity of the find must immediately stop and the location cordoned off with signage installed to stop any accidental impact to the finds. The find must not be moved 'out of the way' without assessment. • The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist. • The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further consultation with Heritage NSW, preparation of a research design and archaeological investigation/salvage methodology and registration of the find with the Aboriginal Heritage Information Management System (AHIMS). Any management measures should be decided upon consultation with the RAPs. • Depending on the significance of the find, reassessment of the archaeological		

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						potential of the subject area may be required and further archaeological investigation undertaken. • Reporting may need to be prepared regarding the find and approved management strategies. • Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW. **Human Remains Procedure** - The following human remains procedure should be followed in the unlikely event that any human remains, or suspected human remains, are uncovered during any works within the subject area: • All works within the vicinity of the find must immediately stop and the location cordoned off with signage installed to stop any accidental impact to the finds. • The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555). • The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist.		

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						• Management recommendations are to be formulated by the NSW Police, Heritage NSW, site representatives and the RAPs. • Works are not to recommence until the find has been appropriately managed.		
Environmental heritage	N/A							
Trees and Landscaping	Environmental amenity and biodiversity outcomes are not achieved. Adverse heat gain from direct sunlight.	O	D	3	Low	Water Sensitive Urban Design principles (WSUD) have been used to address considerations for efficient water use and design in the landscape.	Pr	Low
ESD	Unsustainable practices employed which adversely contribute to carbon emissions.	C & O	D	4	Low	ESD strategies outlined in the ESD reported prepared by E-Lab must be implemented during construction and operation phase of the development. The office component of this development is required to achieve the following NABERS	Pr, Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						Energy and Water ratings as committed under the NABERS Agreement prepared by E-Lab: • 5.5 star NABERS energy rating and • 3 star NABERS water rating		
Geotechnical	soil salinity risks	C	D	4	Low	The field work for the current geotechnical and salinity investigation was conducted on12 July 2024 and 16 July 2024 and concluded that the materials used as controlled fill were predominantly slightly saline, except for one sample which returned a non-saline classification. Therefore no salinity management plan for this site is required.	Pr, Ma	Low
Water management	Impact on the existing drainage system and waterways through increased runoff and pollutants present in the stormwater.	C & O	D	4	Low	<u>Construction</u> During the construction phase, a Sediment and Erosion Control Plan will be in place to ensure the downstream drainage system and receiving waters are protected from sediment laden runoff. <u>Operation</u> To manage water quality and quantity, the proposed measures are incorporated into the development: Several OSD systems. On-lot treatment measures.	Pr, Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						Incorporate the principles of Water Sensitive Urban Design (WSUD) to target pollutants.		
Flood risk	N/A							
Waste	Waste generated by the development is not appropriately handled, stored, or collected.	C & O	D	4	Low	<u>Construction waste management:</u> The Building Contractor, Building Designer and/or those in equivalent roles should follow better practice waste avoidance strategies outlined in the WMP. Effective management of construction materials and waste, including options for reuse and recycling where applicable and practicable, will be conducted. Only waste that cannot be cost effectively reused or recycled is to be sent to landfill or appropriate disposal facilities. Waste materials produced from construction activities will be separated at the source and stored separately on-site. A more detailed construction waste management plan will be prepared that will provide further information on waste storage on site during construction. <u>Operation waste management:</u> The following operational waste management strategies are proposed:	Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						• Waste avoidance measures • Possible re-use opportunities include establishing systems with in-house and supply chain stakeholders to transport products in re-useable packaging where possible. • maximise recycling opportunities • Education and communication on waste management initiatives and measures will be regularly and clearly conveyed to staff, cleaners and visitors • Signs which clearly identify waste management procedures and provisions to contractors, staff and visitors will be posted at the Development as appropriate. • Roles and Responsibilities of implement the operational measures		
Bushfire	N/A							

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition C9C9 or, having given such notification, subsequently forms the view that an incident has not occurred.
3. Within **7 days** (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C9C9C9), the Applicant is required to submit a subsequent incident report that:
   (a) identifies how the incident was detected;
   (b) identifies when the Applicant became aware of the incident;
   (c) identifies any actual or potential non-compliance with conditions of consent;
   (d) identifies further action(s) that will be taken in relation to the incident;
   (e) a summary of the incident;
   (f) outcomes of an incident investigation, including identification of the cause of the incident;
   (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
   (h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.

INCIDENT REPORT REQUIREMENTS

5. If requested by the Planning Secretary, within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
6. The Incident Report must include:
   (a) a summary of the incident;
   (b) outcomes of an incident investigation, including identification of the cause of the incident;
   (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
   (d) details of any communication with other stakeholders regarding the incident.

Appendix B Relevant Conditions of Consent

Horsley Logistics Park

Construction Environmental Management Plan SSD 71144719 – Lot 301, 3 Johnston Crescent Horsley Park

ESR Developments (Australia) Pty Ltd

SLR Project No.: 640.031830.00001

Relevant Consent Conditions SSD 71144719	Where Addressed in CEMP
PART A ADMINISTRATION 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.	Sections 1.2.1 and 4.1
Terms of Consent	
A2. The development may only be carried out: in compliance with the conditions of this consent; in accordance with all written directions of the Planning Secretary in accordance with the EIS, Response to Submissions (RtS), Supplementary RtS, and Supplementary Information; in accordance with the Applications; and in accordance with the Development Layout in Appendix 1; in accordance with the management and mitigation measures in Appendix 2.	Sections 3.2.1 and 6.0
A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: 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 the implementation of any actions or measures contained in any such document referred to in condition A3(a).	Section 3.2.1
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.	Section 3.2.1
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; b) and c) 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.	Section 1.2.4
Utilities, Services and Public Infrastructure	
General Requirements	

Relevant Consent Conditions SSD 71144719	Where Addressed in CEMP
A12. Prior to the commencement of construction of the development, the Applicant must: 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, 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.	Section 1.2.4
A13. Unless the Applicant and the applicable authority agree otherwise, the Applicant must: a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development c) (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.	Section 3.2.2 and 4.1
Sydney Water	
A14. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Section 3.2.2 and 6.0
Compliance	
A22. 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.	Sections 3.3 and 4.1
Operation of Plant and Equipment	
A26. All plant and equipment used on site, or to monitor the performance of the development, must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	Section 4.1
Applicability of Guidelines	
A28. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Section 3.2.1
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.	Section 3.2.2
PART B SPECIFIC ENVIRONMENTAL CONDITIONS	
Traffic and Access	
Construction Traffic Management Plan	

Relevant Consent Conditions SSD 71144719	Where Addressed in CEMP
B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must: a) be prepared by a suitably qualified and experienced person(s), b) be prepared in consultation with Council; c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction; d) detail heavy vehicle routes, access and parking arrangements; e) include a Driver Code of Conduct to: i. minimise the impacts of 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.	Section 1.2.1, 1.2.4 and 4.4
B2. The Applicant must: a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.	Section 4.4
Parking	
B5. 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.	Section 4.2
Soils, Water Quality and Hydrology	
Imported Soil	
B8. The Applicant must: a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the Planning Secretary upon request.	Section 4.5
Erosion and Sediment Control	
B9. Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.	Section 4.5
Construction Noise and Vibration Management Plan	
B10. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B9 for the duration of construction of the development.	Section 1.2.1 and 4.5

<table>
<tr><th>Relevant Consent Conditions SSD 71144719</th><th>Where Addressed in CEMP</th></tr>
<tr><td colspan="2">Stormwater Management System</td></tr>
<tr><td>B12. Prior to the commencement of construction of the development, the Applicant must finalise the detailed design of the stormwater management system for the development. The system must:
a) be designed by a suitably qualified and experienced person(s);
b) be generally in accordance with the conceptual design in the EIS and RTS;
c) be in accordance with applicable Australian Standards; and
d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</td><td>Section 2.3</td></tr>
<tr><td colspan="2">Air Quality</td></tr>
<tr><td colspan="2">Dust Minimisation</td></tr>
<tr><td>B15. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</td><td>Section 4.3</td></tr>
<tr><td>B16. During construction of the development, the Applicant must ensure that:
a) exposed surfaces and stockpiles are suppressed by regular watering;
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.</td><td>Section 4.3</td></tr>
<tr><td colspan="2">Noise</td></tr>
<tr><td colspan="2">Hours of Work</td></tr>
<tr><td>B17. The Applicant must comply with the hours detailed in Table 2, unless otherwise agreed in writing by the Planning Secretary.
Table 2 Hours of Work
<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></td><td>Section 2.3</td></tr>
<tr><td>B18. Works outside of the hours identified in condition B17 may be undertaken in the following circumstances:
a) works that are inaudible at the nearest sensitive receivers;
b) works agreed to in writing by the Planning Secretary;
c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.</td><td>Sections 2.3 and 4.10</td></tr>
<tr><td colspan="2">Construction Noise Limits</td></tr>
</table>

Relevant Consent Conditions SSD 71144719	Where Addressed in CEMP
B19. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guidelines (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 2 and the CEMP in condition C2B20.	Section 4.2
Vibration Criteria	
B20. The Applicant must prepare a Construction Noise and Vibration 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 Interim Construction Noise Guideline (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 B20(d); and, f) include a complaints management system that would be implemented for the duration of the development.	Section 1.2.4 & 4.2
B21. The Applicant must: a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B20 is approved by the Planning Secretary; and b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of construction.	Section 4.2
Vibration	
Vibration Criteria	
B24. Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures (German Institute for Standardisation, 2016); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Section 4.2
B25. The limits in condition B23 apply unless otherwise outlined in the development's Construction Noise and Vibration Management Plan (see condition B20).	Section 4.2
Aboriginal Heritage	
Unexpected Finds Protocol	

Relevant Consent Conditions SSD 71144719	Where Addressed in CEMP
B26. If any item or object of Aboriginal heritage significance is identified on site: a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately; b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and c) Heritage NSW must be contacted immediately.	Section 4.8
B27. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the National Parks and Wildlife Act 1974.	Section 4.8
NON-ABORIGINAL HERITAGE	
Unexpected Finds Protocol	
B28 If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development: (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately; (b) Heritage NSW must be contacted immediately; and (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW	Section 4.8
B29 Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.	Section 4.8
Contamination	
Unexpected Contaminated Finds Protocol	
B30. Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination finds procedure to ensure that known or potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C3 and must ensure any surplus material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations.	Sections 1.2.1 and 4.9
HAZARDS AND RISK	
Emergency Response	
B35. The Applicant must ensure that adequate emergency vehicle access is incorporated into the development's site design in line with FRNSW Fire Safety Guideline - Access for Fire Brigade Vehicles and Firefighters.	Section 4.10
Waste Management	
B39. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.	Section 4.6
B40. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	Section 4.6
B41. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	Section 4.6

Relevant Consent Conditions SSD 71144719	Where Addressed in CEMP
B42. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Section 4.6
Pests, Vermin and Priority Weed Management	
B43. 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.*	Section 4.5
Visual Amenity	
Lighting	
B44. The Applicant must ensure the lighting associated with the development: a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); and b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Section 4.7
Signage and Fencing	
B45. All signage and fencing must be erected in accordance with the development plans included in the RTS. *Note: This condition does not apply to temporary construction and safety related signage and fencing.*	Section 4.7
PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING	
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.	Sections 1.2.1, 1.2.4, 4.4 and 4.5
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 and Vibration Management Plan (see condition B20); d) a copy of the development's Unexpected Contamination Finds Procedure (see condition B29); and e) Community Consultation and Complaints Handling.	Sections 1.2.1 and 4.9
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.	Section 1.2.1
Revision of Strategies, Plans and Programs	

Relevant Consent Conditions SSD 71144719	Where Addressed in CEMP
C7. Within three months of: a) the submission of an incident report under condition 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.	Section 6.0
C8. If identified as part of the review process (see condition C7) or considered necessary to improve the environmental performance of the development, the Applicant must ensure the strategies, plans and/or programs required under this consent 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 C7, or such other timing as agreed by the Planning Secretary. *Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.*	Section 6.0
Reporting and Auditing	
Incident Notification, Reporting and Response	
C9. 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.	Sections 3.4.1.2, 4.1 and 6.0
C10. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in 0 (Incident Notification and Reporting Requirements).	Sections 3.4.1.2, 4.1 and 6.0
Non-Compliance Notification	
C11. Within seven days of becoming aware of any non-compliance, the Applicant must notify the Department of the noncompliance, in writing, via the NSW planning portal (Major Projects).	Sections 3.4.1.3 and 4.1
C12. A non-compliance notification submitted under condition C11 must identify the development (including the development application number and name), set out the condition of this consent that the development is noncompliant 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: A non-compliance which has been notified as an incident does not need to also be notified as a noncompliance.*	Sections 3.4.1.3 and 4.1
Monitoring and Environmental Audits	

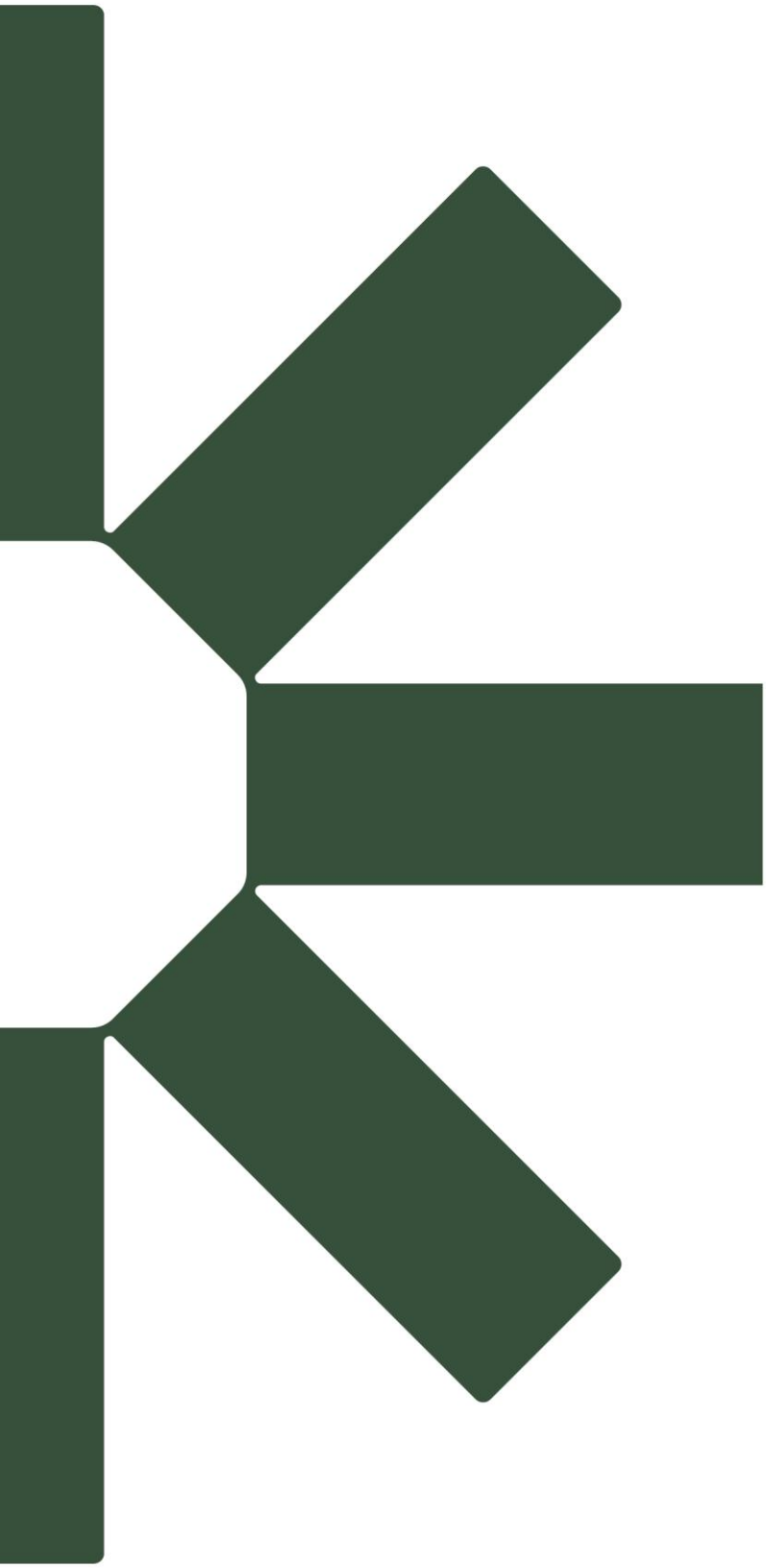
Relevant Consent Conditions SSD 71144719	Where Addressed in CEMP
C13. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing. *Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*	Sections 4.1 and 5.1
Access to Information	
C14. At least 48 hours before the commencement of construction of the development and for the life 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 (iv) exception of any hazard and risk related studies; (v) a summary of the current stage and progress of the development; (vi) contact details to enquire about the development or to make a complaint; (vii) a complaints register, updated monthly; (viii) any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary.	Sections 4.1, 5.1 and 6.0
APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES	
Traffic, Transport and Accessibility	
• A detailed CTMP should be prepared upon appointment of a Contractor where detailed construction traffic volumes and vehicles would be ascertained. • As part of the Monitoring and Communications Strategies prepared as part of the CTMP, regular reviews will be undertaken by the on-site coordinator during implementation and execution of the CTMP • Traffic control would be required to manage and regulate traffic movements into and out of the Site during construction. • Disruption to road users would be kept to a minimum by scheduling intensive delivery activities outside of peak network hours. • Construction and delivery vehicles would be restricted to using Old Wallgrove Road and M7 Motorway; and Lenore Drive and Mamre Road.	Section 4.4
Noise and Vibration	

Relevant Consent Conditions SSD 71144719	Where Addressed in CEMP
• The use of standard mitigation measures provided in the Transport for NSW Construction Noise and Vibration Guideline should be implemented during construction to minimise acoustic impact. • A Construction Noise and Vibration Management Plan (CNVMP) should be prepared before any work begins. This should identify all potentially impacted receivers, assess the potential noise and vibration impacts from the proposal and provide details regarding how the impacts would be minimised through the use of all feasible and reasonable mitigation measures. The CNVMP should also contain procedures for handling complaints, should they occur, and detail any compliance monitoring requirements	Section 4.2
Air Quality	
• Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable. • Use Hessian, mulches or trackifiers where it is not possible to revegetate or cover with topsoil, as soon as practicable. • Only remove the cover in small areas during work and not all at once. • Avoid scabbling (roughening of concrete surfaces) if possible. • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. • Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery. • Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use. • Avoid dry sweeping of large areas. • Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. • Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable. • Record all inspections of haul routes and any subsequent action in a site log book. • Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned. • Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). • Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits. • Access gates to be located at least 10 m from receptors where possible.	Section 4.3
Social Impact	

Relevant Consent Conditions SSD 71144719	Where Addressed in CEMP
• Implementation of a Construction Environmental Management Plan (CEMP) detailing compliance requirements. Provide community with information of the complaints procedure during construction. • Implementation of Construction Noise and Vibration Management Plan (CNVMP). • Effective communication and engagement with the community to minimise social anxiety and keep community well informed. • Implementation of a Construction Traffic Management Plan (CTMP) consistent with other approvals in the area. • Keep the local community informed around the construction hours and any subsequent changes.	Section 4.11
Aboriginal Heritage	
• Unexpected Archaeological Finds Procedure - The following unexpected archaeological finds procedure should be followed in the unlikely event that any archaeological materials, or suspected archaeological materials, are uncovered during any works within the subject area: o All works within the vicinity of the find must immediately stop and the location cordoned off with signage installed to stop any accidental impact to the finds. The find must not be moved 'out of the way' without assessment. o The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist. o The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further consultation with Heritage NSW, preparation of a research design and archaeological investigation/salvage methodology and registration of the find with the Aboriginal Heritage Information Management System (AHIMS). Any management measures should be decided upon consultation with the RAPs. o Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken. o Reporting may need to be prepared regarding the find and approved management strategies. o Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW. • Human Remains Procedure - The following human remains procedure should be followed in the unlikely event that any human remains, or suspected human remains, are uncovered during any works within the subject area: o All works within the vicinity of the find must immediately stop and the location cordoned off with signage installed to stop any accidental impact to the finds. o The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555). o The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist. o Management recommendations are to be formulated by the NSW Police, Heritage NSW, site representatives and the RAPs. o Works are not to recommence until the find has been appropriately managed.	Section 4.8

Relevant Consent Conditions SSD 71144719	Where Addressed in CEMP
Water Management	
• During the construction phase, a Sediment and Erosion Control Plan will be in place to ensure the downstream drainage system and receiving waters are protected from sediment laden runoff.	Section 4.5
Waste	
• The Building Contractor, Building Designer and/or those in equivalent roles should follow better practice waste avoidance strategies outlined in the WMP. • Effective management of construction materials and waste, including options for reuse and recycling where applicable and practicable, will be conducted. Only waste that cannot be cost effectively reused or recycled is to be sent to landfill or appropriate disposal facilities. • Waste materials produced from construction activities will be separated at the source and stored separately on-site. A more detailed construction waste management plan will be prepared that will provide further information on waste storage on site during construction.	Section 4.6
APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS	
Written Incident Notification Requirements	
1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).	Section 3.4
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition C9 or, having given such notification, subsequently forms the view that an incident has not occurred.	Section 6.0
3. Within 7 days (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C9), the Applicant is required to submit a subsequent incident report that: a) identifies how the incident was detected; b) identifies when the Applicant became aware of the incident; c) identifies any actual or potential non-compliance with conditions of consent; d) identifies further action(s) that will be taken in relation to the incident; e) a summary of the incident; f) outcomes of an incident investigation, including identification of the cause of the incident; g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and h) details of any communication with other stakeholders regarding the incident.	Section 3.4
4. The Applicant must submit any further reports as directed by the Planning Secretary.	Section 3.4
Incident Report Requirements	
5. If requested by the Planning Secretary, within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Section 3.4

Relevant Consent Conditions SSD 71144719	Where Addressed in CEMP
6. The Incident Report must include: a) a summary of the incident; b) outcomes of an incident investigation, including identification of the cause of the incident; c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d) details of any communication with other stakeholders regarding the incident.	Section 3.4



Making Sustainability Happen

Appendix C Event Notification Report

Horsley Logistics Park

Construction Environmental Management Plan SSD 71144719 – Lot 301, 3 Johnston Crescent Horsley Park

ESR Developments (Australia) Pty Ltd

SLR Project No.: 640.031830.00001

Event Notification Report

Plant Vehicle Property	Non work Related Motor Vehicle Accidents	Service Strike	Environmental	Injury	Break-in Theft	Conduct
☐	☐	☐	☐	☐	☐	☐

Date & Time Event Occurred	Event Reported by	Notification Form Completed by	Date Completed
Project Team	**Names**	**Project Name**	**WHS Site Representative**
Project Manager			
Site Supervisor			
Engineers			
Leading Hand/s			

1. DETAILS					
Event Description (Describe event using key words)					
Event first reported to		**Date reported**		**Time reported**	
Event details (below) Details specific names, dates, times, equipment, organisation/s, etc.					
What activity was being undertaken? Who was involved, time & duration of activity in progress					
Location on site					
INSERT OR ATTACH MAP / SKETCH & PHOTOS TO NOTIFICATION (Show location in relations to site and key areas – intersections, plant, activity, services, pot hole locations, survey pegs, chainages)					

2. PERSONS INVOLVED / & or near VICINITY					
Names of Directly involved & Witnesses	**Organisation**	**Position Tile**	**Capacity of involvement (Direct / in- direct witness)**	**Contact No.**	**Statement Taken**
					Y ☐
					Y ☐
					Y ☐
					Y ☐

3. IMMEDIATE ACTION TAKEN Tick items to signify the action taken immediately following the event occurring						
☐	Secure area / isolate	☐	Subcontractor Workers retained on site	☐	Medical Centre Ambulance	Other:
☐	Contacted Emergency services	☐	Photos of scene / area	☐	Spill control	
☐	Notified asset owner	☐	D & A testing	☐	Statements	

6. EXTERNAL NOTIFICATIONS made at time of Event Occurrence					
Agency	**Notified**	**Date / time notified**	**Agency**	**Notified**	**Date / time notified**
SafeWork NSW (WHS Co-ord responsible)	☐		**Subcontractor** PM responsible	☐	
EPA / DPIE (ER responsible)	☐		**Police / Fire / Amb**	☐	
Asset Owner PM responsible	☐		**Police Event No.** (if applicable)	☐	
Client (Org) PM responsible	☐		**Other** (Name)	☐	

7. FACTORS CONTRIBUTING TO THE INCIDENT							
Environment				**Equipment / materials**			
☐	Noise	☐	Surface gradient / conditions	☐	Tampering of plant / equipment	☐	Plant or equipment failure
☐	Lighting	☐	Dust / fume	☐	Inadequate maintenance	☐	Material / equipment too heavy / awkward
☐	Vibration	☐	Slip / trip hazard	☐	Inadequate guarding	☐	Plant or equipment unsuitable
☐	Weather	☐	Time / production pressures	☐	Other:		

Work systems				People			
☐	Hazard no identified	☐	No / inadequate risk assessment conducted	☐	No / Not followed Procedure	☐	Drugs / alcohol
☐	Hazard not reported	☐	No / inadequate controls implemented	☐	Fatigue	☐	Stress/ Pressures
☐	No/inadequate safe work procedure	☐	Inadequate training / supervision	☐	Change of routine	☐	Distraction / personal issues / stress
☐	Inadequate planning	☐	Other:	☐	Lack of communication	☐	Other:

Comment on selection		

8. CORRECTIVE ACTIONS				
Actions	**Assigned to**	**Completion date**	**Date complete**	**Verified by**

9. PM AND ER TO COMPLETE					
Matter has been reviewed, recorded, and correctly notified?				Yes ☐	No ☐
PM Signature:		ER Signature:			
Date:		Date:			

Appendix D Community Consultation Plan

Horsley Logistics Park

Construction Environmental Management Plan SSD 71144719 – Lot 301, 3 Johnston Crescent Horsley Park

ESR Developments (Australia) Pty Ltd

SLR Project No.: 640.031830.00001

URBIS

HORSLEY LOGISITCS PARK STAGE 2 (SSD-71144719

Community Consultation Plan (CCP)

Prepared for

ESR

2 September 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Anna Mitchell
Senior Consultant	Jordan Smith / Hayley Kardash
Project Code	P0052050
Report Number	Final

Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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CONTENTS

FIGURES

TABLES

ABBREVIATIONS

Table 1 Abbreviations

Abbreviation	Definition
DPHI	Department of Planning, Housing and Infrastructure
CCP	Community Consultation Plan
SEARs	Secretary's Environmental Assessment Requirements
EIS	Environmental Impact Statement
SSDA	State Significant Development Application
SSD	State Significant Development
EP&A Act	Environmental Planning and Assessment Act 1979
IAP2	International Association of Public Participation
LGA	Local Government Area
DP	Deposited Plan
WSEA	Western Sydney Employment Area
OEMP	Operational Environmental Management Plan
GFA	Ground Floor Area
RL	Reduced level

1. INTRODUCTION

ESR Developments (Australia) Pty Ltd (ESR) is preparing to commence construction of its Horsley Logistics Park Stage 2, located at 3 Johnston Crescent, Horsley Park (SSD-71144719).

This Community Consultation Plan (CCP) has been prepared by Urbis on behalf of ESR. This CCP has been prepared in line with the requirements of Development Conditions B1(g), B20 (d)(f), C3 (e) and C5.

1.1. CONSENT REQUIREMENTS

Table 2 identifies how this CCP has responded to the relevant requirements of Condition SSD-71144719.

Table 2 Response to Consent Requirements SSD-71144719

Consent condition Reference	Consent condition	Report reference
B1	Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must: a. be prepared by a suitably qualified and experienced person(s); b. be prepared in consultation with Council; c. detail the measures that are to be implemented to ensure road safety and network efficiency during construction; d. detail heavy vehicle routes, access and parking arrangements; e. include a Driver Code of Conduct to: i. minimise the impacts of 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.	Section 5: Communication Procedures and mechanisms

Consent condition Reference	Consent condition	Report reference
B20	The Applicant must prepare a Construction Noise and Vibration 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 Interim Construction Noise c. describe procedures for achieving the noise management levels in EPA's Interim Construction Noise d. Guideline (DECC, 2009) (as may be updated or replaced from time to time); e. describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; f. include strategies that have been developed with the community for managing high noise generating works g. describe the community consultation undertaken to develop the strategies in condition B20B20(d); and, h. include a complaints management system that would be implemented for the duration of the development.	Section 5: Communication Procedures and mechanisms
C3	As part of the CEMP required under condition C2 of this consent, the Applicant must include the following: a. Construction Traffic Management Plan (see condition B1) b. Erosion and Sediment Control Plan (see condition B9); c. Construction Noise and Vibration Management Plan (see condition B20B20); d. a copy of the development's Unexpected Contamination Finds Procedure (see condition B30); and e. Community Consultation and Complaints Handling.	Section 5: Communication Procedures and mechanisms Section 6: Dispute resolution and mediation
C5	Prior to the commencement of operation, the Applicant must prepare an Operational Complaints Handling Protocol (OCHP) for the development. The OCHP must: a. detail how complaints would be received by the Applicant;	Section 5: Procedures and Mechanisms

Consent condition Reference	Consent condition	Report reference
	b. detail how the contact details for receiving complaints would be communicated to surrounding businesses and/or residential receivers; and c. d. include a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint. ***Note**: Methods for receiving complaints could include, but are not limited to, email, a toll-free telephone number and/or a postal address. Methods for communicating contact details could include, but are not limited to, on-site signage and/or an advertisement published in a local paper.*	Section 6: Dispute resolution and mediation
C14	At least 48 hours before the commencement of construction of the development and for the life 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) a summary of the current stage and progress of the development; (v) contact details to enquire about the development or to make a complaint; (vi) a complaints register, updated quarterly; (vii) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary	Section 5: Communication Procedures and mechanisms

2. PROJECT OVERVIEW

ESR Horsley Logistics Park (the project) involves the construction of two warehouse buildings with ancillary offices. The two buildings occupy a single lot comprising a continuous pad level, with hardstand areas. Both buildings will support warehouse and distribution use and have the same owner.

The proposed works are summarised in the following key components:

- Minor site grading works from the current pad levels (ranging from RL80 to RL83) to provide a singular pad level at RL78.9 and filling of the sediment basin.
- Total Ground Floor Area (GFA) of 55,900sqm, split across two buildings:
  - Warehouse A (two tenants): 20,250sqm
    - Warehouse A1 GFA: 10,825sqm
    - Office A1 GFA: 520sqm
    - Warehouse A2 GFA: 8,388sqm
    - Office A2 GFA: 517sqm
- Warehouse B (single tenant): 35,650sqm
  - Warehouse GFA: 33,581sqm
  - Office GFA: 2,069sqm
- An internal access road, with separate truck and car entry via Johnston Crescent along the eastern boundary.
- 254 onsite car parking spaces, located on grade and under-croft area.
- Landscape setbacks along all three street frontages.
- Outdoor areas for staff.

The warehouse and distribution use will have 24/7 operation. The project will be constructed in a single stage.

2.1. THE SITE

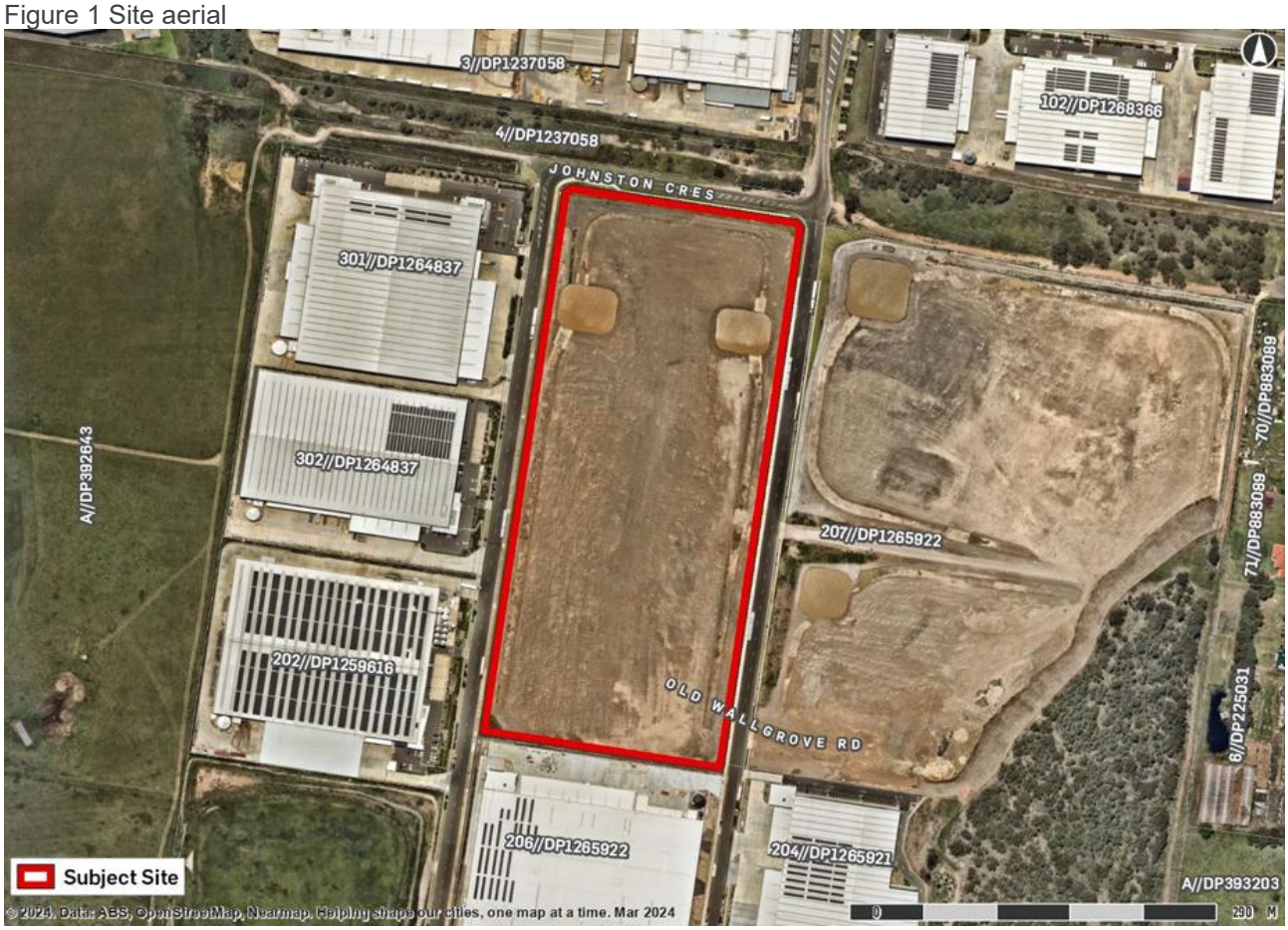
The site is located at 3 Johnston Crescent, Horsley Park Figure 1 (site shown in red) and is legally described as Lot 301 in Deposited Plan 1244594. It is 15km from the Penrith Central Business District (CBD), 17km from the Parramatta CBD, 10 kilometres north-east of the future Western Sydney International airport and 35km from Sydney CBD.

The site is located within the Fairfield City Council (Council) Local Government Area (LGA) and situated within the and within a developing employment precinct, including the ESR Horsley Logistics Park, Oakdale Central, Oakdale South and Horsley Park Employment Precinct. It is also close to other established and emerging employment-generating precincts, including Eastern Creek to the north, Huntingwood to the north-east, Wetherill Park and Mamre Road West to the north-west and Wetherill Park to the east.

2.1.1. The Former CSR Estate

The site is located within the former CSR Estate, which covers an area of approximately 74.48 ha within the strategically significant Western Sydney Employment Area (WSEA). The WSEA has long been identified as the single largest greenfield industrial precinct to serve the growing demand for industrial lands in the Sydney Metropolitan Area for the next 20 to 30 years.

Figure 1 Site aerial



Source: Urbis

2.2. SURROUNDING COMMUNITY

The site is part of the ESR Horsley Logistics Park development and is located to the north of the recently completed ESR Horsley Logistics Park Stage 1 development. An aerial photograph of the site and the surroundings is illustrated in figure 1.

ESR have previously developed four lots in the area of similar scale and construction activity impact and have received no complaints during construction.

The surrounding locality is described below:

- **North**: Land to the north of the site is the Oakdale East Industrial Estate (which is still under construction, with future development planned to the north and east) and Oakdale Central Industrial Estate (which has been completed). The existing developments are largely medium-large format warehouses and distribution centres, industrial and manufacturing development.
- **East:** Land to the immediate east is currently cleared, with proposed works for a data centre via SSDA - 63741210 (that application is currently in the preparation stage). To the south of the proposed data centre comprises vacant industrial zoned land as well as natural bushland zoned C2 Environmental Conservation which will is required to be retained and managed. Further east and external to the Horsley Logistics Park are land zoned RU4 Primary Production Small Lots which are characterised by rural residential land use activities.
- **South:** Bounding the site to the south is the Horsley Logistics Park Stage 1 development approved and constructed under SSD-10436, comprising of multiple large warehouses. Further to the south is rural residential land holdings. In addition, the Western Sydney Airport is located south west of the site.
- **West:** Immediately west of the site is the Frasers Horsley Park industrial development and beyond that is vacant general industrial zoned land. Further west is Oakdale Estate and the Mamre Road Precinct – all of which forms part of the WSEA.

3. STRATEGY OBJECTIVE AND APPROACH

The engagement approach is adapted from the International Association of Public Participation's (IAP2) *Public Participation Spectrum*. The spectrum (Figure 2) describes goals for public participation and the corresponding promise to the public.

For this Community Consultation Plan (CCP), the engagement objective aligns with the goals of **informing** or **consulting** with stakeholders and the community. This means our objective is to either:

- Provide balanced and objective information to assist stakeholders in understanding the project, and
- Obtain public feedback and respond to enquiries and concerns throughout the duration of the construction.

Figure 2 Public Participation Spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision- making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

To achieve these objectives, the engagement approach involves:

- Providing the community with regularly updated information about the project and construction program
- Providing timely responses in line with procedures outlined in section 6 to enquiries to enable ongoing risk identification and management/resolution
- Ensuring understanding of the potential impacts (during construction and operation) and how these will be managed by ESR
- Maintaining two-way communication with those impacted or interested
- Managing community expectations and building trust by delivering on commitments
- Providing timely information to impacted stakeholders, neighbours and the broader community
- Addressing and correcting misinformation in the public domain.

3.1. COMMUNICATION TIMELINE

This CCP aligns with the project timeline for the construction of the new warehouse and seeks to inform stakeholders at key milestones of the project, including when the most impactful works will take place.

The following timeline provides a high-level overview of the proposed consultation ahead of construction commencing on-site.

Table 3 Communication timeline summary

Milestone / activity	Expected timing	Activity on site	Engagement activity
Pre-construction – before works commence			
Issue of Development Consent	July 2025	Nil	Community Communications Plan (CCP) development for DPHI approval (this document).
Construction Noise and Vibration Management Plan Consultation	August 2025	Nil	In line with Condition B20 (d) (e) ESR notified the surrounding community via letterbox drop to invite feedback on the draft CNVMP.
Construction preparation (2 weeks before starting on site)	September 2025	Nil – construction management plans submitted for DPHI's approval (including this document).	Notification surrounding community (identified in Section 4 of this document). Notification to include a link to: ▪ DPHI's website to access all drawings and management plans ▪ ESR's project webpage ▪ 1800 number and enquiry email activated (managed by dedicated contact person') ▪ Details on how/where to obtain more information.
			ESR's webpage to be live/updated with the construction program and supporting documents outline within Condition C14: Access to Information.

Milestone / activity	Expected timing	Activity on site	Engagement activity
During construction			
Stage 1	October 2025	Construction of Warehouse A	Information available on ESR's website (an overview of project details, construction-related management documents, construction updates, and enquiry contact details) 1800 number and enquiry email activated (managed by contact person) Start of construction community notification (to be issued at the start of each stage) Construction notification letterbox drop – as required (to align with out-of-hours and unplanned work or high noise generating works, vibration-intensive activities, or manage traffic disruptions) Information signage accessible on site.
Stage 2	February 2026	Construction of Warehouse B	
Post construction – before and during operation			
Operation of Horsley Logistics Park Stage 2	From 2027	Use for logistics and distribution	ESR's webpage updated with reference to use and operation protocols and procedures.

3.2. COMMUNICATIONS INTERFACE (ROLES AND RESPONSIBILITIES)

To support the successful delivery of the project, a coordinated, consistent and considered approach to community and stakeholder communications must be implemented. From the community's point of view, the response to issues should appear seamless. To achieve this, a **'Contact person'** will work collaboratively with the head construction contractor to ensure all internal and external communications are consistent and timely. This approach will be implemented throughout the duration of the development.

Figure 3 Communications interface

Task	ESR	Head Contractor	Contact person
Provision of project information	Support	Lead	

Task	ESR	Head Contractor	Contact person
Development of community notifications for construction	Approve	Support	Lead
Enquiry and complaint management during construction	Approve	Support	Lead
Management of operational impacts post construction	Lead		

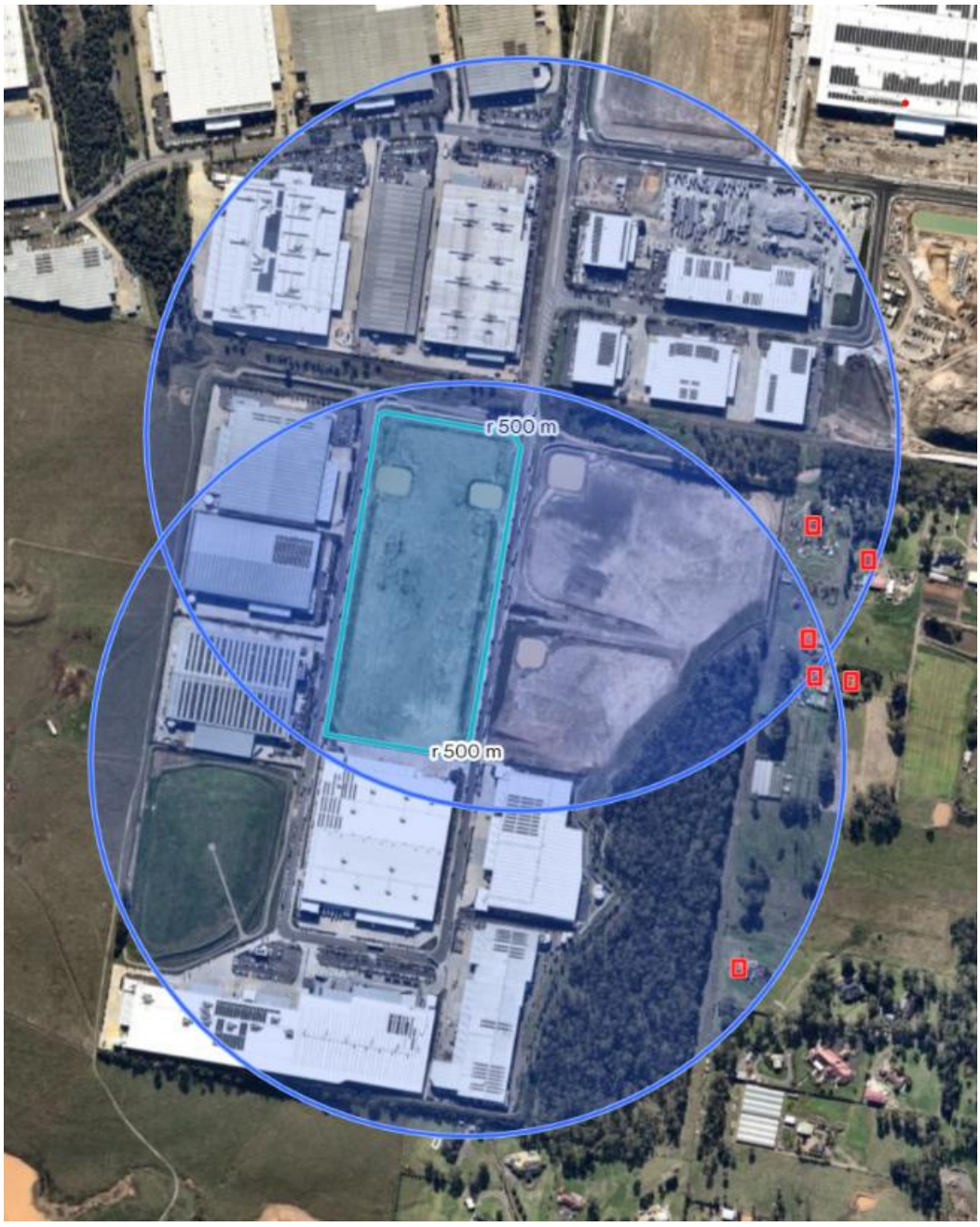
4. STAKEHOLDERS - PEOPLE TO BE CONSULTED DURING THE DEVELOPMENT

In line with Condition C3(e), this section identifies the people to be consulted during the construction period.

For the purpose of this CCP, people to be consulted during construction are referred to as stakeholders. It will be important to ensure that stakeholders and the surrounding community (including affected landowners, and others directly impacted by the development) are proactively informed about construction activity and impacts.

This includes the nearby residents who could potentially be impacted by noise, traffic and access changes during construction and local schools who could be impacted by disruptions to traffic routes. Therefore, engagement with stakeholders and the surrounding community will focus on the specific potential impacts associated with construction.

Figure 4 Landowner engagement catchment area



5. COMMUNICATION PROCEDURES AND MECHANISMS

5.1. INFORMATION PROVISION

In line with Condition B1 (g) and C3 (e) this section sets out the mechanisms for regularly consulting with the local community throughout the development.

Table 4 Communication mechanisms for access to information.

Activity	Description	Stakeholder	Timing
Establishment of a webpage, phone number and email address	Project contact details and up-to-date project information will be provided in all communication activities. The ESR website will provide an overview of project details, construction-related management documents, construction updates, and enquiry contact details. See Section 6 for the point of contact/s for construction. The process for responding to enquiries is outlined in Section 6.1.	All stakeholders and the surrounding community	Information will be available online no less than 48 hours before the start of construction (in accordance with C14). Ongoing enquiry management and webpage content will be available throughout the duration of the development.
Access to information	In accordance with Condition C14, at least 48 hours before the commencement of construction until the completion of all works under this consent, information and documents (as they are obtained or approved) will be made publicly available on ESR's webpage. This information will include access to all drawings and management plans required by the Conditions of this Consent. The approach is to provide the community and stakeholders with a link to this information (once submitted and available on DPHI's website), as well as provide direct copies of this information on ESR's webpage. The notification about this information being publicly available will be issued in a notification ahead of construction starting on-site.	All stakeholders and the surrounding community	No less than 48 hours before construction, information will be available online (ESR's webpage) and remain updated until the completion of all works under this consent (including rehabilitation and remediation).
Signage (site notices)	The enquiries and complaints phone number and email address will be	All stakeholders and the	Information and signage will be

Activity	Description	Stakeholder	Timing
	included on signage at the front of the site.	surrounding community	available on-site throughout construction being undertaken as part of the approved SSDA.
Construction notification letterbox drop	At the start of construction, at key development milestones, ESR will distribute a notification letter to neighbours outlining the works, duration, anticipated impacts, mitigations measures and the enquiries and complaints phone number and email address. Additionally, notifications would be distributed to community for any out-of-hours, unplanned or high noise generating works, vibration-intensive activities or traffic disruptions. If any disruptions to traffic routes a notification letter/ email would be provided to local schools in advance.	Surrounding community and immediate neighbours within a 500m radius of the project	At least 10 days before undertaking noisy, high-vibration activities or night works activities.

6. ENQUIRIES AND FEEDBACK RESPONSE

In line with Condition B20 (f), C3(e), C5 and C14 (vii), this section sets out procedures and mechanisms through which the community can discuss or provide feedback to ESR and how the project team will respond to these enquiries.

The table below outlines construction contact points that will be established and maintained through the construction and operational phases of the project.

Table 5 Contact point for construction

Channel	**Details**
Point of contact	Alice Tran
Mailing address	Level 13, 39 Martin Place Sydney, NSW 2000
Phone number	1800 270 980
Email	aus_development@au.esr.com
Webpage	https://au.esr.com/properties/esr-horsley-logistics-park/

Table 6 Contact point for operation

Channel	**Details**
Point of contact	Alice Tran
Mailing address	Level 13, 39 Martin Place Sydney, NSW 2000
Phone number	+612 9186 4759
Email	developmentAU@esr.com
Webpage	https://au.esr.com/properties/esr-horsley-logistics-park/

All feedback and enquiries will be recorded in an Enquiries and Complaints Register. Refer to Section 6.1 for details regarding the complaints, issues and the dispute resolution process.

All feedback and enquiries during construction will be answered in accordance with the timeframes below.

Table 7 Response times

Channel	**Response time**
Email	One business day (if contact is made outside of business hours, a response will be provided on the next business day)
In-person contact	One business day (if contact is made outside of business hours, a response will be provided on the next business day)

Channel	Response time
Site phone line	Thirty minutes during business hours (if contact is made outside of business hours, a response will be provided on the next business day)
ESR webpage contact	Three business days (if contact is made outside of business hours, a response will be provided on the next business day)

6.1. DISPUTE RESOLUTION AND MEDIATION

In line with Conditions B20(f), C3(e), C5 and C14 (vii), this section sets out procedures and mechanisms to resolve any issues and mediate any disputes that may arise.

6.1.1. Complaints management

Robust and timely enquiry and complaints management are integral to building and maintaining two-way communication and trust with the community. All construction-related enquiries will be managed via a contact person in consultation with ESR (or their representative). All operational enquiries and complaints will be managed by ESR or their representative.

Figure 5 and Figure 6 outline the enquiry and complaints management process for construction and operation. These processes provide a procedure for issue resolution and the mediation of disputes, targeting resolution within seven days from the date the issue was first raised.

This mechanism allows for the identification and implementation of corrective measures in response to issues raised by the community, to minimise the likelihood of recurrence. All complaints will be recorded in an Enquiry and Complaints Register, and in line with Condition C3 and C5. Complaints, issues and disputes regarding operations will be recorded and passed on to ESR. Nature/ theme of concerns may include, but are not limited to the following:

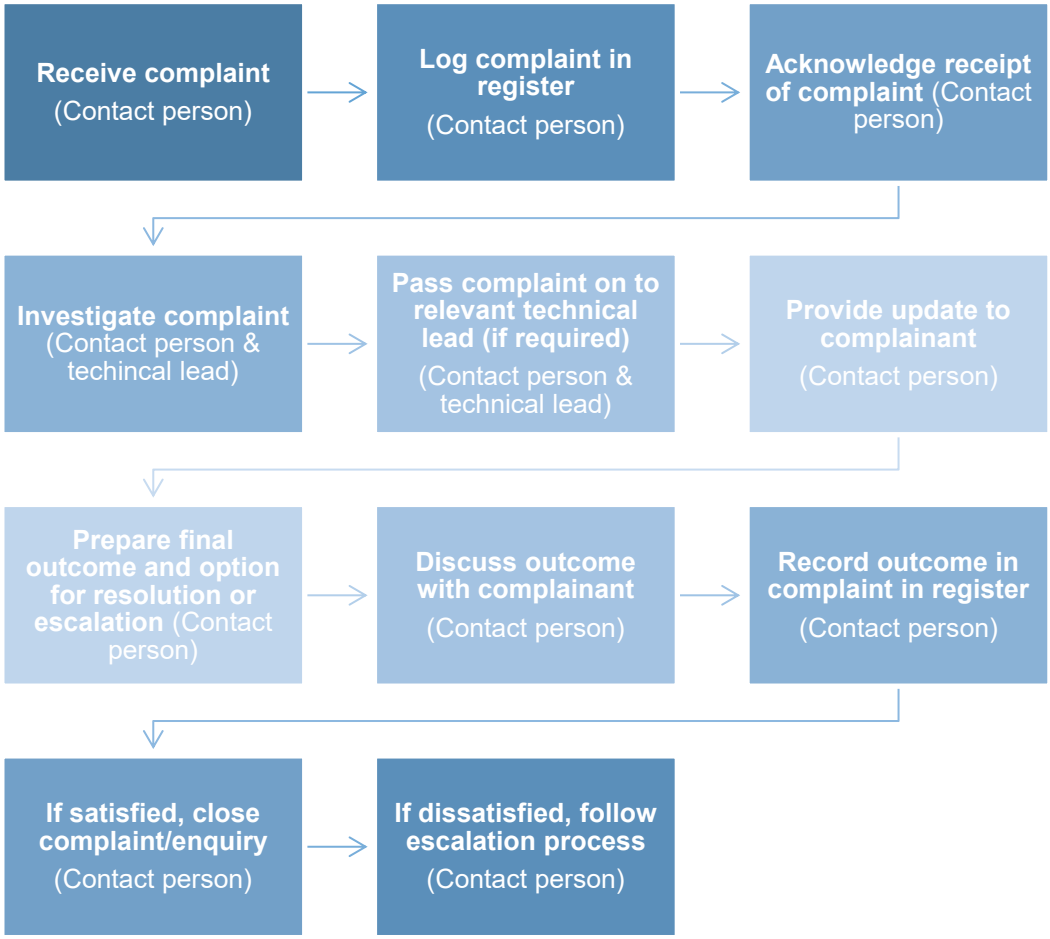
- Noise and traffic during construction
- Disruption to traffic flows on the local street system
- Out of hours of work
- Perceived property damage due to dust.

6.1.2. Enquiry and complaints register

All complaints will be recorded in an Enquiry and Complaints Register. This register will be established at least two weeks before construction commences, updated quarterly and include:

- A description of the enquiry/complaint including the date, day and time of the complaint and works occurring that resulted in the complaints
- Who made the complaint and relevant contact details (if provided)
- Channel through which the complaint received was (if applicable)
- The investigative response to the complaint
- Any further actions to prevent reoccurrence
- The requirement for stakeholder follow-up or escalation (if necessary).

Figure 5 Complaints handling process

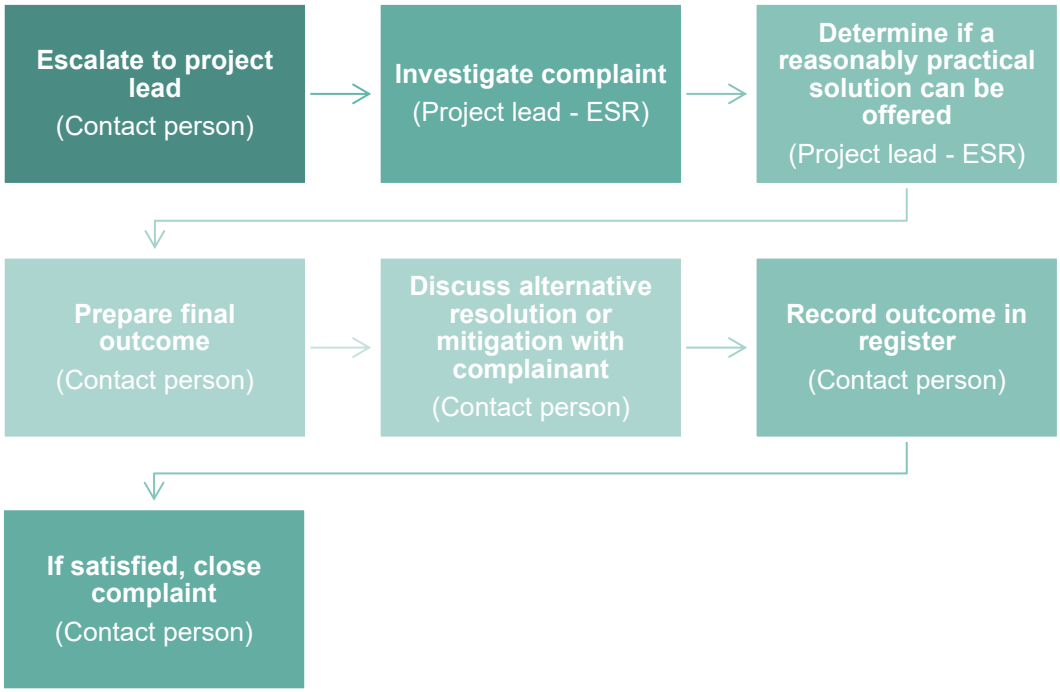


6.1.3. Escalation process

- Figure 6 outlines the escalation process should the Complaints handling process

Figure 5) fail to resolve the complaint. Escalation actions will also be recorded in the Complaints Register. The party responsible for each action is noted in brackets.

Figure 6 Complaints escalation process



6.1.4. Independent mediation

In some circumstances, a complaint which is unable to be resolved, or complainant is dissatisfied with the outcomes, may be referred for independent mediation. The role of independent mediation is to assist in facilitating communication between conflicting parties to reach a voluntary and mutually agreeable outcome to a dispute. The purpose of this process is to mediate and not arbitrate. A mediator actively encourages and facilitates discussion toward an outcome but cannot order or decide an outcome.

Issues and complaint escalation to independent mediation would be at the recommendation of the Contact Person following a thorough review of the complaint information in consideration of the project planning and assessment process.

The actions of the independent mediator would depend on the type of issue. However, the process may include the following general steps:

- Establishing expectations regarding the expected behaviour and involvement of all parties
- Meet with the complainant and project team to understand concerns and suggest methods as appropriate to resolve and/or work through issues
- Seek involvement of various internal and external subject matter experts
- Provide recommendations or next steps that clearly reflect input from all parties.

If mediation is required, DPHI would appoint an independent mediator who would hold suitable qualifications and have experience in mediating disputes of a similar nature. In instances where a complainant remains unsatisfied, DPHI will be advised.

7. DISCLAIMER

This report is dated 2 September 2025 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 Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Mirvac **(Instructing Party)** for the purpose of Community Consultation Plan **(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.

URBIS

Appendix E Construction Noise and Vibration Management Plan

Horsley Logistics Park

Construction Environmental Management Plan SSD 71144719 – Lot 301, 3 Johnston Crescent Horsley Park

ESR Developments (Australia) Pty Ltd

SLR Project No.: 640.031830.00001

Horsley Logistics Park - Stage 2

Construction Noise and Vibration Management Plan

ESR Australia and New Zealand

Level 13, 39 Martin Place

Sydney NSW 2000

Prepared by:

SLR Consulting Australia

Tenancy 202 Submarine School
Sub Base Platypus, 120 High Street
North Sydney NSW 2060, Australia

SLR Project No.: 640.031830.00002

13 October 2025

Revision: v1.2

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
v1.2	13 October 2025	Mark Irish	Tom Candalepas	Mark Irish
V1.1	26 August 2025	Mark Irish	Tom Candalepas	Mark Irish
V1.0	6 June 2025	Mark Irish	Tom Candalepas	Mark Irish
v0.1	28 March 2025	Mark Irish	Tom Candalepas	Mark Irish

Basis of Report

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

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

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

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Appendix C Evidence of Consultation

Acronyms and Abbreviations

AS	Australian Standards
BS	British Standard
CEMP	Construction Environmental Management Plan
CMP	Construction Management Plan
CNVG	Construction Noise and Vibration Guideline
CNVIA	Construction Noise and Vibration Impact Assessment
CNVMP	Construction Noise and Vibration Management Plan
dB	Decibel
dBA	A-weighted decibel (referenced 20 µPa)
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EPA	NSW Environment Protection Authority
ICNG	Interim Construction Noise Guideline
ISO	International Organization for Standardization
kHz	Kilohertz
LAeq	Equivalent continuous noise level, providing a representation of the cumulative level of noise exposure over a defined period.
m	Metres
NIA	Noise Impact Assessment
NMLs	Noise Management Levels
NPfI	Noise Policy for Industry
NSW	New South Wales
SLR	SLR Consulting Australia Pty Ltd
SSD	State Significant Development
SSDA	State Significant Development Application
TfNSW	Transport for NSW

1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been engaged by ESR Australia and New Zealand (ESR) to prepare a Construction Noise and Vibration Management Plan (CNVMP) for construction works associated with the warehouse and distribution centre (the Project) at 3 Johnston Crescent, Horsley Park (the Site).

Construction noise and vibration impacts from the project were previously assessed in:

- The SSDA Noise & Vibration Impact Assessment prepared by SLR as part of the SSD-71144719 application, reference 610.031907.00002-R01-v1.2, dated 11 October 2024 (SSDA NVIA).

Specific acoustic terminology is used in this report. An explanation of common acoustic terms is provided in **Appendix A**.

SLR is suitably qualified to produce this CNVMP and SLR staff are members of the Australian Acoustical Society (AAS). SLR is also a member firm of the Association of Australasian Acoustical Consultants (AAAC).

1.1 Procedure for Implementing this CNVMP

The following steps provide a general procedure that will be followed in order to implement this CNVMP, and meet the requirements set out in the Department of Planning's Consolidated Development Consent SSD-71144719, dated 4 July 2025 (Development Consent):

1 Review the requirements of the Development Consent Conditions relevant to construction noise and vibration (refer to **Section 3.0**), the location of the nearest sensitive receivers (refer to **Section 2.1**) and the applicable Noise Management Levels (NMLs) (refer to **Section 5.1.1**).

2 Prior to commencement of construction phases/activities, confirm the assumptions regarding construction activities/locations/equipment/methodology detailed in **Section 6.0** are accurate and remain valid. Where different methodology or equipment is proposed, further validation of the predicted noise levels will be undertaken in accordance with **Section 8.1.1**.

3 Review the predicted noise levels for the proposed construction activities (refer to **Section 7.1** and any updated assessment undertaken in step 2) to confirm the predicted impacts for each activity. Each activity has "worst case" noise level predictions using the noisiest equipment for that activity.

4 Where the noise impacts are predicted to be:

   - Below the relevant NMLs – undertake best practice noise management measures to minimise noise impacts
   - Above the NMLs – implement all feasible and reasonable noise mitigation and management measures relevant to that activity (refer to **Section 8.0**) to reduce the impacts (to below the NMLs where possible). Measures considered/implemented must be documented for inclusion in the Construction Contractor's Monthly Report.

- Above 75 dBA – implement mitigation and management measures for highly noise affected receivers as per **Section 8.0** including consideration of respite periods, duration respite, and alternative accommodation. Consultation with the individual highly noise affected residences must be undertaken to discuss the appropriate mitigation/respite solution for high noise works and must be documented for inclusion in the Construction Contractor's Monthly Report.

5 Review the minimum working distances for vibration intensive plant (refer to **Section 5.3.2**) and the vibration assessment results (refer to **Section 7.2**). Where vibration intensive plant is proposed to be used within the minimum working distances of vibration sensitive structures/receivers implement feasible and reasonable mitigation and management measures as per **Section 8.0**.

6 Undertake noise and/or vibration monitoring in accordance with **Section 8.1.1**, where required.

7 Where works are required out of the standard construction hours, additional assessment and documentation must be prepared for approval by the Planning Secretary (refer to **Section 6.2**).

8 Resolve any noise/vibration issues during construction works as per the contingency plan (refer to **Section 8.5**), and document and report incidents and complaints as per the requirements in **Section 8.0**.

2.0 Development Overview

The Project is located at 3 Johnston Crescent, Horsley Park, approximately 16 km west of Parramatta Central Business District and 36 km west of Sydney Central Business District. The Site is bordered by Johnston Crescent to the north, south, east and west.

This Project consists of minor site works to the existing lot and the development of two warehouses for a total GFA 55,900m^2 across the 8.6ha site with a combination of shared and exclusive hardstands. Vehicular parking is accommodated predominantly via under croft configuration, with the balance on grade.

The Project and surrounding receivers are shown in **Figure 1**. The Site Plan is shown in **Figure 2**.

Figure 1 Site Location and Surrounding Sensitive Receivers Areas

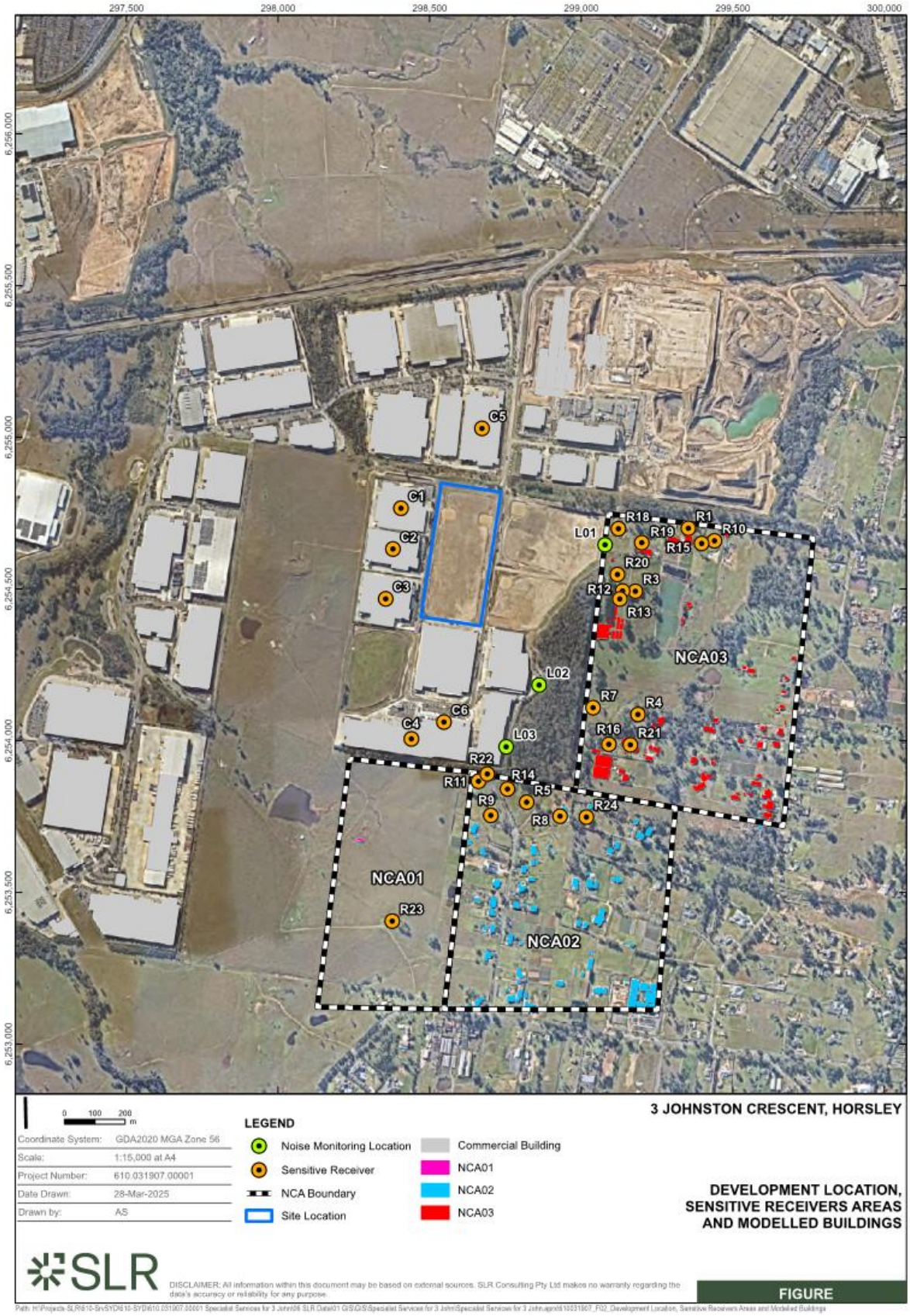

Figure 2 Warehouse Development Plan

2.1 Nearest Sensitive Receivers

The nearest receivers surrounding the site are detailed in **Table 1** and shown in **Figure 1**.

It is noted that many of the nearest receivers have been demolished as part of works on other adjacent SSDAs. Receivers which have been demolished have been removed from the assessment.

Table 1 Nearest Sensitive Receivers

ID#	Address[1]	Type
R1	263-273 BURLEY RD, HORSLEY PARK NSW 2175	Residential
R2	7 CETUS PL, ERSKINE PARK NSW 2759	Residential
R3	287-299 BURLEY RD, HORSLEY PARK NSW 2175	Residential
R4	257-263 DELAWARE RD, HORSLEY PARK NSW 2175	Residential
R5	47-48 GREENWAY PL, HORSLEY PARK NSW 2175	Residential
R6	5 CETUS PL, ERSKINE PARK NSW 2759	Residential
R7	253-255 DELAWARE RD, HORSLEY PARK NSW 2175	Residential
R8	49-53 GREENWAY PL, HORSLEY PARK NSW 2175	Residential
R9	38-40 GREENWAY PL, HORSLEY PARK NSW 2175	Residential

ID#	Address[1]	Type
R10	251-255 BURLEY RD, HORSLEY PARK NSW 2175	Residential
R11	41-43 GREENWAY PL, HORSLEY PARK NSW 2175	Residential
R12	301-313 BURLEY RD, HORSLEY PARK NSW 2175	Residential
R13	301-313 BURLEY RD, HORSLEY PARK NSW 2175	Residential
R14	44-46 GREENWAY PL, HORSLEY PARK NSW 2175	Residential
R15	257-261 BURLEY RD, HORSLEY PARK NSW 2175	Residential
R16	247-251 DELAWARE RD, HORSLEY PARK NSW 2175	Residential
R17	6 CETUS PL, ERSKINE PARK NSW 2759	Residential
R18	321-325 BURLEY RD, HORSLEY PARK NSW 2175	Residential
R19	275-285 BURLEY RD, HORSLEY PARK NSW 2175	Residential
R20	315-319 BURLEY RD, HORSLEY PARK NSW 2175	Residential
R21	241-245 DELAWARE RD, HORSLEY PARK NSW 2175	Residential
R22	41-43 GREENWAY PL, HORSLEY PARK NSW 2175	Residential
R23	2B ALDINGTON RD, KEMPS CREEK NSW 2178	Residential
R24	131 DELAWARE RD, HORSLEY PARK NSW 2175	Residential
C1	2 JOHNSTON CR, HORSLEY PARK NSW 2175	Commercial
C2	2A JOHNSTON CR, HORSLEY PARK NSW 2175	Commercial
C3	4 JOHNSTON CR, HORSLEY PARK NSW 2175	Commercial
C4	3/8 JOHNSTON CR, HORSLEY NSW 2175	Commercial
C5	1 MILLNER AVE, KEMPS CREEK NSW 2178	Commercial
C6	2/8 JOHNSTON CR, HORSLEY PARK NSW 2175	Commercial

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3.0 Development Consent

This CNVMP has been prepared to accompany the Construction Environmental Management Plan (CEMP) for the construction and fitout of the two warehouse project.

The Development Consent for Stage 2 of the project (SSD-71144719) was approved by Minister for Planning and Public Spaces on 4 July 2025. The conditions relevant to this CNVMP are reproduced in **Table 2**.

Table 2 Development Consent Conditions

Development Consent	Where Addressed
General Requirements	
A12. Prior to the commencement of construction of the development, the Applicant must: a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Planning Secretary and Council	**Section 8.1**
Operation of Plant and Equipment	
A26. All plant and equipment used on site, or to monitor the performance of the development, must be: a) Maintained in a proper and efficient condition; and b) Operated in a proper and efficient manner.	**Section 8.1**
Hours of Work	
B17. The Applicant must comply with the hours detailed in Table 2, unless otherwise agreed in writing by the Planning Secretary. **Table 2** *Hours of Work* Activity: Earthworks and construction — Day: Monday – Friday, Saturday — Time: 7 am to 6 pm, 8 am to 1 pm	**Section 6.2**
B18. Work outside of the hours identified in condition B17 may be undertaken in the following circumstances: a) works that are inaudible at the nearest sensitive receivers; b) works agreed to in writing by the Planning Secretary; c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.	**Section 6.2**
Construction Noise Limits	
B19. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (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 Construction Noise and Vibration Management Plan required under condition B20.	**Section 1.1**, **5.0**, **7.1** and **8.0**

Development Consent	Where Addressed
Construction Noise and Vibration Management Plan	
B20. The Applicant must prepare a Construction Noise and Vibration 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 *Interim Construction Noise Guideline* (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 B20(d); and f) include a complaints management system that would be implemented for the duration of the development.	This CNVMP **Section 1.0** **Section 8.0** Refer to CEMP and **Section 8.4** Refer to CEMP and **Section 8.4** **Section 8.3**
B21. The Applicant must: a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B20 is approved by the Planning Secretary; and b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of construction.	This CNVMP **Section 9.0**
Vibration Criteria	
B23. Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3:2016-12 Vibration in Buildings – Part 3: Effects on Structures (German Institute for Standardisation, 2016); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	**Section 5.3, 7.2**, **8.1** and **8.1.1**
B24. The limits in conditions B23 apply unless otherwise outlined in the development's Construction Noise and Vibration Management Plan in accordance with condition B10 (see condition B20).	Condition B23 applies.
Environmental Management	
Management Plan Requirements C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: a) A condition compliance table for that plan b) detailed baseline data (where required); c) 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;	This CNVMP **Section 3.0** **Section 4.0** **Section 3.0** **Section 5.0**

Development Consent	Where Addressed
d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; e) 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; f) 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; g) a program to investigate and implement ways to improve the environmental performance of the development over time; h) 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 i) 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*	**Section 7.0** and **8.0** **Section 8.0** **Section 8.1.1** **Section 8.5** **Section 9.0** **Section 8.5** **Section 8.3** **Section 8.5** **Section 9.0**
Revision of Strategies, Plans and Programs	
C7. Prior to the commencement of construction of any works associated with any modification to this consent, or within three months of: a) the submission of an incident report under condition C9; 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.	**Section 9.0**

4.0 Existing Environment

Unattended noise monitoring was completed as part of the SSDA NVIA in May 2024.

The measured noise levels have been used to determine the existing noise environment and to set the Noise Management levels used to assess the potential impacts from the construction of the project. The noise monitoring equipment continuously measured existing noise levels in 15-minute periods during the daytime, evening and night-time.

The relevant noise monitoring locations are shown in **Figure 1** and the results are summarised in **Table 3**.

Table 3 Summary of Unattended Ambient Noise Levels

ID	Location Description	Measured Noise Levels (dBA) [1]					
		Background Noise (RBL)[2]			Average Noise ($L_{Aeq(period)}$)[3]		
		Daytime	Evening	Night-time	Daytime	Evening	Night-time
L01	Nearest to Burley Road	39	39	39 (40 actual)	51	45	46
L02	Intermediate	40	39	39 (40 actual)	51	45	46

Note 1: The assessment periods are the daytime which is 7 am to 6 pm Monday to Saturday and 8 am to 6 pm on Sundays and public holidays, the evening which is 6 pm to 10 pm, and the night-time which is 10 pm to 7 am on Monday to Saturday and 10 pm to 8 am on Sunday and public holidays. See the NSW EPA *Noise Policy for Industry*.

Note 2: The RBL noise level is representative of the 'average minimum background sound level', or simply the background level.

Note 3: The L_{Aeq} is essentially the 'average sound level'. It is defined as the steady sound level that contains the same amount of acoustical energy as a given time-varying sound.

5.0 Noise Management Levels and Vibration Criteria

5.1 Interim Construction Noise Guideline

The NSW *Interim Construction Noise Guideline* (ICNG) is used to assess and manage impacts from construction noise on residences and other sensitive land uses in NSW.

The ICNG contains procedures for determining project specific Noise Management Levels (NMLs) for sensitive receivers based on the existing background noise in the area. The 'worst-case' noise levels from construction of a project are predicted and then compared to the NMLs in a 15-minute assessment period to determine the likely impact of the project.

The NMLs are not mandatory limits, however, where construction noise levels are predicted or measured to be above the NMLs, feasible and reasonable work practices to minimise noise emissions are to be investigated.

Residential Receivers

The ICNG approach for determining NMLs at residential receivers is shown in **Table 4**.

Table 4 ICNG NMLs for Residential Receivers

Time of Day	NML $L_{Aeq(15minute)}$	How to Apply
Standard Construction Hours Monday to Friday 7:00 am to 6:00 pm Saturday 8:00 am to 1:00 pm No work on Sundays or public holidays	Noise affected RBL[1] + 10 dB	• The noise affected level represents the point above which there may be some community reaction to noise • Where the predicted or measured $L_{Aeq(15minute)}$ is greater than the noise affected level, the proponent should apply all feasible and reasonable work practices to meet the noise affected level • The proponent should also inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details
	Highly Noise Affected 75 dBA	• The Highly Noise Affected (HNA) level represents the point above which there may be strong community reaction to noise • Where noise is above this level, the relevant authority (consent, determining or regulatory) may require respite periods by restructuring the hours that the very noisy activities can occur, taking into account: ○ Times identified by the community when they are less sensitive to noise (such as before and after school for works near schools or mid-morning or mid-afternoon for works near residences ○ If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times
Outside Standard Construction Hours	Noise affected RBL + 5 dB	• A strong justification would typically be required for works outside the recommended standard hours • The proponent should apply all feasible and reasonable work practices to meet the noise affected level • Where all feasible and reasonable practises have been applied and noise is more than 5 dB above the noise affected level, the proponent should negotiate with the community

Note 1: The RBL is the Rating Background Level and the ICNG refers to the calculation procedures in the NSW *Industrial Noise Policy* (INP). The INP has been superseded by the NSW EPA *Noise Policy for Industry* (NPfI).

'Other Sensitive' Land Uses and Commercial Receivers

The ICNG NMLs for 'other sensitive' non-residential land uses are shown in **Table 5**.

Table 5 NMLs for 'Other Sensitive' Receivers

Land Use	Noise Management Level $L_{Aeq(15minute)}$ (dBA) (Applied when the property is in use)	
	Internal	External
Classrooms at schools and other educational institutions	45	55[1]
Worship	45	55[1]
Commercial	-	70
Industrial	-	75

Note 1: It is assumed that these receivers have windows partially open for ventilation which results in internal noise levels being around 10 dB lower than the external noise level.

Sleep Disturbance

A method for assessing sleep disturbance is contained in the NPfI. Although the NPfI sleep disturbance criteria relates to industrial noise, it is also considered relevant for reviewing potential impacts from construction noise as a screening criteria to identify the need for further assessment. The NPfI notes that a detailed maximum noise level assessment should be undertaken where a project results in night-time noise levels which exceed 52 dBA L_{AFmax} or the prevailing background level plus 15 dB, whichever is the greater.

Works will be undertaken during standard daytime construction hours, in accordance with Condition B7. For any works required during out of hours periods, and approved under Condition B8, the sleep disturbance screening level of night-time RBL plus 15 dB will be applied.

5.1.1 NML Summary

The NMLs for the project have been determined in accordance with the requirements of the ICNG and are shown in **Table 6**.

Table 6 Project Specific Noise Management Levels (dBA)

Receiver Type	Monitoring Location	Noise Management Level ($L_{Aeq(15minute)}$ – dBA)			
		Standard Construction (RBL +10 dB)	Out of Hours[2] (RBL +5 dB)		
		Daytime[1]	Daytime	Evening	Night-time
Residential (NCA02)	L02	50	45	44	44
Residential (NCA03)	L01	49	44	44	44
Commercial	n/a	70	70	-	-

Note 1: Daytime out of hours is 7 am to 8 am and 1 pm to 6 pm on Saturday, and 8 am to 6 pm on Sunday and public holidays.

Note 2: Works will be undertaken during standard daytime construction hours. Where out of hours works are required and are approved by the Planning Secretary, the out of hours NMLs apply. No such works are considered in this assessment.

5.2 Construction Road Traffic Noise Guidelines

The potential impacts from construction traffic on public roads are assessed under the NSW EPA *Road Noise Policy* (RNP).

An initial screening test is first applied to evaluate if existing road traffic noise levels are expected to increase by more than 2.0 dB as a result of construction traffic. Where this is considered likely, further assessment is required using the RNP base criteria shown in **Table 7**.

Table 7 RNP Criteria for Assessing Construction Vehicles on Public Roads

Road Category	Type of Project/Land Use	Assessment Criteria (dBA)	
		Daytime (7 am – 10 pm)	Night-time (10 pm – 7 am)
Freeway/ arterial/ sub-arterial roads	Existing residences affected by additional traffic on existing freeways/arterial/sub-arterial roads generated by land use developments	$L_{Aeq(15hour)}$ 60 (external)	$L_{Aeq(9hour)}$ 55 (external)
Local roads	Existing residences affected by additional traffic on existing local roads generated by land use developments	$L_{Aeq(1hour)}$ 55 (external)	$L_{Aeq(1hour)}$ 50 (external)

Traffic volumes during construction of the project are expected to be up to around 60 light vehicles and 20 heavy vehicles per day. As such, it is anticipated that construction traffic would result in a relatively minimal increase (ie less than 2.0 dB) in the overall traffic noise levels along the construction haulage routes. As such, construction traffic noise impacts have not been assessed further.

5.3 Construction Vibration Criteria

The effects of vibration from construction work can be divided into three categories:

- Those in which the occupants of buildings are disturbed (**human comfort**). People can sometimes perceive vibration impacts when vibration generating construction work is located close to occupied buildings. Vibration from construction work tends to be intermittent in nature and the EPA's *Assessing Vibration: a technical guideline* (2006) provides criteria for intermittent vibration based on the Vibration Dose Value (VDV), as shown in **Table 8**.
- Those where building contents may be affected (**building contents**). People perceive vibration at levels well below those likely to cause damage to building contents. For most receivers, the human comfort vibration criteria are the most stringent and it is generally not necessary to set separate criteria for vibration effects on typical building contents. Exceptions to this can occur when vibration sensitive equipment, such as electron microscopes or medical imaging equipment, are in buildings near to construction work. No such equipment has been identified in the study area.
- Those where the integrity of the building may be compromised (**structural/cosmetic damage**). If vibration from construction work is sufficiently high, it can cause cosmetic damage to elements of affected buildings. Industry standard cosmetic damage vibration limits are specified in British Standard BS 7385 and German Standard DIN 4150. The limits are shown in **Table 9** and **Table 11**.

Table 8 Human Comfort Vibration – Vibration Dose Values for Intermittent Vibration

Building Type	Assessment Period	Vibration Dose Value[1] ($m/s^{1.75}$)	
		Preferred	Maximum
Critical Working Areas (eg operating theatres or laboratories)	Day or night-time	0.10	0.20
Residential	Daytime	0.20	0.40
	Night-time	0.13	0.26
Offices, schools, educational institutions and places of worship	Day or night-time	0.40	0.80
Workshops	Day or night-time	0.80	1.60

Note 1: The VDV accumulates vibration energy over the daytime and night-time assessment periods, and is dependent on the level of vibration as well as the duration.

Table 9 Cosmetic Damage – BS 7385 Transient Vibration Values for Minimal Risk of Damage

Table 10 Transient Vibration Guide Values - Minimal Risk of Cosmetic Damage

Line	Type of Building	Peak Component Particle Velocity in Frequency Range of Predominant Pulse	
		4 Hz to 15 Hz	15 Hz and Above
1	Reinforced or framed structures Industrial and heavy commercial buildings	50 mm/s at 4 Hz and above	
2	Unreinforced or light framed structures Residential or light commercial type buildings	15 mm/s at 4 Hz increasing to 20 mm/s at 15 Hz	20 mm/s at 15 Hz increasing to 50 mm/s at 40 Hz and above

Note 1: Where the dynamic loading caused by continuous vibration may give rise to dynamic magnification due to resonance, especially at the lower frequencies where lower guide values apply, then the guide values may need to be reduced by up to 50%.

Table 11 Cosmetic Damage – DIN 4150 Guideline Values for Short-term Vibration on Structures

Group	Type of Structure	Guideline Values Vibration Velocity (mm/s)				
		Foundation, All Directions at a Frequency of			Topmost Floor, Horizontal	Floor Slabs, Vertical
		1 to 10 Hz	10 to 50 Hz	50 to 100 Hz	All frequencies	All frequencies
1	Buildings used for commercial purposes, industrial buildings and buildings of similar design	20	20 to 40	40 to 50	40	20
2	Residential buildings and buildings of similar design and/or occupancy	5	5 to 15	15 to 20	15	20
3	Structures that, because of their particular sensitivity to vibration, cannot be classified as Group 1 or 2 **and** are of great intrinsic value (eg heritage listed buildings)	3	3 to 8	8 to 10	8	20[1]

Note 1: It may be necessary to lower the relevant guideline value markedly to prevent minor damage.

5.3.1 Heritage Buildings or Structures

Heritage listed buildings and structures should be considered on a case-by-case basis but as noted in BS 7385 should not be assumed to be more sensitive to vibration, unless structurally unsound. Where a heritage building is deemed to be sensitive, the more stringent DIN 4150 Group 3 guideline values in **Table 11** can be applied.

No heritage buildings have been identified in the vicinity of the Site.

5.3.2 Minimum Working Distances for Vibration Intensive Works

Minimum working distances for typical vibration intensive construction equipment are provided in the TfNSW *Construction Noise and Vibration Guideline* (CNVG) and are shown in **Table 12**.

The minimum working distances are for both cosmetic damage (from BS 7385 and DIN 4150) and human comfort (from the NSW EPA Vibration Guideline). They are based on empirical data which suggests that where works are further from receivers than the quoted minimum distances then impacts are not considered likely.

The minimum working distances for human comfort relate to continuous vibration. For most construction activities, vibration emissions are intermittent and for this reason, higher vibration levels occurring over shorter periods are allowed.

Table 12 Recommended Minimum Working Distances from Vibration Intensive Equipment

Plant Item	Rating/Description	Minimum Distance		
		Cosmetic Damage		Human Response (NSW EPA Guideline)
		Residential and Light Commercial (BS 7385)	Heritage Items (DIN 4150, Group 3)	
Vibratory Roller	<50 kN (1–2 tonne)	5 m	11 m	15 m to 20 m
	<100 kN (2–4 tonne)	6 m	13 m	20 m
	<200 kN (4–6 tonne)	12 m	15 m	40 m
	<300 kN (7–13 tonne)	15 m	31 m	100 m
	>300 kN (13–18 tonne)	20 m	40 m	100 m
	>300 kN (>18 tonne)	25 m	50 m	100 m
Small Hydraulic Hammer	300 kg (5 to 12 t excavator)	2 m	5 m	7 m
Medium Hydraulic Hammer	900 kg (12 to 18 t excavator)	7 m	15 m	23 m
Large Hydraulic Hammer	1,600 kg (18 to 34 t excavator)	22 m	44 m	73 m
Vibratory Pile Driver	Sheet piles	2 m to 20 m	5 m to 40 m	20 m
Piling Rig – Bored	≤ 800 mm	2 m (nominal)	5 m	4 m
Jackhammer	Hand held	1 m (nominal)	3 m	2 m

6.0 Assessment Methodology

The potential construction noise levels from the project have been predicted to the surrounding receivers using the ISO 9613-2 algorithm in SoundPLAN, implemented in accordance with ISO 17534-3. The noise model includes ground topography, ground type, buildings and representative worst-case noise sources from the project.

6.1 Works Description

6.1.1 Work Scenarios

Representative scenarios have been developed to assess the likely impacts from the various construction phases of the project. These scenarios are shown in **Table 13** together with a high-level description of each works activity.

Details of the items of plant that would be used during each scenario, together with corresponding sound power levels, are in **Appendix B**.

Table 13 Construction Scenario Descriptions

Ref.	Equipment	Description
W1	Site establishment	Install temporary offices and facilities (including temporary service connections), environmental and safety controls, temporary boundary fencing, access points, signage
W2	Stage 1	Service works – relocation and/or protection of existing services as necessary, installation of services including any drainage
W3	Stage 2	Detailed site earthworks – minor adjustments to ground surface levels
W4	Stage 3	Preparation of foundations and retaining walls
W5	Stage 4	Construct warehouse and office buildings
W6	Stage 5	Civil finishing works and landscaping
W7	Stage 6	Building fit-out, service connections and commissioning

6.2 Hours of Construction

Condition B7 of the Development Consent requires that earthworks and construction activities to be undertaken during the following hours:

- 7:00 am to 6:00 pm, Mondays to Fridays
- 8:00 am to 1:00 pm on Saturdays
- At no time on Sundays or Public Holidays

As outlined in Condition B18 of the Development Consent, reasonable and feasible must be implemented and works outside of these hours may be undertaken in the following circumstance examples:

- Works that are inaudible at the nearest sensitive receivers
- Works agreed to in writing by the Planning Secretary
- For the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons

- Where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Works that are inaudible at the nearest receivers would typically be limited to fitout works inside fully enclosed buildings. Where noisier internal works or any external works are required out-of-hours, a Construction Noise Impact Statement (CNIS) must be prepared detailing the proposed out of hours works activities, predicted noise and vibration impacts, and proposed mitigation and management measures. CNIS for out-of-hours works, where required, will be provided to the Planning Secretary for approval.

7.0 Construction Assessment

7.1 Construction Noise

The predictions are representative of the highest noise levels that could potentially be experienced at the surrounding receivers when the works are at the closest point. For most construction activities, it is expected that the construction noise levels would frequently be lower than those predicted, as the noise levels presented are based on all items of equipment in each scenario being used concurrently and occurring at the nearest point of the site to each receiver.

The assessment shows the predicted impacts based on the exceedance of the NMLs, as per the categories in **Table 14**.

The assessment uses 'realistic worst-case' scenarios to determine the impacts from the noisiest 15-minute period that are likely to occur for each work scenario, as required by the ICNG. The impacts represent construction noise levels without mitigation applied.

Table 14 Exceedance Bands and Impact Colouring

Exceedance of NML	Subjective Classification	Impact Colouring
No exceedance	Negligible	
1 to 10 dB	Low impact	
11 dB to 20 dB	Moderate impact	
21 dB to 30 dB	High impact	
Highly Noise Affected[1]	Highly Noise Affected	

Note 1: Greater than 75 dBA at residential receivers.

The predicted noise impacts for the assessed construction scenarios are shown in **Table 15**.

Table 15 Construction Noise Predictions at Sensitive Receivers

Receiver	NML (dBA)	Predicted $L_{Aeq(15minute)}$ Construction Noise Impact (dBA)						
		W1 – Site establishment	W2 – Stage 1 Service works	W3 – Stage 2 Detailed site earthworks	W4 – Stage 3 Foundations and retaining walls	W5 – Stage 4 Construct warehouse and offices	W6 – Stage 5 Civil finishing works	W7 – Stage 6 Building fit out and commissioning
R1	49	43	42	49	49	43	48	40
R2	49	29	28	35	35	29	34	26
R3	49	42	41	48	48	42	47	39
R4	49	40	39	46	46	40	45	37
R5	50	37	36	43	43	37	42	34
R6	49	29	28	35	35	29	34	26
R7	49	40	39	46	46	40	45	37
R8	50	38	37	44	44	38	43	35
R9	50	32	31	38	38	32	37	29

Receiver	NML (dBA)	Predicted $L_{Aeq(15minute)}$ Construction Noise Impact (dBA)						
		W1 – Site establishment	W2 – Stage 1 Service works	W3 – Stage 2 Detailed site earthworks	W4 – Stage 3 Foundations and retaining walls	W5 – Stage 4 Construct warehouse and offices	W6 – Stage 5 Civil finishing works	W7 – Stage 6 Building fit out and commissioning
R10	49	27	26	33	33	27	32	24
R11	50	26	25	32	32	26	31	23
R12	49	42	41	48	48	42	47	39
R13	49	42	41	48	48	42	47	39
R14	50	29	28	35	35	29	34	26
R15	49	36	35	42	42	36	41	33
R16	49	38	37	44	44	38	43	35
R17	49	27	26	33	33	27	32	24
R18	49	42	41	48	48	42	47	39
R19	49	43	42	49	49	43	48	40
R20	49	44	43	50	50	44	49	41
R21	49	40	39	46	46	40	45	37
R22	50	25	24	31	31	25	30	22
R23	-	33	32	39	39	33	38	30
R24	50	39	38	45	45	39	44	36
C1	70	69	68	75	75	69	74	66
C2	70	68	67	74	74	68	73	65
C3	70	68	67	74	74	68	73	65
C4	70	49	48	55	55	49	54	46
C5	70	63	62	69	69	63	68	60
C6	70	48	47	54	54	48	53	45

The assessment of the worst-case construction noise levels shows:

- Noise levels at the surrounding receivers are expected to comply with the NMLs during the majority of works.
- Low impact exceedances of 1 dB are predicted at one residential receiver (ie R20 to the east) during the two noisiest construction activities (ie 'W3 – Stage 2 Detailed site earthworks' and 'W4 – Stage 3 Foundations and retaining walls'). Noise levels at all other residential receivers are predicted to be below the NMLs.
- Noise levels and impacts are expected to be highest when noise intensive equipment such as a pneumatic hammer are being used.
- The highest predicted noise level at any commercial receiver is 75 dBA, which is also classed as low impact.

- Individual receivers would be subject to a large range of worst-case impacts, depending on how far from the works they are. The highest impacts would be apparent when works occur closest to the receiver. Noise level would be significantly lower when works move further away from a particular receiver, or when less noisy equipment is in use.

Feasible and reasonable construction noise mitigation measures should be applied where exceedances of the NMLs are predicted. Construction noise mitigation and management measures are discussed in **Section 8.0**.

7.2 Construction Vibration

The major potential sources of vibration from the proposed construction activities would likely be during 'W1 – Site establishment' when vibratory rollers are being used.

Vibration offset distances have been determined from the CNVG minimum working distances for cosmetic damage and human comfort (see **Table 12**) and the assessment for a vibratory roller is summarised in **Figure 3**.

Figure 3 shows that the distance between the construction work and the nearest sensitive receivers is sufficient for all receiver buildings to be outside of the cosmetic damage and human comfort minimum working distances for vibration intensive equipment.

Figure 3 Construction Vibration – 12 T Vibratory Roller

8.0 Mitigation and Management Measures

The ICNG acknowledges that due to the nature of construction works it is likely that there will be impacts where construction is near to sensitive receivers. Noise levels during construction are generally expected to comply with the NMLs. The worst-case noise impacts are predicted to be 'low' at only one receiver (R20, 315-319 Burley Road, Horsley Park), during the two noisiest activities. Works are also limited to daytime hours.

Preliminary construction noise mitigation and management measures were included in the SSDA NIA. More detailed mitigation and management measures are described in this section.

Community notification will be undertaken in accordance with the Community Consultation Plan (refer to Appendix D of the CEMP).

All appropriate feasible and reasonable mitigation measures will be applied to the work to minimise the potential impacts, as far as practicable.

8.1 Standard Mitigation and Management Measures

The mitigation and management measures that would be applied to the project are detailed in **Table 16**.

Table 16 Environmental Management Controls for Construction Noise and Vibration

Measure	Person Responsible	Timing / Frequency	Reference / Notes
Project Planning			
Use quieter and less vibration emitting construction methods where feasible and reasonable.	Project Manager	Ongoing	Best practice
Works will be completed during standard daytime construction hours outlined in **Section 6.2**.			
Truck routes to site will be limited to major roads.			
Consider alternative construction methodologies that could reduce overall project program (refer **Section 8.1.1**)			
Site Layout			
Compounds and worksites will be designed to promote one-way traffic and minimise the need for vehicle reversing.	Project Manager	Ongoing	Best practice
Where practicable, work compounds, parking areas, and equipment and material stockpiles will be positioned away from noise-sensitive locations and take advantage of existing screening from local topography.			
Documentation of how site layout has been considered to reduce noise impacts must be provided to the Contractor's Project Manager. This must occur any time there are significant changes to the site layout.			
Equipment that is noisy will be started away from sensitive receivers			

Measure	Person Responsible	Timing / Frequency	Reference / Notes
Training			
Training will be provided to all personnel on noise and vibration requirements for the project. Inductions and toolbox talks to be used to inform personnel of the location and sensitivity of surrounding receivers.	Project Manager	Ongoing	Best practice
Plant and Equipment Source Mitigation			
All plant and equipment must be maintained in a proper and efficient condition, operated in a proper and efficient manner, and feature standard noise amelioration measures where applicable (refer Consent Condition A26).	Project Manager	Ongoing	Best practice, Condition C24
Where practicable, tonal reversing alarms (beepers) will be replaced with non-tonal alarms (squawkers) on all equipment in use (subject to occupational health and safety requirements).			
Noisy equipment will be sited behind structures that act as barriers, or at the greatest distance from the noise-sensitive area. Equipment will be oriented so that noise emissions are directed away from any sensitive areas, where possible.			
Noise generating equipment will be regularly checked and effectively maintained, including checking of hatches/enclosures regularly to ensure that seals are in good condition and doors close properly against seals.			
Noise monitoring spot checks of equipment will be completed to ensure individual items are operating as expected			
Dropping materials from a height will be avoided.			
Loading and unloading will be carried out away from noise sensitive areas, where practicable.			
Trucks will not queue outside residential properties. Truck drivers will avoid compression braking as far as practicable.			
Truck movements will be kept to a minimum, ie trucks are fully loaded on each trip.			
Screening			
The layout of the site will take advantage of existing screening from local topography, where possible. Site huts, maintenance sheds and/or containers will be positioned between noisy equipment and the affected receivers.	Project Manager	Ongoing	Best practice
Complaints Management			
Where complaints are received, work practices will be reviewed and feasible and reasonable practices implemented to minimise any further impacts. Refer to **Section 8.3**.	Communications and Community Liaison Representative	Ongoing	Best practice
Monitoring			

Measure	Person Responsible	Timing / Frequency	Reference / Notes
Noise and/or vibration monitoring will be conducted (as appropriate) when noise/vibration intensive works are being undertaken in close proximity to sensitive receivers.	Environmental Coordinator	Ongoing	Best practice
Noise and/or vibration monitoring will be conducted (as appropriate) in response to any complaints received to verify that levels are not substantially above the predicted levels.			
Refer to **Section 8.1.1** for full details of monitoring requirements.			
Vibration			
If vibration generating works are required within the minimum cosmetic damage working distances (refer **Table 12**) and considered likely to exceed the criteria: - Different construction methods with lower source vibration levels will be investigated and implemented, where feasible - Attended vibration measurements will be undertaken at the start of the works to determine actual vibration levels at the item. Works will cease if the monitoring indicates vibration levels are likely to, or do, exceed the relevant criteria.	Environmental Coordinator	Ongoing	Best practice, Condition B23
Where works are required within the cosmetic damage minimum working distances (refer **Table 12**), building condition surveys and public infrastructure dilapidation surveys (refer Condition A12(b)) will be completed before and after the works to ensure no cosmetic damage has occurred.			

8.1.1 Helicopter Placement of Rooftop Plant

An alternative methodology to place large mechanical plant items on the roof would involve the use of a helicopter instead of a mobile crane. The use of conventional placement methods using a mobile crane is complicated by the significant mass of the plant items and the long crane reach required.

The use of a helicopter would reduce the construction timetable and the associated impacts when the mobile crane is used. Noise impacts are anticipated to be limited to one helicopter lift per warehouse building and would be scheduled during standard construction hours.

It is recommended that a flight path plan be prepared to minimise impacts to sensitive receivers. Specific community consultation should be carried out to advise of the noisy activity, expected duration and any planned respite periods.

8.2 Monitoring

8.2.1 Confirmation of Construction Activities Prior to Commencement

Prior to commencement of construction, the methodology and equipment will be reviewed to confirm that the assumptions in this CNVMP remain valid. Where different methodology or equipment is proposed, further validation of the predicted noise levels will be undertaken to ensure that the proposed mitigation measures are anticipated to be sufficient.

8.2.2 Construction Noise Monitoring

Verification monitoring is required to be undertaken prior to the commencement of any proposed out-of-hours works, to verify that construction noise and vibration are consistent with the predictions in this noise assessment, and to ensure that mitigation and management of construction noise and vibration is appropriate for receivers affected by the works. This should be done by undertaking measurements of the equipment required for the works for a short period (during standard construction hours) prior to full commencement of the works.

Attended noise monitoring will also be undertaken in response to any formal complaints. All monitoring will be completed by suitably qualified acoustic specialists. The location and extent of attended monitoring will be determined in consultation with project staff and would be dependent on the activities taking place. A noise monitoring report will be prepared after each attended monitoring survey.

All items of acoustic instrumentation utilised will be designed to comply with IEC 61672.1-2013 *Electroacoustics – Sound level meters* (AS IEC 61672) and carry current calibration certificates.

8.2.3 Construction Vibration Monitoring

Where vibration intensive works (such as rockbreaking, vibratory rolling or plate compacting) are required within the minimum working distances of sensitive receivers or structures (refer to **Section 5.3.2**), vibration will be monitored continuously for the duration of works within the minimum working distances.

Attended vibration measurements will be undertaken at the start of vibration intensive works within the minimum working distances to confirm the levels of vibration are below the applicable vibration limits (refer to **Section 5.3**).

Geophones will be installed by an acoustic consultant at the closest points of the sensitive structure to the vibration intensive works to continuously monitor vibration for the duration of the works. Should the works location change, the geophones will be relocated to remain at the closest point of the structure to the works.

The vibration monitoring equipment will have visible and audible alarms installed where operators of equipment can see/hear them:

- A warning vibration level of two-thirds (66%) of the applicable vibration limit will trigger a ‘warning’ alarm if exceeded.
- A ‘halt work’ alarm will trigger if vibration is measured equal to the applicable vibration limit. Actions to be carried out if the exceedance alarms are triggered are detailed in **Section 8.5**.

Vibration monitoring data will be downloaded and reported at the following timeframes:

- Monthly during works (at a minimum)
- Within one week of an exceedance of the vibration limit alarm level

- Upon completion of vibration monitoring.

All items of vibration instrumentation will be designed to comply with applicable guidelines and carry current calibration certificates.

8.2.4 Monitoring Reports

Noise and/or vibration monitoring reports will be provided to the Environmental Representative (ER) and distributed in accordance with the requirements of the Consent Conditions. Monitoring reports would include the following details, at a minimum:

- Noise/vibration monitoring/measurement locations
- Date, time and length of noise monitoring/measurements
- Weather conditions during the measurements
- Name and position of personnel undertaking measurements
- Construction activities being undertaken during measurements
- Locations of construction equipment and distance from monitoring location
- Measured L_{Aeq} and L_{Amax} noise levels during construction works (for each activity) along with a comparison to the predicted noise levels (noise monitoring only)
- Measured L_{A90} background noise level in absence of the construction works (noise monitoring only)
- Measured vibration levels during construction works (for each activity) along with a comparison to the relevant vibration criteria (vibration monitoring only)
- Measured vibration levels and relevant details of any of exceedance of the warning vibration level or vibration limits (vibration monitoring only)
- Measured background vibration level in absence of the construction works (vibration monitoring only)
- Operator observations noting any extraneous noise/vibration sources or other points of relevance.

8.3 Complaints Management

Condition B20 requires the CNVMP to include a complaints management system to be implement for the duration of the development.

The complaints handling procedure is described in Appendix D of the CEMP. This procedure is intended to ensure that the issues are addressed and that appropriate corrective action is identified and implemented as necessary.

Where a complaint is identified to be in relation to construction noise or vibration, the following points should be noted:

- The Project Manager will investigate the complaint in order to determine whether a criterion exceedance has occurred or whether noise has occurred unnecessarily.
- If excessive or unnecessary noise/vibration have been caused, corrective action will be planned and implemented by the construction contractor.
- Complainants will be informed by the Project Manager that their complaints are being addressed, and (if appropriate) that corrective action is being taken.

- Follow up monitoring or other investigations will be carried out by the Project Manager and the construction contractor to confirm the effectiveness of the corrective action.
- Complainants will be informed of the implementation of the corrective action that has been taken to mitigate the adverse effects.

8.4 Consultation Strategy to Manage High Noise Generating Works

Prior to commencement of works, consultation is required to be conducted with surrounding noise sensitive receivers to develop a suitable strategy for managing high noise generating works. A record of consultation carried out with surrounding receivers is included in **Appendix C**.

As detailed in **Section 7.1**, no 'high impact' exceedances of the NMLs are predicted at any of the surrounding receivers during any of the works and no receivers are predicted to be Highly Noise Affected (>75 dBA). As such, it is considered that there are no high noise generating works near sensitive receivers and consent conditions B19 and B20 do not require specific measures to be implemented.

Notwithstanding, the strategy for managing high noise generating works (should they occur), developed in consultation with receivers noted in **Appendix C**, comprises the following:

- Prior notification of commencement of works
- Provision of site contact details in the event of any concerns regarding noise & vibration from site works
- Provided an opportunity for receivers to personally advise any specific concerns regarding nature, timing or duration of noise generating works
- Timing & duration of any high noise generating works can be adjusted (where feasible and reasonable) in consultation with the receiver following site notification identifying any concerns.

8.5 Contingency Plan

Condition B20 requires management plans to include a contingency plan to manage any unpredicted impacts and their consequences.

The following contingency management plan, shown in **Table 17**, would be used to manage noise and vibration impacts that are higher than expected.

Any incident or non-compliance shall be handled and reported in accordance with the CEMP.

The following events constitute an incident in terms of noise and vibration:

- Trigger of Condition Red for noise impacts during the standard construction hours detailed in **Section 6.2**.
- Any works occurring outside the standard construction hours, where those works do not meet the allowable circumstances, including being agreed in writing by the Planning Secretary.
- Trigger of Condition Red for vibration impacts at sensitive receivers.

Table 17 Contingency Management Plan

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Noise impacts at sensitive receiver locations	Trigger	Noise levels do not exceed applicable NMLs	Noise levels exceed applicable NMLs	Noise levels exceed Highly Noise Affected NML (75 dBA)
	Response	On-going best practice management measures to minimise noise emissions	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts (aiming to achieve NMLs)	Works exceeding the Highly Noise Affected NML will be managed in accordance with the strategies for high-noise generating works determined through community consultation, as detailed in **Section 8.4**.
Vibration impacts at sensitive receiver locations	Trigger	Vibration intensive works undertaken outside minimum working distance for the specific equipment in use	Vibration intensive works undertaken within minimum working distance for the specific equipment in use	Vibration levels exceed applicable vibration limits
	Response	On-going best practice management measures to minimise vibration emissions	Undertake vibration monitoring for the duration of the works to confirm vibration levels.	Stop work. Undertake all feasible and reasonable mitigation and management measures to ensure vibration levels are below applicable limits. If vibration levels cannot be kept below applicable limits then a different construction method or equipment must be utilised.

8.6 Internal Audits

Periodic internal audits will be conducted to ensure that the development consent conditions and commitments and environmental management controls outlined in this CNVMP are being properly implemented. Audits are to be conducted in accordance with Section 6.0 of the CEMP.

8.7 Roles and Responsibilities

Overall roles and responsibilities relating to the project are included in Section 3.1 of the CEMP. The key responsibilities specifically for noise and vibration management are as follows:

8.7.1 Contractor's Project Manager

- Ensuring appropriate resources are available for the implementation of this CNVMP
- Assessing data from inspections and providing project-wide advice to ensure consistent approach and outcomes are achieved
- Providing necessary training for project personnel to cover noise and vibration management

- Reviewing and update of this CNVMP, where necessary
- Commissioning suitably qualified consultants to complete attended noise and vibration monitoring when required by this CNVMP.
- Ensuring competent project team members undertake routine attended noise measurements required by this CNVMP.
- Assessing and (as required) mitigating risks of high noise and vibration levels before commencing works and ensuring that the appropriate controls are implemented
- Ceasing works in the event of excessive noise and vibration generation
- In the event that a noise or vibration complaint is received, implementing the procedure outlined in **Section 8.3**.

8.7.2 Site Environmental Representative

- Coordinating noise and/or vibration monitoring program, where required
- Reviewing control measures in accordance with the CNVMP
- Identifying and reporting any high or non-compliant noise and vibration emissions.

8.7.3 All Workers on Site

- Observing any noise and vibration emission control instructions and procedures that apply to their work
- Taking action to prevent or minimise noise and vibration emission incidents
- Identifying and reporting noise and vibration emission incidents.

8.8 Potential Cumulative Impacts

Cumulative construction noise impacts can occur where multiple work activities are being completed near to a particular receiver at the same time.

The construction work associated with the proposal has the possibility of interacting with the construction activities of three other nearby projects described in **Table 18**.

Table 18 Nearby Developments – Potential Cumulative Construction Impacts

DA Reference	Development Description	Current Status	Comments Regarding Cumulative Impacts
Horsley Logistics Park Stage 1 SSD-10436	Construction of four warehouse & logistics buildings	Stage 1 has been constructed	Located directly to the south of the proposal. Construction of the development appears to be complete.
Oakdale East Estate SSD-37486043 MOD1	Stage 1 works including intersection upgrades, bulk earthworks, internal roads, services, expansion of an existing warehouse in Precinct 1 and construction and operation of a warehouse in Precinct 3.	MOD1 approved 21 February 2024 and construction commenced	MOD1 work area located around 300m to the north-west of the proposal.

DA Reference	Development Description	Current Status	Comments Regarding Cumulative Impacts
			Construction schedule unknown, may potentially result in cumulative construction impacts if constructed at same time as proposal.
Next DC S4 Data Centre Horsley Park SSD-63741210	Staged construction of five data centre buildings	Response to Submissions	Located directly to the east of the proposal. Construction schedule unknown, may potentially result in cumulative construction impacts if constructed at same time as proposal.

The above indicates that the majority of the identified nearby construction projects are not expected to result in cumulative construction noise impacts, due to works on the projects being complete. There is potential for cumulative construction noise impacts from MOD1 works at Oakdale East Estate (SSD-37486043 MOD1) and Next DC S4 Data Centre Horsley Park (SSD-63741210) if it is constructed at the same time as the proposal. The construction schedule for those projects is currently unknown.

Since construction scenarios and equipment for Oakdale East MOD1 and Next DC S4 Data Centre would likely require similar items of equipment to the proposal, concurrent construction work could theoretically increase the worst-case noise levels in this report by around 3 dB (ie a logarithmic adding of two sources of noise at the same level). The likelihood of worst-case noise levels being generated by works on different projects at the same time is, however, considered low.

As such, cumulative construction impacts are not likely to significantly alter the predictions in this report and no specific mitigation is expected to be required.

9.0 Review and Improvement of Noise Management Plan

Condition C8 requires management plans to include a program to investigate and implement ways to improve the environmental performance of the development over time.

Reviews, investigations, and improvements to this plan and the environmental performance shall be undertaken in accordance with the CEMP.

This CNVMP will be reviewed, and if necessary, updated in the following circumstances:

- Significant changes to the equipment, machinery and plant operated within the site
- Where it is identified via monitoring that the performance of the project is not meeting the objectives of the CNVMP
- When required by Condition B20.

All employees and contractors will be informed of any revisions to the CNVMP by Site Management during toolbox talks. The most recent version of the CNVMP as approved by the Planning Secretary, will be implemented for the duration of construction works.

Appendix A Acoustic Terminology

Horsley Logistics Park - Stage 2

Construction Noise and Vibration Management Plan

ESR Australia and New Zealand

SLR Project No.: 640.031830.00002

13 October 2025

1. Sound Level or Noise Level

The terms 'sound' and 'noise' are almost interchangeable, except that 'noise' often refers to unwanted sound.

Sound (or noise) consists of minute fluctuations in atmospheric pressure. The human ear responds to changes in sound pressure over a very wide range with the loudest sound pressure to which the human ear can respond being ten million times greater than the softest. The decibel (abbreviated as dB) scale reduces this ratio to a more manageable size by the use of logarithms.

The symbols SPL, L or LP are commonly used to represent Sound Pressure Level. The symbol LA represents A-weighted Sound Pressure Level. The standard reference unit for Sound Pressure Levels expressed in decibels is 2 x 10^{-5} Pa.

2. 'A' Weighted Sound Pressure Level

The overall level of a sound is usually expressed in terms of dBA, which is measured using a sound level meter with an 'A-weighting' filter. This is an electronic filter having a frequency response corresponding approximately to that of human hearing.

People's hearing is most sensitive to sounds at mid frequencies (500 Hz to 4,000 Hz), and less sensitive at lower and higher frequencies. Different sources having the same dBA level generally sound about equally loud.

A change of 1 dB or 2 dB in the level of a sound is difficult for most people to detect, whilst a 3 dB to 5 dB change corresponds to a small but noticeable change in loudness. A 10 dB change corresponds to an approximate doubling or halving in loudness. The table below lists examples of typical noise levels.

Sound Pressure Level (dBA)	Typical Source	Subjective Evaluation
130	Threshold of pain	Intolerable
120	Heavy rock concert	Extremely noisy
110	Grinding on steel	
100	Loud car horn at 3 m	Very noisy
90	Construction site with pneumatic hammering	
80	Kerbside of busy street	Loud
70	Loud radio or television	
60	Department store	Moderate to quiet
50	General Office	
40	Inside private office	Quiet to very quiet
30	Inside bedroom	
20	Recording studio	Almost silent

Other weightings (eg B, C and D) are less commonly used than A-weighting. Sound Levels measured without any weighting are referred to as 'linear', and the units are expressed as dB(lin) or dB.

3. Sound Power Level

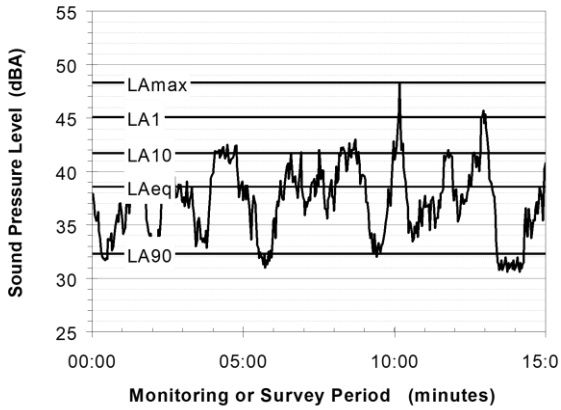
The Sound Power of a source is the rate at which it emits acoustic energy. As with Sound Pressure Levels, Sound Power Levels are expressed in decibel units (dB or dBA), but may be identified by the symbols SWL or LW, or by the reference unit 10^{-12} W.

The relationship between Sound Power and Sound Pressure is similar to the effect of an electric radiator, which is characterised by a power rating but has an effect on the surrounding environment that can be measured in terms of a different parameter, temperature.

4. Statistical Noise Levels

Sounds that vary in level over time, such as road traffic noise and most community noise, are commonly described in terms of the statistical exceedance levels LAN, where LAN is the A-weighted sound pressure level exceeded for N% of a given measurement period. For example, the LA1 is the noise level exceeded for 1% of the time, LA10 the noise exceeded for 10% of the time, and so on.

The following figure presents a hypothetical 15 minute noise survey, illustrating various common statistical indices of interest.



Of particular relevance, are:

LA1 The noise level exceeded for 1% of the 15 minute interval.

LA10 The noise level exceeded for 10% of the 15 minute interval. This is commonly referred to as the average maximum noise level.

LA90 The noise level exceeded for 90% of the sample period. This noise level is described as the average minimum background sound level (in the absence of the source under consideration), or simply the background level.

LAeq The A-weighted equivalent noise level (basically, the average noise level). It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.

5. Frequency Analysis

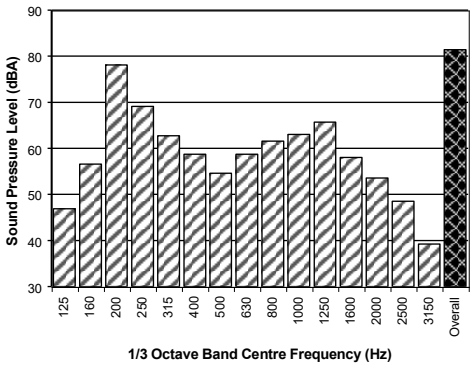
Frequency analysis is the process used to examine the tones (or frequency components) which make up the overall noise or vibration signal.

The units for frequency are Hertz (Hz), which represent the number of cycles per second.

Frequency analysis can be in:

- Octave bands (where the centre frequency and width of each band is double the previous band)
- 1/3 octave bands (three bands in each octave band)
- Narrow band (where the spectrum is divided into 400 or more bands of equal width)

The following figure shows a 1/3 octave band frequency analysis where the noise is dominated by the 200 Hz band. Note that the indicated level of each individual band is less than the overall level, which is the logarithmic sum of the bands.



6. Annoying Noise (Special Audible Characteristics)

A louder noise will generally be more annoying to nearby receivers than a quieter one. However, noise is often also found to be more annoying and result in larger impacts where the following characteristics are apparent:

- **Tonality** - tonal noise contains one or more prominent tones (ie differences in distinct frequency components between adjoining octave or 1/3 octave bands), and is normally regarded as more annoying than 'broad band' noise.
- **Impulsiveness** - an impulsive noise is characterised by one or more short sharp peaks in the time domain, such as occurs during hammering.
- **Intermittency** - intermittent noise varies in level with the change in level being clearly audible. An example would include mechanical plant cycling on and off.
- **Low Frequency Noise** - low frequency noise contains significant energy in the lower frequency bands, which are typically taken to be in the 10 to 160 Hz region.

7. Vibration

Vibration may be defined as cyclic or transient motion. This motion can be measured in terms of its displacement, velocity or acceleration. Most assessments of human response to vibration or the risk of damage to buildings use measurements of vibration velocity. These may be expressed in terms of 'peak' velocity or 'rms' velocity.

The former is the maximum instantaneous velocity, without any averaging, and is sometimes referred to as 'peak particle velocity', or PPV. The latter incorporates 'root mean squared' averaging over some defined time period.

Vibration measurements may be carried out in a single axis or alternatively as triaxial measurements (ie vertical, longitudinal and transverse).

The common units for velocity are millimetres per second (mm/s). As with noise, decibel units can also be used, in which case the reference level should always be stated. A vibration level V, expressed in mm/s can be converted to decibels by the formula 20 log (V/Vo), where Vo is the reference level (10^{-9} m/s). Care is required in this regard, as other reference levels may be used.

8. Human Perception of Vibration

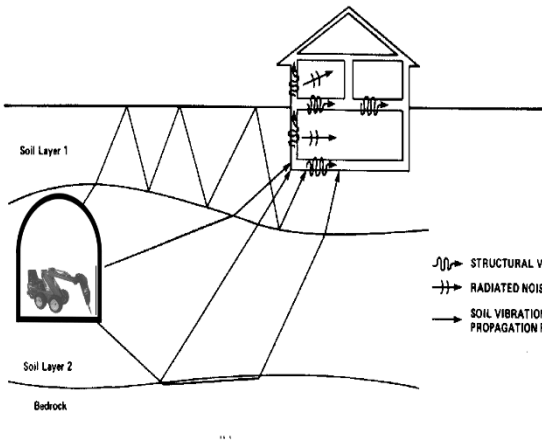
People are able to 'feel' vibration at levels lower than those required to cause even superficial damage to the most susceptible classes of building (even though they may not be disturbed by the motion). An individual's perception of motion or response to vibration depends very strongly on previous experience and expectations, and on other connotations associated with the perceived source of the vibration. For example, the vibration that a person responds to as 'normal' in a car, bus or train is considerably higher than what is perceived as 'normal' in a shop, office or dwelling.

9. Ground-borne Noise, Structure-borne Noise and Regenerated Noise

Noise that propagates through a structure as vibration and is radiated by vibrating wall and floor surfaces is termed 'structure-borne noise', 'ground-borne noise' or 'regenerated noise'. This noise originates as vibration and propagates between the source and receiver through the ground and/or building structural elements, rather than through the air.

Typical sources of ground-borne or structure-borne noise include tunnelling works, underground railways, excavation plant (eg rockbreakers), and building services plant (eg fans, compressors and generators).

The following figure presents an example of the various paths by which vibration and ground-borne noise may be transmitted between a source and receiver for construction activities occurring within a tunnel.



The term 'regenerated noise' is also used in other instances where energy is converted to noise away from the primary source. One example would be a fan blowing air through a discharge grill. The fan is the energy source and primary noise source. Additional noise may be created by the aerodynamic effect of the discharge grill in the airstream. This secondary noise is referred to as regenerated noise.

Appendix B Construction Information

Horsley Logistics Park - Stage 2

Construction Noise and Vibration Management Plan

ESR Australia and New Zealand

SLR Project No.: 640.031830.00002

13 October 2025

Construction Equipment

Equipment Item		Back Hoe (7.5 tonne JCB)	Circular Saw1	Concrete Mixer Truck	Concrete Pump	Concrete Saw1	Dozer	Dump Truck (approx. 15 tonne)	Elevated Working Platform	Excavator (22 tonne)	Hand Tools	Hand Tools (electric)	Mobile Crane - Franna	Piling - Bored	Pneumatic hammer1	Roller - Vibratory (12 tonne)1	Saw Cutting Machine1	Semi Trailer	Suction Truck	Truck	Ute	Welding Equipment
SWL $L_{Aeq(15min)}$[2]		102	106	103	106	119	114	100	97	99	94	96	98	111	114	109	106	106	100	107	98	97
Estimated on-time in any 15-min		15	15	7.5	7.5	5	15	15	15	7.5	15	15	7.5	7.5	5	15	15	5	15	5	15	15
SWL L_{Amax}		111	114	112	109	127	122	108	102	105	100	102	106	118	122	117	114	112	109	115	106	100
Ref	**Scenario**																					
W1	Site establishment	X								X		X				X						
W2	Stage 1 - Service works	X						X		X	X						X			X		
W3	Stage 2 - Detailed site earthworks	X					X			X	X		X		X				X	X		
W4	Stage 3 - Foundations and retaining walls			X	X	X				X	X		X	X						X		X
W5	Stage 4 - Construct warehouse and offices		X	X	X				X		X		X				X	X		X		X
W6	Stage 5 - Civil finishing works and landscaping					X					X									X	X	
W7	Stage 6 - Building fit out										X						X				X	X

Note 1: Equipment classed as ‘annoying’ in the ICNG and requires a 5 dB correction.

Note 2: Sound power level data is taken from the DEFRA Noise Database, TfNSW *Construction and Vibration Guideline* and TfNSW *Construction Noise and Vibration Strategy*.

Appendix C Evidence of Consultation

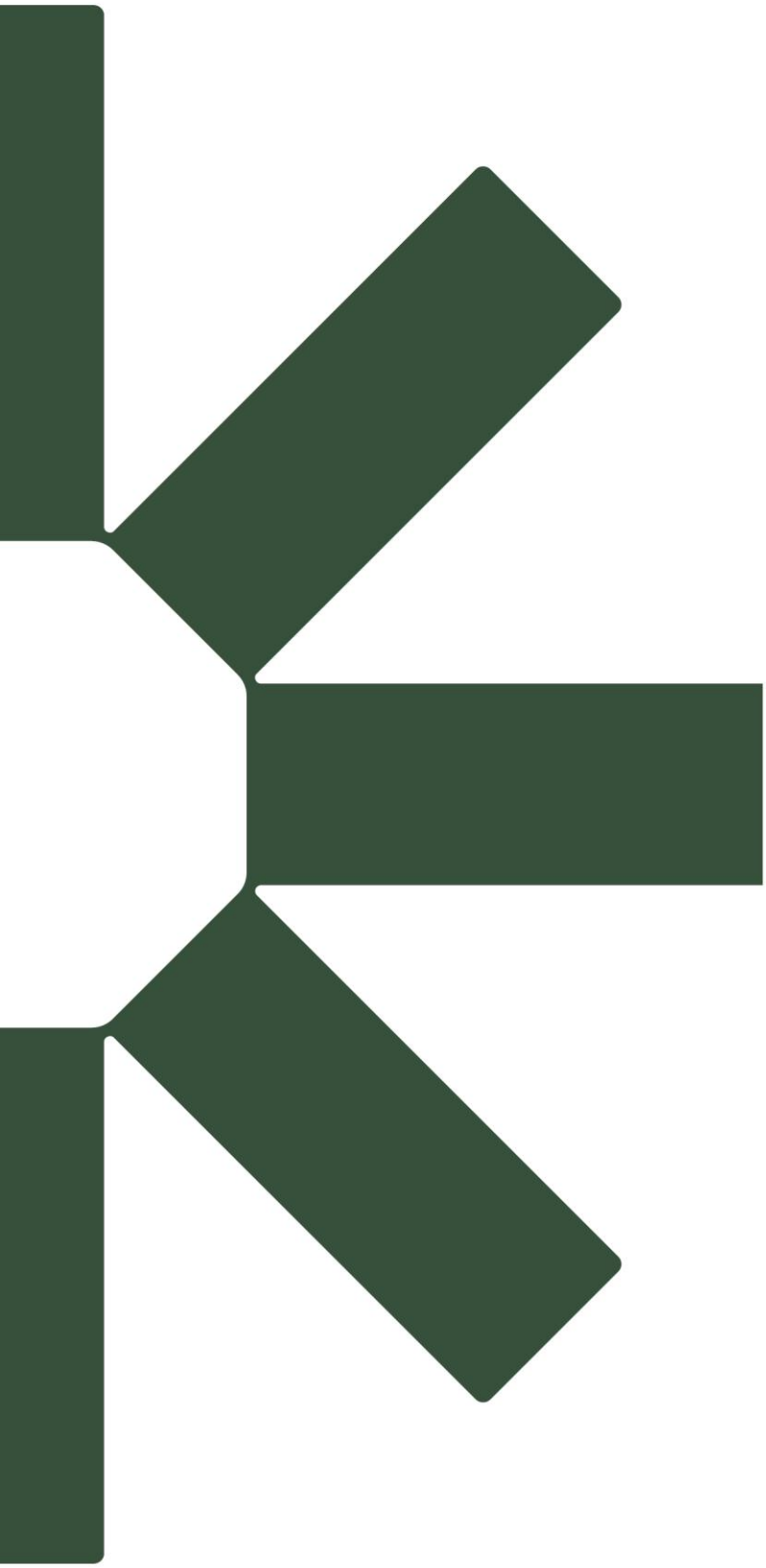
Horsley Logistics Park - Stage 2

Construction Noise and Vibration Management Plan

ESR Australia and New Zealand

SLR Project No.: 640.031830.00002

13 October 2025



Making Sustainability Happen

Appendix F Construction Traffic Management Plan

Horsley Logistics Park

Construction Environmental Management Plan SSD 71144719 – Lot 301, 3 Johnston Crescent Horsley Park

ESR Developments (Australia) Pty Ltd

SLR Project No.: 640.031830.00001

Construction Traffic Management Plan

Industrial Warehouse Development

3 Johnston Crescent, Horsley Park - HLP Stage 2
13/10/2025
P2521r02

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Project	3 Johnston Crescent, Horsley Park - HLP Stage 2
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Revision History

Revision No.	Date	Details	Author	Reviewed by	Approved by
-	31/03/2025	Draft	J. Lam, B. Javani	J. Jeon	J. Laidler
I	11/08/2025	Issue I	J. Lam	J. Jeon	J. Jeon
II	14/08/2025	Issue II	J. Lam	J. Jeon	J. Jeon
III	19/08/2025	Issue III	J. Lam	J. Jeon	J. Jeon
IV	21/08/2025	Issue IV	J. Lam	J. Jeon	J. Jeon
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VI	12/09/2025	Issue VI	J. D. Wu	J. Jeon	J. Jeon
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VIII	10/10/2025	Issue VIII	J. D. Wu	J. Jeon	J. Jeon
IX	13/10/2025	Issue IX	J. D. Wu	J. Jeon	J. Jeon

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APPENDICES

Glossary

Acronym	Description
AGRD	Austroads Guide to Road Design
AGTM	Austroads Guide to Traffic Management
CC	Construction Certificate
Council	Fairfield City Council
DA	Development Application
DCP	Development Control Plan
DoS	Degree of Saturation
DPHI	Department of Planning, Housing and Infrastructure
FSR	Floor space ratio
GFA	Gross Floor Area
HRV	Heavy Rigid Vehicle (as defined by AS2890.2:2018)
LEP	Local Environmental Plan
LGA	Local Government Area
LoS	Level of Service
MOD	Section 4.55 Modification (also referred as a S4.55)
MRV	Medium Rigid Vehicle (as defined by AS2890.2:2018)
NHVR	National Heavy Vehicle Regulator
OC	Occupation Certificate
RMS Guide	Transport for NSW (formerly Roads and Traffic Authority), Guide to Traffic Generating Developments, 2002
S4.55	Section 4.55 Modification (also referenced as MOD)
S96	Section 96 Modification (former process terminology for an S4.55)
SRV	Small Rigid Vehicle (as defined by AS2890.2:2018)
TDT 2013/04a	TfNSW Technical Direction, Guide to Traffic Generating Developments – Updated traffic surveys, August 2013
TfNSW	Transport for New South Wales
TGS	Traffic Guidance Scheme
TIA	Transport Impact Assessment
TIS	Transport Impact Statement
veh/hr	Vehicle movements per hour (1 vehicle in & out = 2 movements)

1 Introduction

1.1 Overview

Ason Group has been engaged by ESR Australia (ESR) to prepare a Construction Traffic Management Plan (CTMP) for a proposed warehouse and distribution centre (SSD-71144719) at 3 Johnston Crescent, Horsley Park (the Site) – known also as Horsley Logistics Park – Stage 2.

The development comprises 2 warehouse buildings with ancillary office spaces. A site plan is provided in **Figure 1**.

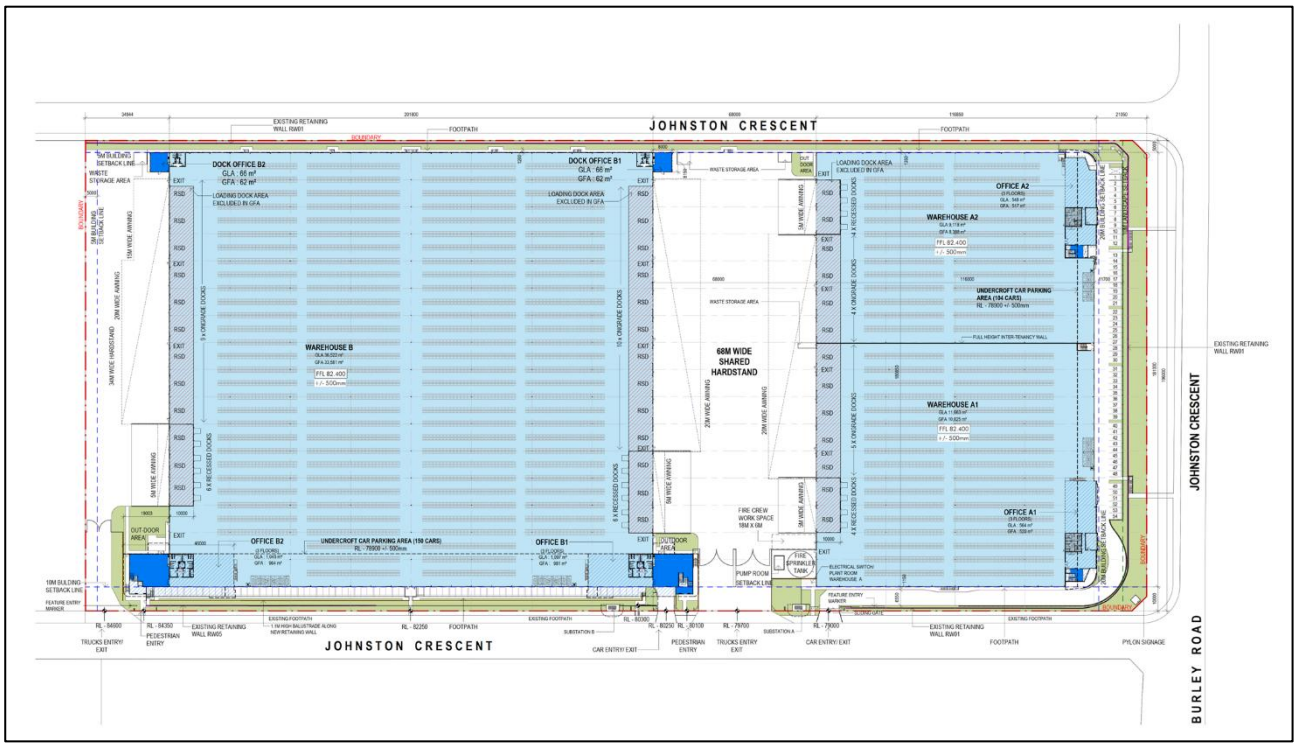


Figure 1: Site Plan

1.2 Report Purpose

The purpose of this report is to detail a traffic management plan for construction that seeks:

- To minimise traffic impacts on the surrounding road network and adjacent landowners / occupiers,
- Ensure safety of workers, pedestrians, road users and any site-specific considerations (including schools and neighbours to the west),
- Provide appropriate warnings of changes in road / traffic conditions, and of personnel / workers and plant engaged in the works on or adjacent to roads accessible to the general public.
- Provide information regarding the construction vehicle access routes and any changed road conditions (if applicable); and
- Communicate the arrangements for and impacts of any activities affecting traffic.

It is expected that this plan will be updated should any necessary changes to the currently proposed arrangements arise in the future. Any special events (if required) would be subject to a separate request for a specific permit not covered by this report. Ason Group is responsible for the preparation of this Plan only and not for its implementation, which is the responsibility of the Contractor.

1.3 Project Representatives and Stakeholders

This report has been prepared by consultants who hold the SafeWork NSW Prepare Work Zone (formally TfNSW Prepare a Work Zone Traffic Management Plan) certification. Details of the accredited personnel are provided below:

- James Laidler: Ticket No. TCT0031686
- Jayden Lam Ticket No. TCT1050253

This CTMP has been prepared to meet the requirements outlined in Appendix A and Appendix E, Section E.2 of the Transport for NSW Traffic Control at Work Sites Technical Manual (Issue No. 6.1, Feb 2022) (TCAW), and Technical Direction – TD 00003:2022 (Issue 16 Nov 2022) (TCAW Update).

Through the preparation of this CTMP, the project representatives and stakeholders consulted in the development of the traffic management strategy are listed below:

TABLE 1 PROJECT REPRESENTATIVES AND STAKEHOLDERS

Name	Personnel	Role	Emails
ESR	Alice Tran	Contract Administrator	alice.tran@esr.com
Ason Group	Ali Rasouli	Principal Lead Engineer	ali.rasouli@asongroup.com.au
	James Laidler	Principal Traffic Engineer	james.laidler@asongroup.com.au
	Jayden Lam	Traffic Engineer	jayden.lam@asongroup.com.au
Builder (Texco)	Jay Sharma	Project Manager	jsharma@texco.net.au

1.4 Project Details

The proposed construction activities involve earthworks, structure, fit out and landscaping works related to the Site. As such, this CTMP shall outline the traffic management measures applicable to this stage of works only. This CTMP has been prepared to cover the proposed construction activities for Site at 3 Johnston Crescent, Horsley Park, legally described as Lot 301 within DP1244594.

The cumulative GFA of the proposed development is envisaged to be 55,900m^2. For context, the development is expected to have the following operational traffic volumes:

- AM Peak: 75 veh/hr

- PM Peak: 54 veh/hr
- Daily: 750 veh/day

1.5 Authority Requirements

The Conditions of Consent for SSD-71144719 that have been imposed with respect to construction traffic management have been summarised with corresponding responses in **Table 2** below.

TABLE 2: CONDITION OF CONSENT AND RELEVANT RESPONSES

Ref.	Requirement	Response
B1	Prior to 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:	This document has been prepared in response to this condition.
B1(a)	Be prepared by a suitably qualified and experienced person(s)	Refer to Section 1.3 which provides the qualifications of the personnel that prepared the CTMP.
B1(b)	Be prepared in consultation with Council	Refer to Appendix C which provides evidence of consultation undertaken with Fairfield City Council.
B1(c)	Detail the measures that are to be implemented to ensure road safety and network efficiency during construction	Refer to Section 3 which provides the management measures to ensure road safety and network efficiency throughout construction.
B1(d)	Detail heavy vehicle routes, access and parking arrangements	Refer to Section 2.3 for vehicle routes, Section 2.4 for site access and Section 3.2.3 for parking arrangements.
B1(e)	Include a Driver Code of Conduct to: • minimise the impacts of earthworks and construction on the local and regional road network; • minimise conflicts with other road users • minimise road traffic noise; and • ensure truck drivers use specified routes;	Refer to Appendix E.
B1(f)	Include a program to monitor the effectiveness of these measures; and	Refer to Section 4.3.
B1(g)	If necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Refer to Section 4.1.

1.6 Stakeholder Engagement

ESR has undertaken consultation with Fairfield City Council regarding construction schedules and truck routes. The following is a summary of the conditions received from Fairfield City Council and a response to each item.

TABLE 3: FAIRFIELD CITY COUNCIL CONDITIONS AND RESPONSES

Ref.	Requirement	Response
1	The Site Managers are responsible for ensuring the safe day-to-day running of the construction project and must comply with the requirements of the road authorities. Council be indemnified against all claims for damage or injury which result from conducting the activities on the public roads or on the road related areas or works that may impact these areas.	It is the Applicant's position that Council cannot reasonably seek to indemnify itself so broadly in circumstances where the proposed works are carried out strictly in accordance with the Conditions of Consent and all applicable road rules and regulations. Appointed contractor to ensure that all construction traffic and personnel adhere to the CTMP to ensure that the works comply with the requirements of the road authorities.
2	All vehicles must enter and exit the site in a forward direction unless they are under the supervision of Transport for NSW (TfNSW) Accredited Traffic Controllers and a Road Occupancy Permit from Council may be required.	Appointed contractor to ensure that all vehicles are to enter and exit the Site in a forward direction. Any vehicles that are required to reverse out of the Site will require an appropriate Traffic Management Plan prepared, submitted and approved by Council prior to undertaking the works.
3	The largest vehicle travelling to and from the site shall be restricted to 19.6m Truck and Dog Trailer.	Appointed contractor to ensure that the largest vehicle travelling to and from the Site is 19.6m Truck and Dog Trailer. In the rare event of larger vehicles requiring access to the site, the Appointed Contractor will ensure to apply for a permit in accordance with the road rules.
4	A Road Occupancy Permit is required from Fairfield City Council for any activities that occur on public roadway and/or road-related area that impact vehicular and/or pedestrian traffic flow. For example, the applicant requires temporary road closure or occupation of Council owned areas to undertake certain works. Please contact Mitchell Baker of Council's City Assets Branch on 9725 0222 should you have any questions regarding this matter.	Appointed contractor will be responsible for submitting Road Occupancy Permits from Fairfield City Council for any activities that occur on the public roadway and/or road related area. The contractor is to ensure that the works receive approval from Council prior to commencement of works.
5	All vehicles awaiting loading, unloading or servicing shall be parked on-site and not on adjacent/nearby public roads unless approved by Council by Road Occupancy or Road Opening Permits with appropriate traffic control in place. Construction vehicles and trucks must not layover in local roads in the Fairfield Local Government Area and the site	Appointed contractor to ensure that all vehicles related to the Site are parked on-site and shall not be permitted to park on adjacent or nearby public roads without prior approval from Council.

	manager is to ensure adequate area is available for trucks upon arrival.	
6	Restricted access vehicles must not travel on local roads unless the applicant has obtained permits from National Heavy Vehicle Regulator (NHVR). Requests to use these vehicles on public road(s) must be submitted to the NHVR at least 28 days prior to the vehicles' scheduled travel dates. Information on restricted access vehicles can be found on the website at www.nhvr.gov.au .	Appointed contractor to ensure appropriate permits are obtained from NHVR for any restricted access vehicle travelling to and from the Site.
7	Construction site personnel and visitors are to park on-site. To minimise the required off-street parking, the contractor is encouraged to use public transportation when travelling to and from the site.	Appointed contractor to ensure that sufficient parking is provided on-site. Contractor to actively encourage use of public transport for site personnel when travelling to and from the Site.
8	All drivers must comply with the NSW Road Rules as well as any reasonable directives from the Council's Community Enforcement officers and the NSW Police	Appointed contractor to ensure that all drivers driving to and from the Site will comply with the NSW Road Rules as per the Driver Code of Conduct.
9	Construction traffic shall use routes as per the approved Construction Traffic Management Plan.	Appointed contractor to ensure that all drivers are only using routes outlined in the CTMP.
10	If there are damages to the public roads or Council assets as a result of the project works or construction vehicle movements, Council's shall be notified of the issues immediately.	Appointed contractor to notify Council immediately on any damages to the public roads or Council assets caused by the project works or construction vehicle movements.
11	Air quality and dust management shall be in place to ensure that the transportation of the materials to and from the site does not affect health, safety, amenity, traffic or the environment along the construction vehicle route.	Appointed contractor to ensure air quality and dust management is to be implemented at all times in accordance with the Environmental Management Controls for Air Quality per the SSDA Condition.
12	Access for emergency vehicles will be maintained along emergency access routes, with suitable alternative access arrangements provided where required.	Appointed contractor to ensure that emergency vehicle access is maintained at all times.
13	Deliveries shall be planned to ensure a consistent and minimum number of trucks arriving at site at any one time.	Appointed contractor to coordinate deliveries to ensure that no trucks are queueing on the public roadway due to an excess number of trucks arriving at the Site at any one time.
14	Additional conditions may be applied to the CTMP in future should public amenity be detrimentally affected.	The Applicant will consider reasonable conditions only.
15	Fairfield City Council is to be notified of any future disruption to roadways and footpaths and any changes to the CTMP.	Noted.
16	The affected stakeholders (e.g. the affected businesses) shall be notified in writing fourteen (14) days prior to the start of the various phases of development/construction (for example, excavation and structure, building construction and fit-out phases). Any concerns raised by the stakeholders shall be	The Applicant will adhere to the Environmental Management Controls for the Community per the SSDA.

	satisfactorily addressed. A copy of the notification letter shall be submitted to Council for records.	
17	The applicant shall comply with reasonable directive of Council's Community Regulatory Services Branch.	Noted.
18	Safe access to adjoining properties to be maintained at all times. Adequate pedestrian access at/near the site be maintained all times.	Appointed contractor to ensure that access to adjoining properties be maintained at all times.
19	The use of any equipment or activities conducted in conjunction with construction works shall comply with the Noise Control Act.	The Applicant will adhere to the Noise Control Act and the Environmental Management Controls for Noise and Vibration per the SSDA condition.

1.6.1 Stakeholder Notification

In the event that any disruptions (unexpected or in advance) to roadways / footpath occur as a result of construction works, the procedure outlined below is to be followed:

- If any future disruptions to roadways / footpaths are required, Council / TfNSW is to be notified first and depending on the extent of the disruption the contractor is to notify affected property occupiers using letter drops and Variable Message Sign (VMS).
- If any unforeseen disruptions to roadways / footpaths occur, Council / TfNSW is to be notified first and depending on the extent of the disruption the contractor is to notify affected property occupiers via traffic controllers and VMS.
- In the event that heavy vehicle damage to Council / TfNSW assets / infrastructure, contractors will notify Fairfield City Council's Traffic & Transport team and / or Assets Branch.

1.7 Site Related Data

1.7.1 Road Details

A summary of the key roads in the vicinity of the Site are shown in **Table 4** below. Additionally, the road hierarchy in the locality is presented in **Figure 2**.

TABLE 4: ROAD NETWORK

Road Name	Road Classification	Description
M7 Motorway	**Arterial Road**	• The M7 Motorway runs north-south. • It provides 4 traffic lanes, 2 lanes in each direction within a divided carriageway. • Has a posted speed limit of 100km/h.
Wallgrove Road	**Arterial Road**	• Wallgrove Road runs north-south. • Further south of Roussell Road, it generally provides 2 traffic lanes,1 lane in each direction within a divided carriageway.

		• North of Roussell Road, it provides 4 traffic lanes, 2 lanes in each direction. • Generally has a posted speed limit of 60km/h.
Lenore Drive	**Collector Road**	• The M7 Motorway runs north-south. • It provides 4 traffic lanes, 2 lanes in each direction within a divided carriageway. • Off-road shared path along north side. • Has a posted speed limit of 80km/h.
Old Wallgrove Road	**Collector Road**	• The M7 Motorway runs north-south. • It provides 4 traffic lanes, 2 lanes in each direction within a divided carriageway. • Off-road shared path along west side. • Generally has a posted speed limit of 60km/h.
Millner Avenue	**Local Road**	• The M7 Motorway runs north-south. • It provides 4 traffic lanes, 2 lanes in each direction within a divided carriageway. • Has a 50km/h default speed limit in built-up area.
Johnston Crescent	**Local Road**	• The M7 Motorway runs north-south. • It provides 2 traffic lanes, 1 lane in each. • Has a 50km/h default speed limit in built-up area.

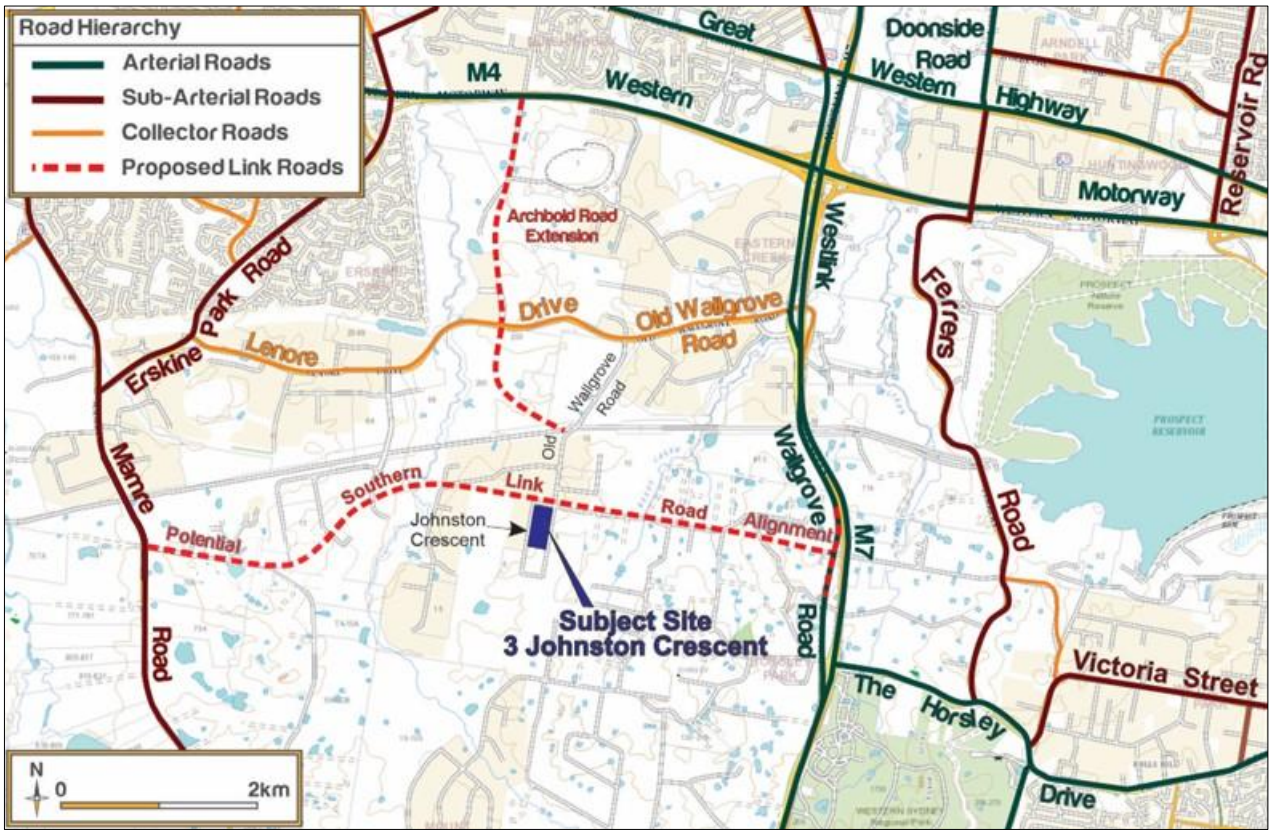


Figure 2: Road Hierarchy[1]

[1] https://caportal.com.au/tfnsw/slrc

1.7.2 Vulnerable Road Users

Vulnerable road users (VRU) are road users not in a car, bus, or truck. In the event of a crash, VRUs have little to no protection from crash forces, therefore, need to be addressed within this CTMP. Provides context to VRUs surrounding the Site.

TABLE 5: PUBLIC AND ACTIVE TRANSPORT

Road Name	Pedestrian Footpath	Cycling	Public Transport
Johnston Crescent	Yes	No	No
Burley Road	No	No	No
Old Wallgrove Road	Yes	Yes (Shared Path from Millner Avenue to Telopea Place)	No
Latitude Road	Yes	No	No

1.7.3 Crash History

Crash data, from the Transport for NSW Centre for Road Safety, was analysed for the 5-year period of 2019-2023. The locations of the crashes in the vicinity of the site during this period are shown below.

The crash data indicates that no crashes were recorded at the site frontage or along Johnston Crescent during the studied period. There are three crashes recorded at Old Wallgrove Road / Millner Avenue intersection, as shown in **Table 6**.

Based on the available crash data, there are no major safety trends or issues noted.

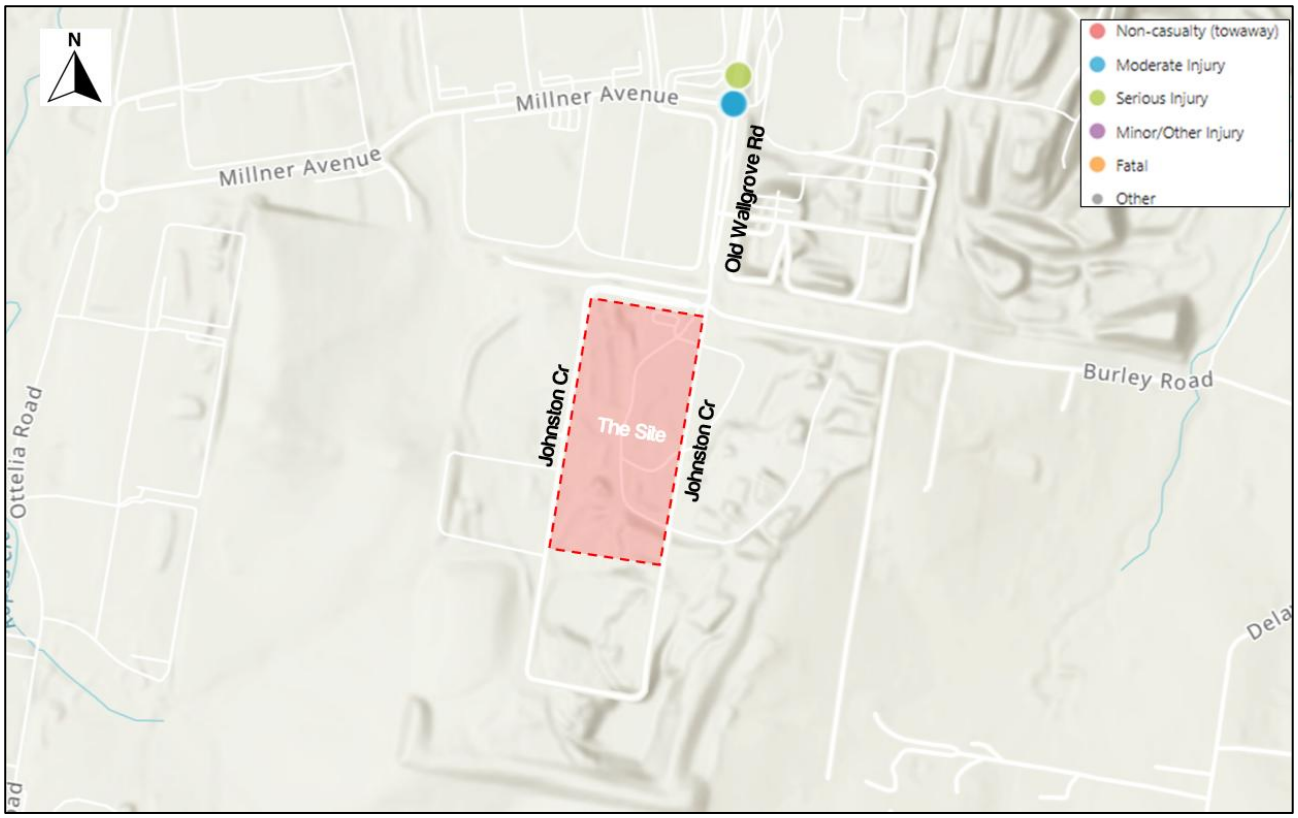


Figure 3: Crash Location and Type

TABLE 6: CRASH HISTORY

Year	Location	RUM Code	Rum Description	Degree of Crash
2019	T-junction	21	Right through	Moderate Injury
2022	Divided road	72	Off road to right	Serious Injury
2023	T-junction	86	Off left/left bend	Moderate Injury

2 Overview of Works

2.1 Works Stages

For the purposes of this CTMP, the construction vehicles will utilise Johnston Crescent to access the Site. The access and traffic management requirements have been outlined in **Section 2.3** of this report. Recognising the purpose of this CTMP, it is estimated that the total duration of the construction works will be approximately 60 weeks from the commencement date. The following summarises key aspects of the construction stage.

2.1.1 Earthworks, Structure, Fit Out, and Landscaping Construction Works

TABLE 7: STAGE SUMMARY – EARTHWORKS, STRUCTURE, FIT OUT, AND LANDSCAPING

Criteria	Response
Description of Key Activities	Earthworks, structure, fit out and landscaping works
Stage Length	64 weeks (17/10/2025 – 09/01/2027)
Max. Vehicle Size	Truck and Dog Trailer (Special permits required for floating in oversize plant)
Vehicle Movement Frequency	Approximately 750 vehicle movements / day (Light and Heavy)
Truck Access Requirements	Access shall be from Johnston Crescent and Old Wallgrove Road
Vehicle access / egress in a forward direction (Y / N)	Y
Out of Hours Deliveries (Y/N)	N (other than for floating in oversize plant and special deliveries such as roof sheeting)
Contractor Parking	Y A designated parking area will be provided within the Site boundary.
Pedestrian Control	Temporary fence to be installed
Public Transport Services Affected	N
Road Occupancy Requirements (If yes, provide further details)	N
Lane or Footpath Closures (If yes, provide further details)	N
Traffic Guidance Scheme	Refer to Appendix **C**

2.2 Hours of Work

It is expected that the permitted hours of work would be as follows:

TABLE 8: HOURS OF WORK

Activity	Day	Time
Construction works	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm
	Sunday Public Holidays	No Work

It is anticipated that construction works will not be conducted outside of the hours outlined above. Should out of work hours be required, ESR will lodge an application for an Out of Work Hours Permit with Council to seek approval for these works. The type of works that might be undertaken outside the recommended standard hours are:

- The delivery of oversized plant or structures that police or other authorities determine require special arrangements to transport along public roads,
- Emergency work to avoid the loss of life or damage to property, or to prevent environmental harm,
- Maintenance and repair of public infrastructure where disruption to essential services and/or considerations of worker safety do not allow work within standard hours (community agreement with the affected receivers should be obtained),
- Public infrastructure works that shorten the length of the project and are supported by the affected community (community agreement with the affected receivers should be obtained),
- Works where a proponent demonstrates and justifies a need to operate outside the recommended standard hours.

2.3 Access Arrangements

All construction personnel must follow the Drivers Code of Conduct and access the Site via Johnston Cres.

Emergency vehicle access to and from the Site will be available at all times while the Site is occupied by construction activities. This process would be implemented through emergency protocols on the site which will be developed by the Contractor and shall be documented within the Contractor's Construction Management Plan.

The proposed construction site access route is shown in **Figure 4** below. In particular, heavy construction vehicles are to avoid school zones wherever possible. In the case that school zones cannot be avoided, no heavy construction vehicle movements are to arrive or depart the site during signposted school zone periods on school days:

- 8:00 am – 9:30 am
- 2:30 pm – 4:00 pm

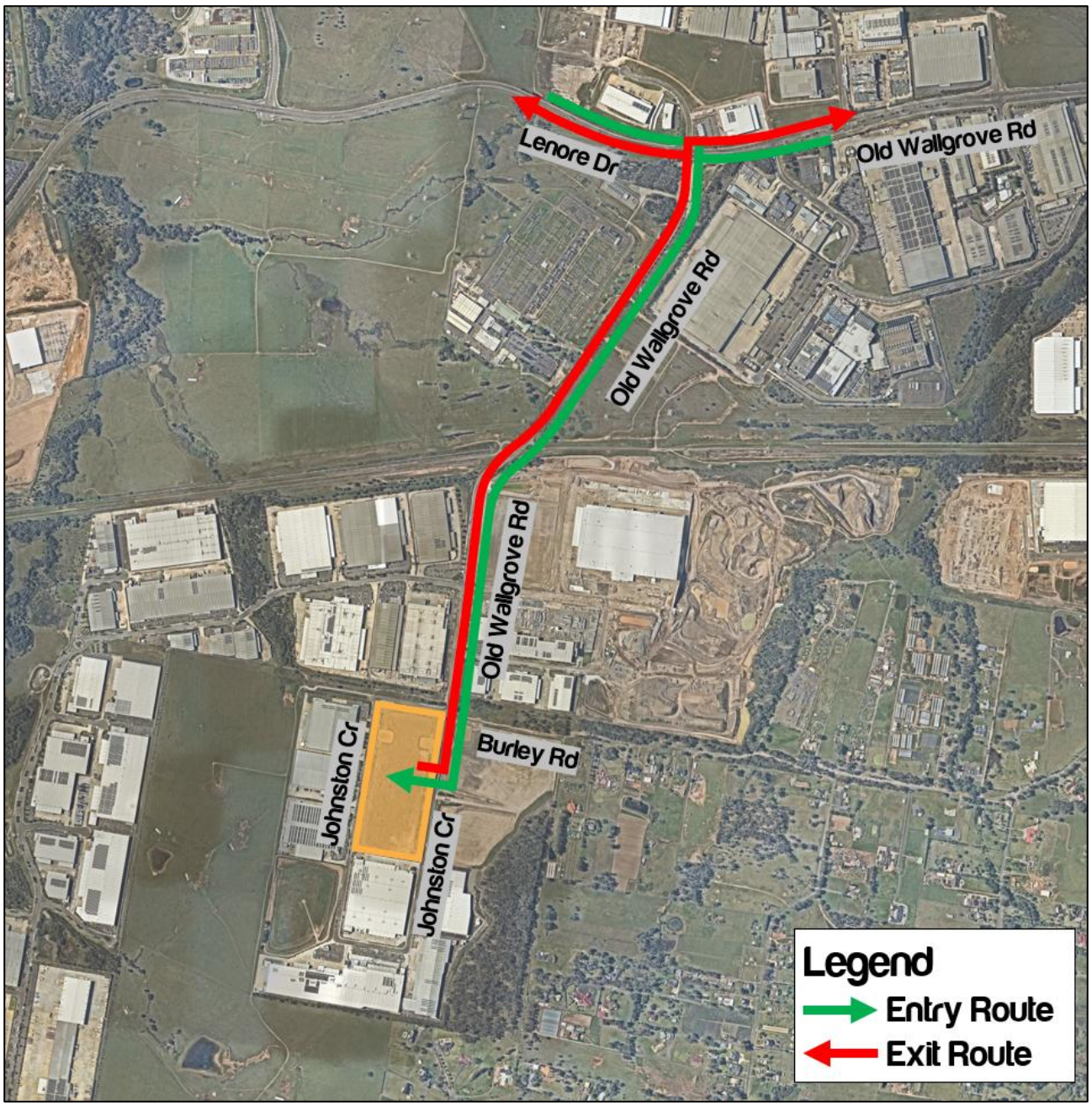


Figure 4: Proposed Construction Site Access Route

2.4 Site Access

Access to the site shall be available on Horsley Road, as shown below.

The largest vehicle to typically access the Site would be a 19.6m Truck & Dog, from the temporary access driveway. Further, construction management protocols will require that any vehicle entering the Site access road will have right of way compared to vehicles exiting, in order to ensure that there is no queuing on Johnston Crescent.

Any oversized plant or structure that require special arrangements to transport along public roads will require approval from the National Heavy Vehicle Regulator (NHVR) and Council. This is discussed in further detail below. All vehicles are to access the site via Johnston Crescent.

Access to emergency vehicles shall be maintained at all times. An emergency vehicle parking space will be maintained at all times and left vacant unless occupied by an emergency vehicle.

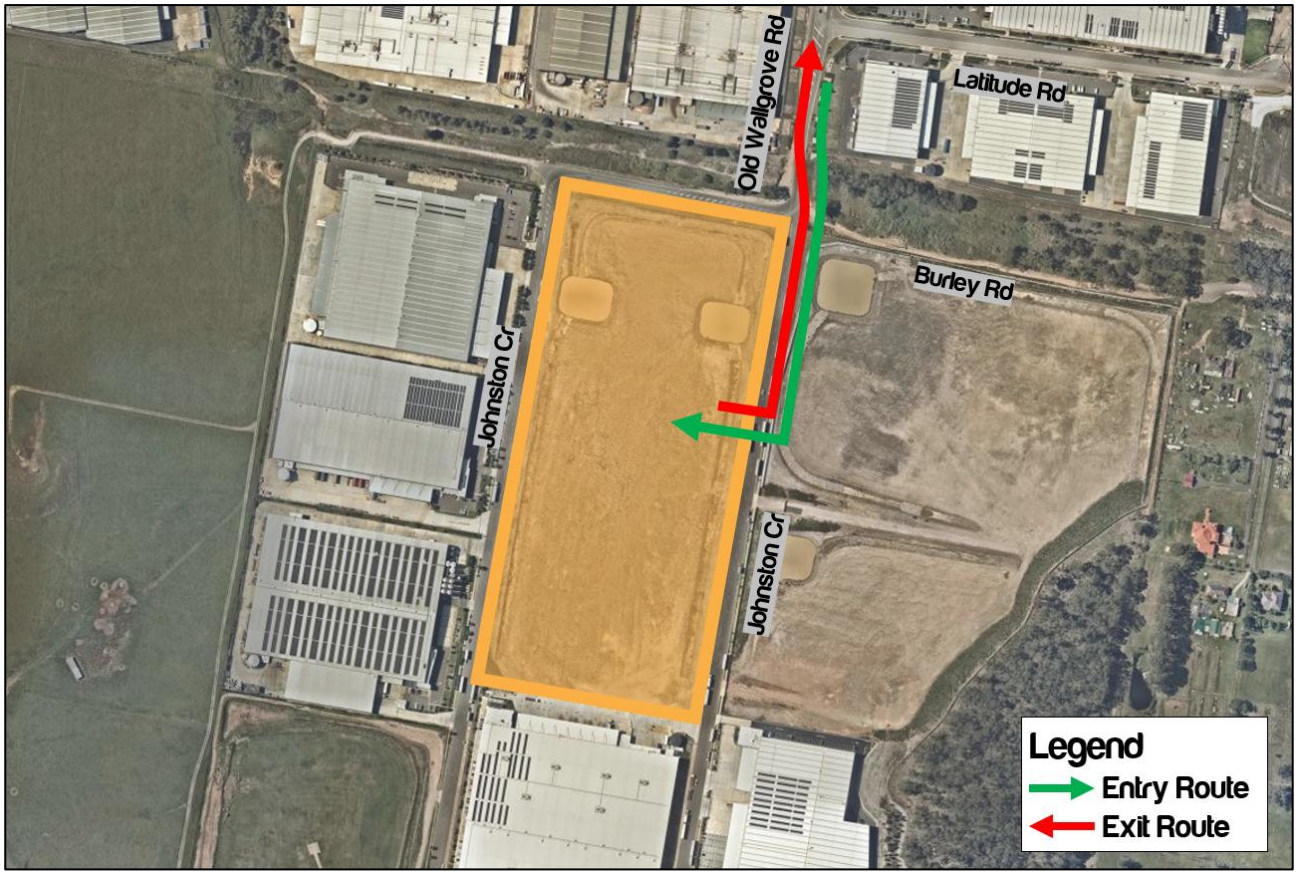
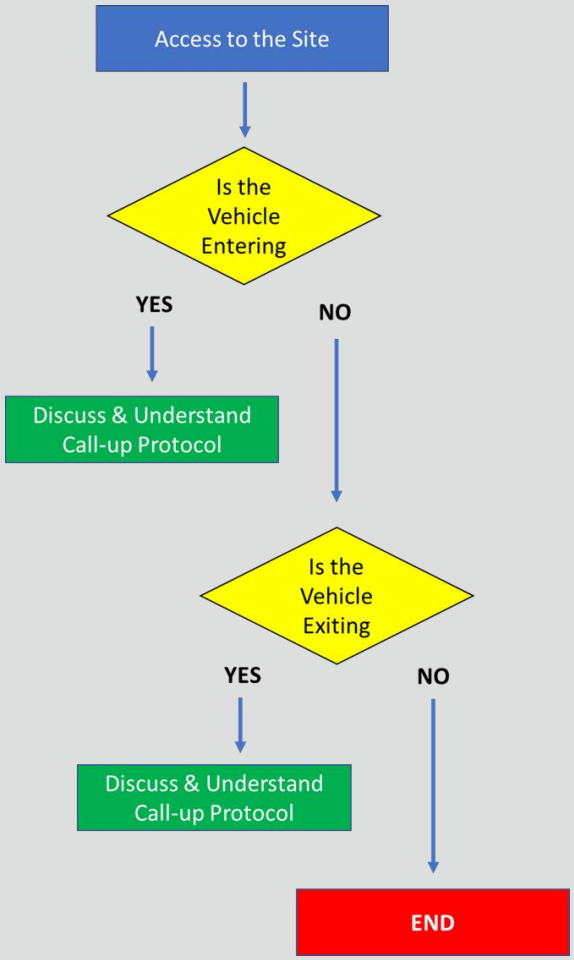


Figure 5: Access Arrangements

2.5 Temporary Traffic Management Method

Traffic management shall be undertaken in accordance with the methodology outlined within the TGS, **Table 9** and attached within **Appendix C**. All road users are expected to be directed around the worksite in order to physically separate the road user from any hazards within the worksite.

TABLE 9: ACCESS PROTOCOLS & METHODOLGY

Procedure	Responsibility	Notes
	Site Manager / Foreman / Traffic Controller	**ENTRY PROTOCOL:** Via UHF radio, channel agreed at pre-start 1. Vehicle to advise gate controller when 200m from gate via UHF — vehicle to ensure flashing lights are on 2. Vehicle advises of metres from gate in 50m lots (i.e., 50 m from gate, 100m from gate). 3. Gate Controller advises safe to enter, vehicle enters site and decelerates behind barriers 4. If not safe to enter, vehicle is to continue driving and not stop / queue on the public roadway 5. Vehicle uses road network to return and make another attempt at entering site
	Site Manager / Foreman / Traffic Controller	**EXIT PROTOCOL:** Via UHF radio, channel agreed at pre-start 1. Vehicle driver to radio Gate Controller to ensure exit is possible – vehicle to ensure flashing lights are on 2. If no issues driver to accelerate to exit gate and merge with traffic. 3. If driver cannot exit, Gate Controller to order vehicle to hold until gate is clear. Gate Controller is not to stop traffic on the public road network

2.6 Risk Assessment

A risk assessment is aimed to identify the hazards and risks associated with the works. The purpose of this risk assessment is to determine the controls required for the protection of the road workers and road users. A risk assessment has been completed and is attached in **Appendix A**.

2.7 Works Zone

A Road Occupancy Permit (ROP) from Council would be required for any works undertaken on Johnston Crescent. In the event that the implementation of temporary traffic control measures on public road/road related area is required. If excavation and/or road opening works on a public road is required, it will be a requirement of the contractor to obtain the appropriate Road Opening Permit. Furthermore, if any works on verge is required, a Road Opening permit to be submitted to Council.

3 Management Plan

3.1 Traffic Movements

3.1.1 Operational Traffic Volumes

The transport assessment (Ason Group Ref: P2521r01v01) in support of the development outlined the following relevant figures with regards to the expected future operational traffic volumes associated with the Site:

- AM Peak 75 movements per hour (in & out combined)
- PM Peak 54 movements per hour (in & out combined)
- Daily Total 750 movements per day (in & out combined)

Note: 1 vehicle equals 1 inbound movement plus 1 outbound movement, equalling 2 movements.

3.1.2 Construction Traffic Estimates

In lieu of a Contractor being engaged at the time of preparing this report, the specific construction requirements are not fully understood. Therefore, this section will need to be updated after a Contractor is joined.

It should be noted that construction traffic volumes are not expected to exceed the anticipated operational traffic volumes, which have been outlined above in **Section 3.1.1**.

For reference, a construction vehicle would relate to all contracted parties involved in day-to-day construction activities on site. This would include.

- All Vehicles making material deliveries to and from the Site.
- All Contractors and their sub-contractor's construction site vehicles
- All construction staff working on the projects arriving / departing the Site in private cars.

In turn, the following are exempt from the requirements of the CTMP (as they are not part of construction works within the Site).

- Design / management consultants arriving to Site for meetings.
- Food vans / food deliveries by non-contracted parties.
- Relevant Authorities / Agencies (including DPHI or Fairfield City Council/, and other stakeholders who have assets on the site)
- Members of the public who may drive in ad hoc.

3.1.3 Minimising Traffic Impacts on Surrounding Network

The impacts of construction traffic and the mitigating measures to be implemented are outlined below.

- **Monitoring Construction Vehicles:** Each contractor is responsible for monitoring construction vehicle volumes, utilising either manual methods or CCVT monitoring at their respective site entrances to ensure adherence to approved construction volumes. The principal contractor shall be responsible to review these volumes regularly. Notwithstanding, it is also the responsibility of each contractor to notify the principal contractor if the observed construction volumes get close to the maximum volumes. The Principal contractor shall advise the Authorities if those volumes have been exceeded. This monitoring approach aligns with efforts to ensure traffic impacts are minimised on the surrounding network. This has been outlined in more detail in **Table 15**.
- **Management of deliveries**: The Contractor will manage deliveries to ensure that construction vehicles, particularly heavy vehicles, will not exceed approved limits.
- **Safety During Construction**: Safety to motorists and pedestrians throughout the area will be maintained during construction through the preparation and execution of TGS's. A range of TGS's are to be implemented by the contractor CTMPs, for each access throughout construction, to identify all reasonably foreseeable hazards, assess the hazards, and manage the hazards as best possible by either eliminating or minimising the risks. TGS's shall be monitored and updated accordingly throughout the project.
- **Reporting**: Reporting and monitoring of movements during peak periods are to be undertaken to ensure that drivers are adhering to restricted times, and to ensure that the approved traffic generation, and subsequent impacts on the road network, are in line with those approved.

By implementing the above mitigation measures, it is evident that managing the Site's construction traffic and coordinating cumulative impacts from other construction activities is an important part of the overall construction process. These measures are expected to ensure the minimisation of construction impacts to the broader road network.

3.1.4 Vehicle Management

In accordance with the Conditions of Consent, all drivers are to be familiar with the Driver Code of Conduct before attending the Site. A copy of the Code is included in **Appendix E.**

All vehicles transporting loose materials will have the entire load covered and/or secured to prevent any large items, excess dust or dirt particles depositing onto the roadway during travel to and from the site. Public roads used by construction vehicles are to be kept clean at all times. All vehicles enter and exit the site in a forward direction.

All subcontractors must be inducted by the lead contractor to ensure that the procedures are met for all vehicles entering and exiting the construction site. The lead contractors will monitor the roads leading to and from the site and take all necessary steps to rectify any road deposits caused by site vehicles.

Vehicle movements to, from and within the site shall do so in a manner, which does not create unreasonable or unnecessary noise or vibration. No tracked vehicles will be permitted or required on any paved roads. Public roads, access points and internal parking areas will not be obstructed by any materials, unapproved vehicles, refuse skips or the like, under any circumstances. At no time shall heavy vehicles and bins associated with the development park on local roads or footpaths in the vicinity of the Site.

All vehicles are wholly contained on site before being required to stop. At no stage shall queuing occur on the public road network. The anticipated deliveries will be made known to site personnel at daily prestart meetings.

3.2 Other General Requirements

3.2.1 Driver Code of Conduct

All drivers shall adhere to the Driver Code of Conduct, outlined in **Appendix E**.

3.2.2 Worker Induction

All workers and subcontractors engaged on-site would be required to complete a site induction. The induction will include permitted access routes to and from the construction site for all vehicles, as well as standard environmental, work, health and safety (WHS), driver protocols and emergency procedures.

Any workers required to undertake works or traffic control within the public domain must be suitably trained and covered by adequate and appropriate insurances.

3.2.3 Contractor & Heavy Vehicle Parking

The construction access is from Johnston Crescent. Relevant truck routes are outlined in **Section 2.3**.

It is expected that a schedule for deliveries of materials and goods will be established prior to that day, with Traffic Controllers maintaining radio contact with construction vehicles at all times. Thus, at no stage shall queueing occur on the public road network.

It is expected that future contractors shall prepare Vehicle Movement Plans (VMP) for on-site circulation. In preparing relevant VMPs, the contractor should:

- Minimise interaction with other work areas, as far as possible.
- Where possible, separate truck movements from contractor car parking areas
- Prepare Traffic Control Plans where necessary to provide additional management of on-site vehicle movements.

Contractors shall nominate the parking zones without obstructing any vehicle manoeuvre routes. The location of Contractor parking areas is expected to change as construction continues and encompasses various portions of the Site.

3.2.4 Loading & Materials Handling

Handling of all materials throughout the construction shall adhere to the following.

- It is proposed that all material loading and unloading will occur within the construction site boundary.
- No loading is proposed to occur outside of the provisioned areas.
- Equipment, materials, and waste will be kept within the construction site boundary.

All materials handling shall be undertaken off the public roadway, however in the event materials handling are required from the roadway, then prior approval shall be sought and obtained from the relevant Authorities.

3.2.5 Fencing Requirements

Temporary exclusion fencing will be erected along the entire boundary of the site and will be maintained for the duration of the construction program. The fencing is to ensure unauthorised persons are kept out of the Site. Site access gates would be provided within Johnston Crescent. They are to be closed at all times outside of the permitted construction hours.

Careful consideration for pedestrian protection shall be included within relevant TGS's, as outlined below.

3.2.6 Pedestrian and Cyclist Management

Chain mesh construction fencing shall be provided along all site frontages accessible by the public to prevent unwanted pedestrian and/or cyclist access.

Any pedestrians or cyclists traversing in front of the Site's access will be halted by authorised personnel while construction vehicles are entering or exiting the Site. An expandable barrier (pedestrian boom gate or equivalent) would be installed on both sides of the driveway, to be operated when construction vehicles are on approach / ready to depart from the Site. Once the construction vehicles are clear from the area, the authorised personnel can allow the pedestrians and cyclists to continue along their journey. One authorised personnel will be allocated to each pedestrian barrier, which will remain closed when not in use and shall only be opened when required.

During peak times, only one truck is to ingress/egress the Site per closure (holding of pedestrians and/or cyclists), and all queued pedestrian and/or cyclists must be cleared before another vehicle may have access to/from the Site.

Authorised personnel are required to maintain radio communication with construction vehicle drivers at all times.

3.2.7 Traffic Control

A site-specific Traffic Guidance Scheme (TGS) on Johnston Crescent is provided in **Appendix C**. The TGS is designed to alert drivers to the presence of heavy vehicles entering or exiting the worksite, promoting safer driving practices.

3.2.8 Worker Induction

All workers and subcontractors engaged on-site would be required to complete a site induction. The induction will include permitted access routes to and from the construction site for all vehicles, as well as standard environmental, work, health and safety (WHS), driver protocols and emergency procedures.

Any workers required to undertake works or traffic control within the public domain must be suitably trained and covered by adequate and appropriate insurances.

3.2.9 Traffic Guidance Scheme's

Any Traffic Guidance Schemes (TGSs) shall be prepared and updated by an accredited person who holds a "Prepare a Work Zone Traffic Management Plan" card, in accordance with the TfNSW Traffic Control at Worksites Manual (Issue 6.1) and AS1742.3:2019.

All TGSs involving signage or impacts to public roads shall be approved by the Traffic Management Centre (TMC), prior to the works for which they relate. These TGSs shall be updated to respond to any changes to prevailing traffic conditions throughout the life of the works.

Further, temporary traffic control measures on public road/road related area under the care and control of Fairfield City Council will require obtaining Road Occupancy Permit (ROP) from the Council. Any excavation and/or road opening works on public road/road related area will require obtaining a Road Opening Permit from Council.

3.2.10 Engineering Construction Specifications

Any Signage and/or line marking to be installed as a result of these construction works shall be installed as per Council's Engineering Construction Specification for Civil Works document.

4 Monitoring and Review

4.1 Communications Strategy

A Communications Strategy shall be established by the Project Manager for implementation throughout the construction works; this strategy will outline the most effective communication methods to ensure adequate information within the community and assist the Project Team to ensure the construction works have minimal disruption on the road network. The Communications Strategy will include:

- The erection of appropriate signage providing advanced notice of works or any traffic control measures.
- Written notices to surrounding landowners (and contractors) likely to be directly affected by the works, prior to commencement.
- Establishment of communication lines with key stakeholders.
- Issue of important project information via community newsletters and a project website.

Ongoing will be undertaken so that all stakeholders are kept up to date of works and potential impacts.

TABLE 10: COMMUNICATION STRATEGY

Risk	Stakeholder	Action
Warehouse Specific Disruption	• NSW Police • Emergency Services • ESR Project Management • Construction Crews	Stakeholder meetings Stakeholder emails
Wider Traffic Specific Disruption	• TfNSW • Fairfield City Council • Transport Management Centre (TMC) • NSW Police • Emergency Services • ESR Project Management • Construction Crews	

4.2 Response Strategy

A response strategy shall be established by the Contractor to ensure appropriate communication is undertaken between the surrounding construction activities and be included in the overarching CEMP. A Communications and Community Liaison Representative (CCLR) shall be elected and shall be responsible for ensuring that the appropriate notifications, liaison, management response and handling procedures are instigated and carried through for the life of the project.

All employees who are made aware of a complaint, either verbal or written, are to immediately notify the Contractor's Project Manager, who will then contact the CCLR. Upon becoming aware of a complaint, the protocol outlined below will be followed.

TABLE 11: RESPONSE STRATERGY

Ref	Protocol	Action
1	Record and acknowledge	Any employee who takes receipt of a complaint, either verbal or written, are to immediately notify the Contractor's Project Manager who will then contact the Communications and Community Liaison Representative. The Contractor's Project Manager will be available 24 hours a day, seven days a week and have the authority to stop or direct works. In the normal course of events, the first contact for complaints will usually be made in person or by telephone. The complainant's name, address, and contact details, along with the nature of the complaint, will be requested. If the complainant refuses to supply the requested information, a note will be made on the form and complainant advised of this.
2	Assess and prioritise	The CCLR will prioritise all complaints by severity for the risk to health and safety and will attempt to provide an immediate response via phone or email.
3	Investigate	An on-site investigation will be initiated in an attempt to confirm details relevant to the complaint and the cause of the problem. Any monitoring information and/or records at and around the time of the complaint will be reviewed for any abnormality or incident that may have resulted in the complaint.
4	Action or rectify	Once the cause of the complaint has been established, every possible effort will be made to undertake appropriate action to rectify the cause of the complaint and mitigate any further impact. The CCLR will assess whether the complaint is founded or unfounded and delegate the remediation of the issue to the Contractor's Project Manager for action, as required.
5	Respond to Complainant	The CCLR will oversee the rectification of the issue and respond to the complainant once the issue has been resolved. The complainant will be provided with a follow up verbal response on what action is proposed within two hours during night-time works (between the hours of 6:00 pm and 10:00 pm) and 24 hours at other times. Where a complaint cannot be resolved by the initial or follow-up verbal response, a written response will be provided to the complainant within ten days.
6	Record	It is imperative that an assessment of the situation is carried out and documented to minimise the potential for similar complaints in the future. On this basis, every complaint received is to be recorded in the Community Correspondence Register. A copy of the completed form will be maintained for at least five years.
7	Preventative Action	Once the complaint has been suitably handled, appropriate measures will be identified and implemented to negate the possibility of re-occurrence. The Community Correspondence Register is not finalised until the preventative actions are completed and recorded on the form.

In addition to the above, the CCLR is to notify the community liaison representative when traffic is expected to exceed the parameters set within "Condition Green" of **Table 15**. Notwithstanding, Error! Reference source not found. outlines an indicative communication strategy to ensure that adequate communication with key stakeholders have been met.

TABLE 12: COMMUNICATIONS STRATEGY

Risk	Impact	Comms Channel

Wider Traffic Disruption	Wider community and stakeholders informed through local and wider advertising and notification	Stakeholder Meetings Stakeholder email blast
Construction related traffic	Ensure construction crews use traffic routes identified in the Traffic Management Plan, and Ensure residents in area are notified in advance to any traffic changes that may affect them	

Furthermore, ongoing communication will be undertaken so that all stakeholders are kept up to date of works and potential impacts.

4.3 Monitoring Program

This CTMP shall be subject to a regular review and will be updated accordingly. Regular reviews will be undertaken by the on-site coordinator during implementation and execution of this CTMP. Monitoring of this CTMP shall also be picked up in the Environmental checklists, with any incidents being reported within the weekly site meeting. The monitoring procedure has been outlined in **Figure 6**.

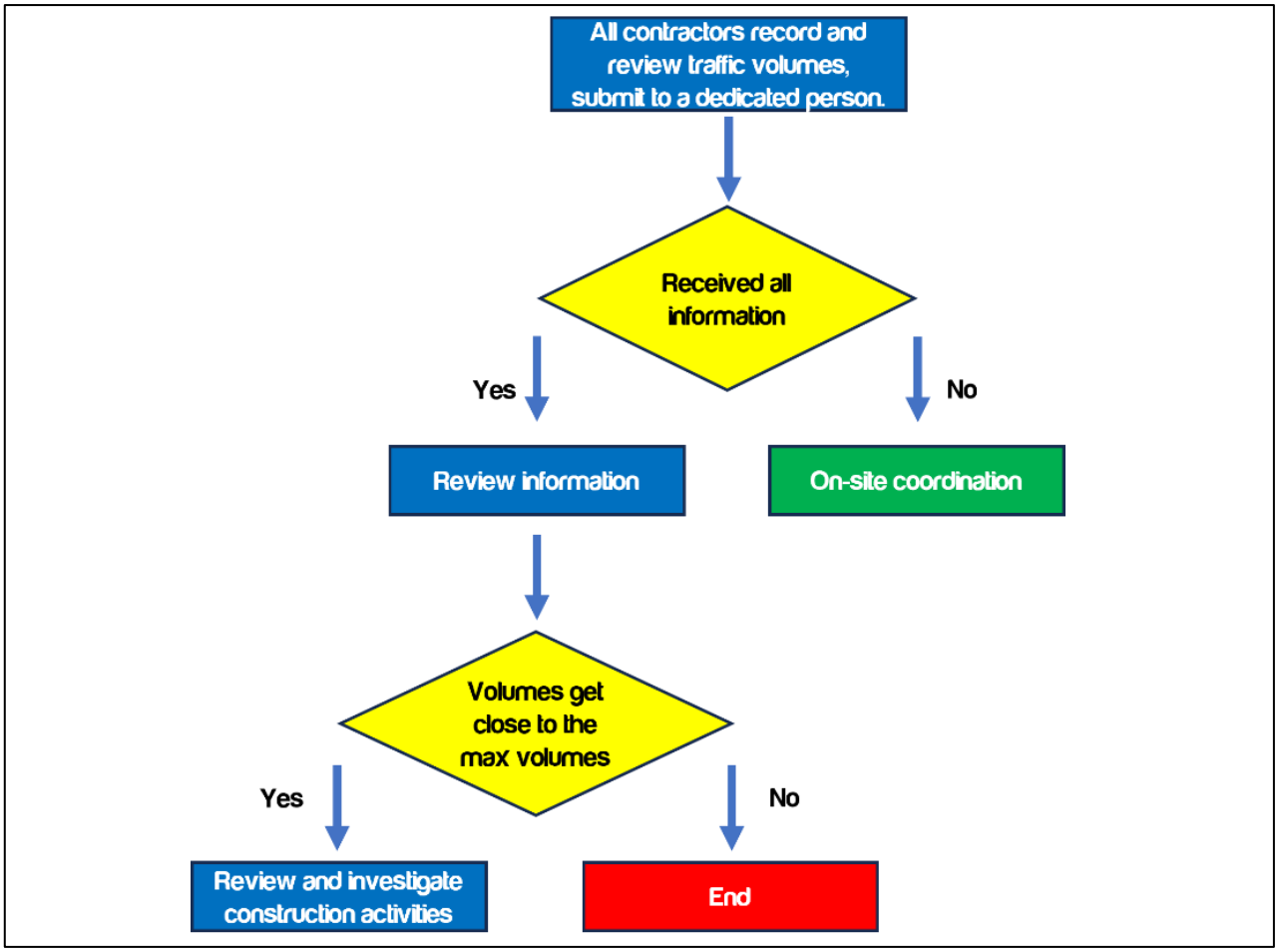


Figure 6: Monitoring Procedure

All and any reviews undertaken should be documented, however key considerations regarding the review of the CTMP shall be:

- To ensure the implementation of the CTMP and TGS's are consistent with the intent of this report, and that the most recent version of the CTMP and TGS (approved by the Planning Secretary) is being used.
- Regular checks to ensure all loads are entering and leaving site covered as outlined within this CTMP.
- To identify any shortfalls and develop an updated action plan to address issues that may arise during construction (Parking and access issues).
- Tracking deliveries against the volumes outlined within report. Deliveries will be tracked against approved volumes and will keep a vehicle log - including Rego & time of entry - for the purpose of assessing the effectiveness of these monitoring programs.

  It is expected the contractor will undertake a truck and car count/review to ensure volumes are within Condition Green of **Table 15**, and will be undertaken once a month. In addition, the Contractor is required to retain a log of all vehicles accessing the Site on a daily basis.
- To ensure TGS's are updated (if necessary) by "Prepare a Work Zone Traffic Management Plan" card holders to ensure they remain consistent with the set-up on-site.

As such the table below provides triggers to monitor and review this CTMP.

TABLE 13: MONITORING & REVIEWS OF CTMP

Type of Review	Frequency	Considerations
Scheduled	The scheduled TMP review must be undertaken monthly or as specified otherwise	The scheduled CTMP review must consider the following: • CTMP and TGS are approved; • Identify required variations to the TGS, and ensure that they are updated, recorded, and approved; • Review any departures or variations of the CTMP and/or TGS to ensure they have been documented and approved; • Construction vehicle entry/egress suitability, with no queuing on the public road network at any time. • Construction vehicle daily / peak hour movements are compliant with approved volumes, with monthly reviews of the contractor's daily logbook of vehicles required. • Periodic checks to ensure that heavy vehicles are using the correct access route.
Change Generated Review	The change generated review must be undertaken when implementing new traffic stages, switches, or other construction-based activities.	The change generated CTMP review must consider the following: • The work site is operating safely; • Delineation is effective with appropriate signage installed for changed conditions; • Safe passage is provided for all road users; • Road Safety Audits are arranged or confirmed as required. • Accountability for approval and inspection is well understood and documented

Non-Compliance, Post Incident or Near Miss Review	The Non-Compliance, post-incident or near miss review must be undertaken following an incident or near miss.	Any non-compliance must be reported to immediately to the supervisor. A non-compliance is anything other than 'Condition Green' as outlined within **Table 15.** All workplace incidents must be reported immediately to the supervisor, who is to determine responsibility for investigating the incident. The incident and investigation must also be recorded in the incident reporting system of Transport. The post incident or near miss CTMP review must consider: • Contributory factors or changes required; and Identified changes to TGS are completed, approved, recorded, and communicated. For any incidents or near miss (where required) a safety alert must also be prepared and distributed by the Transport project manager to share learnings with other work sites.

This monitoring process is expected to form part of the monitoring plan required to be included as part of this CTMP forms a part. The roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.

4.4 Work Site Inspections, Recording and Reporting

Recording and reporting of the monitoring programs shall be done in accordance with Section E.3, E.4 and E.5 of the TCAWs Manual. As such, the structure, schedule, and frequency of these activities have been considered and identified.

To inspect, review and audit the temporary traffic management (TTM) arrangements implemented on site, the following actions are to be undertaken by suitably qualified personnel in accordance with TCAWS 6.1 requirement during all phases of construction, being:

TABLE 14: EXAMPLE REVIEW OF ACTIVITIES

Activity			Frequency or Details
Shift Inspections	☐ Yes	☐ No	
Regular Inspections	☐ Yes	☐ No	
TMP Review	☐ Yes	☐ No	
Road Safety Audit	☐ Yes	☐ No	
Other	☐ Yes	☐ No	
Comments			

Given that the length of construction and that no regular works have been proposed outside of the site, monthly TTM inspections is considered to be sufficient.

4.4.1 Incident Management

For the purposes of this CTMP, an 'incident' is an occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance. Furthermore, a 'non-compliance' is an occurrence, set of circumstances or development that is a breach of the consent.

All incidents related to traffic, including those of the Principal Contractor, subcontractors, and/or visitors that occur during construction works will be managed in conjunction with the requirements outlined in ESR Incident and Non-compliance Response and Handling Procedure.

ESR will be responsible for ensuring that systems and processes satisfy the requirements of the CEMP and relevant sub-plans, including the incident management components. The Contractor will be responsible for providing all necessary documentation with regards to the incident investigation and close-out actions where required. The timing of the provision of this documentation is to align with ESR requirements.

The ESR Project Manager must be notified immediately of any environmental incident or near miss related to traffic. Such incidents may include, but not limited to:

- Vehicle crash or injury resulting from construction traffic related to the project.
- Failure to correctly implement required traffic controls for planned activities.
- Queuing onto Horsley Road, in breach of the requirements set out under this CTMP.
- Spill of any dangerous goods or hazardous substance to ground or water.
- Substantiated complaints received from members of the community or regulatory authorities relating to traffic management.
- Land-based off-site sediment loss to the environment, including sediment tracking onto the roadway.

ESR's Project Principal will be responsible for all notifiable environmental incidents in line with the regulatory notification requirements.

All environmental incidents will be reported to Council immediately after ESR becomes aware of the incident. Any notification must identify the development, including the application number, and set out the location and nature of the incident.

In the event of a notifiable non-compliance incident arising, the Principal Contractor will notify ESR's Project Manager immediately, who is then required to notify Council in writing within 7 days. Any notification to Council must

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

4.5 Contingency Plan

A contingency plan shall be established by the Contractor and is to be included in the overarching CEMP. Notwithstanding, **Table 15** outlines an indicative plan to be undertaken by the builder in the event that the monitoring program identifies the management plan is not effective in managing the construction impacts.

TABLE 15: CONTINGENCY PLAN

Risk		Condition Green	Condition Amber	Condition Red
Construction Movements	Trigger	Construction traffic volume is in accordance with permissible and programmed volume and time constraints	Construction traffic volumes exceeds programmed volume but is within permissible volume constraints	Construction traffic volumes exceeds permissible volume and time constraints
	Response	No response required	Review and investigate construction activities, and where appropriate, implement additional remediation measures such as: • Review CTMP and update where necessary • Provide additional training.	As with Condition Amber, plus; • If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.
Queuing	Trigger	No queuing identified	Queuing identified within site	Queuing identified on the public road
	Response	No response required Continue monitoring program	Review the delivery schedule prepared by the builder. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct	As with Condition Amber, plus • 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. • Review CTMP and update where necessary, provide additional training.
Noise	Trigger	Noise levels do not exceed imposed noise constraints	Noise levels in minor excess of imposed noise constraints	Noise levels greatly more than imposed noise constraints.
	Response	No response required	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts.	As with Condition Amber If noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised.

Vibrations	Trigger	Vibration monitoring confirms compliance with the vibration criteria.	Vibration levels in minor excess of vibration criteria.	Vibration levels greatly exceed the imposed vibration criteria.
	Response	No response required	Review and investigate construction activities and respective control measures, where appropriate.	As with Condition Amber If vibration levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised.
Traffic Guidance Scheme	Trigger	No observable issues	Minor inconsistencies with TGS to onsite operations	Near miss or incident occurring regardless of / as a result of the TGS being implemented
	Response	No response required	Traffic Controller to amend TGS on site and to keep a log of all changes	Stop work until an investigation has been undertake into the incident. There are to be changes made to the TGS to ensure that the safety of all workers, students and civilians are catered for.
Dust	Trigger	No observable dust	Minor quantities of dust in the air and tracking on to the road	Large quantities of dust in the air and tracking on to the road
	Response	No response required	Review and investigate construction activities and respective control measures, where appropriate. Implement additional remedial measures, such as: • Deployment of additional water sprays • Relocation or modification of dust-generating sources • Check condition of vibrating grids to ensure they are functioning correctly. • Temporary halting of activities and resuming when conditions have improved	As 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.

It is therefore proposed to incorporate the above items within the communications strategy. The contingency plan outlines the most effective methods to ensure that each item identified within the Monitoring Program is adhered to, resulting in the impacts to the wider community being minimised. It also represents the efforts undertaken to continually improve CTMP and ensure that the process being utilised are indeed best practice.

Appendix A. Risk Assessment

3 Johnston Crescent, Horsley Park

Risk Assessment and Communication Tool

Project Number	P2521
Project Name	P2521r02v01 CTMP_3 Johnston Crescent, Horsley Park - HLP Stage 2, Issue I
Site Location	3 Johnston Crescent, Horsley Park
Date of Assessment	13/03/2025
Revision	Issue A

Name	Company	Title
	ESR Project Management	
	ESR Project Management	
	ESR Project Management	
Ali Rasouli	Ason Group	Principal Lead
James Laidler	Ason Group	Principal Traffic Engineer
Jayden Lam	Ason Group	Traffic Engineer

Document Control			
Date Issued	Revision	Issued By	Checked By
13/03/2025	Issue A	J. Lam	J. Laidler

Risk Matrix		**Consequence**				
		Minor	Major	Severe	Critical	Catastrophic
		A	B	C	D	E
Very Unlikely	1	Low	Low	Medium	Medium	Medium
Unlikely	2	Low	Low	Medium	Medium	High
Possible	3	Low	Medium	High	High	High
Likely	4	Medium	Medium	High	High	Extreme
Almost Certain	5	Medium	High	High	Extreme	Extreme

Consequence Description	
A - Minor	Could result in injury or illness not resulting in a lost workday or minimal environmental damage not required to be notified under jurisdiction requirements.
B - Major	Could result in injury or illness resulting in one or more lost workday(s) or environmental damage can be mitigated and is not required to be notified under jurisdiction requirements where restoration activities can be accomplished.
C - Severe	Could result in permanent partial disability, injuries or illness that may result in hospitalisation of persons or environmental damage can be mitigated and is required to be notified under jurisdiction requirements.
D - Critical	Could result in permanent total disability or reversible environmental damage required to be notified under jurisdiction requirements.
E - Catastrophic	Could result in fatality or irreversible severe environmental damage required to be notified under jurisdiction requirements.

Likelihood Description	Design Likelihood
1 - Very unlikely	Industry experience suggests design failure is very unlikely. It can be assumed failure occurrence may not be experienced.
2 - Unlikely	Industry experience suggests design failure is unlikely to occur in the life of design.
3 - Possible	Industry experience suggests design failure is possible sometime during the life of the design.
4 - Likely	Industry experience suggests design failure is likely to occur during the life of the design.
5 - Almost certain	Industry experience suggests design failure is almost certain to occur during the life of the design.

Risk Assessment and Communication Tool

Example

ID. Ref	Risk and/ or Hazard	Risk Description	Location	Existing Control	Initial Risk Rating			Design Response to risk and /or hazard	Status of Risk	Assignment of risk or hazard	Residual risk rating		
					C	L	RR				C	L	RR
1	Unauthorized Access to the Site	Site prevents unauthorised access	Entire Site	Nil	C	2	High	Boundary fence will be provided as part of the main works. The design provides a defined separation between public areas and work area. Admin area is to be located in front of the site to minimise unauthorised visitor access.	Design Solution	Main Contractor	B	1	Low
2	Interaction between pedestrians and vehicles	Vehicles and pedestrians to be separates as best possible	Entire Site & Access Roads	Nil	D	3	High	Additional signage and implementation of Traffic Controllers shall be provided to separate vehicles and pedestrians as best possible.	Design Solution	Main Contractor	B	2	Low
3	Potential vehicle conflict points	Vehicles can crash with each other while manoeuvring through the site	Entire Site & Access Roads	Nil	B	3	Medium	Additional signage and implementation of Traffic Controllers shall be provided to limit any interaction for oncoming vehicles as best as possible, coupled with low speeds throughout the site.	Design Solution	Main Contractor	B	1	Low

4	Fatigue	Injury caused by fatigue	Entire Site	Nil	C	3	High	Toolbox meetings and regular breaks (in line with WHS practices) to minimise fatigue	Design Solution	Main Contractor	B	1	Low
5	Fall risks	Injury due to falls (in general)	Entire Site	Nil	E	3	High	Ensuring level changes across the site to be minimised as best possible, with additional black & yellow hazard tape/marking being installed where appropriate. Installation of handrails where level changes / ramps grades are significant.	Design Solution	Main Contractor	C	2	Medium
6	Misdirected access into wrong site	Vehicle in unsafe locations	Entire Site	Nil	C	3	High	Ensuring appropriate directional signage has been provided to ensure vehicles do not access the wrong construction site, which could create potential safety breaches and hazards for all parties	Design Solution	Main Contractor	B	2	Low
7	Conflicting Traffic Management	Coordinating Traffic Controllers could create misleading and wrong advice	Entire Site	Nil	C	3	High	Toolbox meetings, regular liaison with all construction teams and review of signage plans on site in order to minimise contradicting signage.	Design Solution	Main Contractor	C	2	Medium

Appendix B. TGS Verification Checklist

E.2 TGS verification checklist

TGS Verification must be undertaken after selecting or designing a TGS as a confirmation of appropriateness prior to approval for use. A PWZTMP or TGS qualified person must undertake this verification.

Completed by:				
Name:	Jayden Lam	Signature:		
Qualification	Traffic Engineer TCT1050253			
TGS details:				
TMP Reference:	P2521r02v01 CTMP_3 Johnston Crescent, Horsley Park - HLP Stage 2, Issue I	TGS Reference:		
Date:	13/03/2025	Review type	☐ Site Inspection	☑ Desktop Review
Sources used for desktop review	Nearmap, Dated 20 January 2025			
Site details				
Street name:	Johnston Crescent	Confirmed posted speed limits:	50 km/h	
Street name:		Confirmed posted speed limits:		
Street name:		Confirmed posted speed limits:		
Street name:		Confirmed posted speed limits:		
List unique site-specific Hazards / Risks identified on site E.g., utilities, infrastructure, vegetation, schools,				

TGS details					
Have the below been addressed on the TGS for this location?					
Traffic volumes	☑ Yes	☐ No	☐ N/A	Details	Volumes have been considered and will not cause an adverse impact.
Predicted queue length	☑ Yes	☐ No	☐ N/A	Details	Noting the low traffic volumes, the predicted queue length within the site will not impact the road network. There is to be no queuing on public roads by construction vehicles.
Shoulder widths	☑ Yes	☐ No	☐ N/A	Details	Johnston Crescent along the eastern frontage of the Site has a width of approximately 12m. Therefore, shoulder widths are considered to be sufficient.
Sight distances	☑ Yes	☐ No	☐ N/A	Details	Generally no vertical obstructions to sight distance at the proposed site access.
Existing infrastructure	☑ Yes	☐ No	☐ N/A	Details	Light poles along the footpath..
Transport services	☑ Yes	☐ No	☐ N/A	Details	Bus routes will not be affected by the works.
Pedestrian generators	☑ Yes	☐ No	☐ N/A	Details	It is expected that pedestrian activity for the other industrial developments in the area would be relatively low.
Appropriate site access	☑ Yes	☐ No	☐ N/A	Details	Access for 26m B-Doubles proposed under SSD-71144719. Therefore, appropriate site access.
Appropriate escape route for traffic controllers	☑ Yes	☐ No	☐ N/A	Details	An escape route will be provided for traffic controllers.

Confirmation	
Does TGS require adjustments within tolerances? If yes provide details TGS must include these adjustments with justification.	☐ Yes ☒ No
Comments or details of action taken:	
Does TGS require any additional changes or modifications? If yes provide details and return TGS to designer for additional changes or modifications	☐ Yes ☒ No
Comments or details of action taken:	
Is TGS appropriate for use for works required at this location? If no provide details and, return TGS into file and select alternative, if design returned to designer for correction	☑ Yes ☐ No
Comments or details of action taken:	
Have key TTM risks been addressed on site? If no, provide details and return TGS to designer for correction, review, and approval	☑ Yes ☐ No
Comments or details of action taken:	

Additional comments:

Reset forms - pages 269 to 272

Appendix C. Consultation with Fairfield City Council

Jae Jeon

From: Jae Jeon
Sent: Monday, 29 September 2025 12:14 PM
To: Jae Jeon
Subject: RE: 3 Johnston Crescent, Horsley Park - SSD-71144719 - CTMP Consultation

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From: Gaurab Ghimire <gghimire@fairfieldcity.nsw.gov.au>
Sent: Monday, 15 September 2025 2:31 PM
To: Alice Tran <Alice.Tran@esr.com>
Cc: David Mollerstrom <David.Mollerstrom@esr.com>; Hamish Boots <Hamish.Boots@esr.com>
Subject: RE: 3 Johnston Crescent, Horsley Park - SSD-71144719 - CTMP Consultation

[EXTERNAL EMAIL**]**

Good afternoon Alice,

Council's Traffic and Transport Branch has no objections to the Construction Traffic Management Plan (CTMP) subject to adherence with the following conditions:

1. The Site Managers are responsible for ensuring the safe day-to-day running of the construction project and must comply with the requirements of the road authorities. Council be indemnified against all claims for damage or injury which result from conducting the activities on the public roads or on the road related areas or works that may impact these areas.

2. All vehicles must enter and exit the site in a forward direction unless they are under the supervision of Transport for NSW (TfNSW) Accredited Traffic Controllers and a Road Occupancy Permit from Council may be required.

3. The largest vehicle travelling to and from the site shall be restricted to 19.6m Truck and Dog Trailer.

4. A Road Occupancy Permit is required from Fairfield City Council for any activities that occur on public roadway and/or road-related area that impact vehicular and/or pedestrian traffic flow. For example, the applicant requires temporary road closure or occupation of Council owned areas to undertake certain works. Please contact Mitchell Baker of Council's City Assets Branch on 9725 0222 should you have any questions regarding this matter.

5. All vehicles awaiting loading, unloading or servicing shall be parked on-site and not on adjacent/nearby public roads unless approved by Council by Road Occupancy or Road Opening Permits with appropriate traffic control in place. Construction vehicles and trucks must not layover in local roads in the Fairfield Local Government Area and the site manager is to ensure adequate area is available for trucks upon arrival.

6. Restricted access vehicles must not travel on local roads unless the applicant has obtained permits from National Heavy Vehicle Regulator (NHVR). Requests to use these vehicles on public road(s) must be submitted to the NHVR at least 28 days prior to the vehicles' scheduled travel dates. Information on restricted access vehicles can be found on the *website* at www.nhvr.gov.au .

7. Construction site personnel and visitors are to park on-site. To minimise the required off-street parking, the contractor is encouraged to use public transportation when travelling to and from the site.

8. All drivers must comply with the NSW Road Rules as well as any reasonable directives from the Council's Community Enforcement officers and the NSW Police.

9. Construction traffic shall use routes as per the approved Construction Traffic Management Plan.

10. If there are damages to the public roads or Council assets as a result of the project works or construction vehicle movements, Council's shall be notified of the issues immediately.

11. Air quality and dust management shall be in place to ensure that the transportation of the materials to and from the site does not affect health, safety, amenity, traffic or the environment along the construction vehicle route.

12. Access for emergency vehicles will be maintained along emergency access routes, with suitable alternative access arrangements provided where required.

13. Deliveries shall be planned to ensure a consistent and minimum number of trucks arriving at site at any one time.

14. Additional conditions may be applied to the CTMP in future should public amenity be detrimentally affected.

15. Fairfield City Council is to be notified of any future disruption to roadways and footpaths and any changes to the CTMP.

16. The affected stakeholders (e.g. the affected businesses) shall be notified in writing fourteen (14) days prior to the start of the various phases of development/construction (for example, excavation and structure, building construction and fit-out phases). Any concerns raised by the stakeholders shall be satisfactorily addressed. A copy of the notification letter shall be submitted to Council for records.

17. The applicant shall comply with reasonable directive of Council's Community Regulatory Services Branch.

18. Safe access to adjoining properties to be maintained at all times. Adequate pedestrian access at/near the site be maintained all times.

19. The use of any equipment or activities conducted in conjunction with construction works shall comply with the Noise Control Act.

Should you have any queries, please let me know.

Kind regards,

Gaurab Raj Ghimire
Professional Engineer(Traffic and Transport) | Design Services
City Delivery
PO Box 21, Fairfield NSW 1860
P 9725 0301

gghimire@fairfieldcity.nsw.gov.au

Customer Service: 02 9725 0222 | PO Box 21 Fairfield NSW 1860
www.fairfieldcity.nsw.gov.au
mail@fairfieldcity.nsw.gov.au

We acknowledge the Cabrogal of the Darug nation who are the Traditional Custodians of this Land.
We also pay our respect to the Elders both past, present and emerging of the Darug Nation.

From: Alice Tran <Alice.Tran@esr.com>
Sent: Monday, 15 September 2025 1:57 PM
To: Gaurab Ghimire <gghimire@fairfieldcity.nsw.gov.au>
Cc: David Mollerstrom <David.Mollerstrom@esr.com>; Hamish Boots <Hamish.Boots@esr.com>
Subject: RE: 3 Johnston Crescent, Horsley Park - SSD-71144719 - CTMP Consultation

Good afternoon Gaurab,

Please find attached updated CTMP now including the swept paths.

If you have any further queries, please let me know.

Thanks,

Alice Tran | Contract Administrator
ESR
ESR Australia & New Zealand
Level 13, 39 Martin Place, Sydney 2000 | au.esr.com
M +61 490 085 032 **E** Alice.Tran@esr.com
Follow us on LinkedIn

From: Gaurab Ghimire <gghimire@fairfieldcity.nsw.gov.au>
Sent: Tuesday, 9 September 2025 9:36 AM
To: Alice Tran <Alice.Tran@esr.com>
Subject: RE: 3 Johnston Crescent, Horsley Park - SSD-71144719 - CTMP Consultation

> You don't often get email from gghimire@fairfieldcity.nsw.gov.au. Learn why this is important

[EXTERNAL EMAIL**]**

Good morning Alice,

Could you please provide swept paths for the largest vehicle entering and exiting the work site on 3 Johnston Crescent?

Should you have any queries, please let me know.

Kind regards,

Gaurab Raj Ghimire
Professional Engineer(Traffic and Transport) | Design Services
City Delivery
PO Box 21, Fairfield NSW 1860
P 9725 0301
gghimire@fairfieldcity.nsw.gov.au

Customer Service: 02 9725 0222 | PO Box 21 Fairfield NSW 1860
www.fairfieldcity.nsw.gov.au
mail@fairfieldcity.nsw.gov.au

We acknowledge the Cabrogal of the Darug nation who are the Traditional Custodians of this Land.
We also pay our respect to the Elders both past, present and emerging of the Darug Nation.

From: Alice Tran <Alice.Tran@esr.com>
Sent: Monday, September 8, 2025 4:41:06 PM
To: Sandra Slewa <SSlewa@fairfieldcity.nsw.gov.au>
Cc: Traffic and Transport <trafficandtransport@fairfieldcity.nsw.gov.au>; David Mollerstrom <David.Mollerstrom@esr.com>; Kerren Ven <KVen@fairfieldcity.nsw.gov.au>
Subject: RE: 3 Johnston Crescent, Horsley Park - SSD-71144719 - CTMP Consultation

Good afternoon Sandra,

I hope you are well and had a lovely weekend.

Could you please kindly advise on an expected timeframe for Council to review and provide comments for this CTMP?

Kind regards,

Alice Tran | Contract Administrator

ESR

ESR Australia & New Zealand
Level 13, 39 Martin Place, Sydney 2000 | au.esr.com
M +61 490 085 032 **E** Alice.Tran@esr.com
Follow us on LinkedIn

From: Alice Tran
Sent: Monday, 25 August 2025 2:30 PM
To: Kerren Ven <KVen@fairfieldcity.nsw.gov.au>; Sandra Slewa <SSlewa@fairfieldcity.nsw.gov.au>
Cc: Traffic and Transport <trafficandtransport@fairfieldcity.nsw.gov.au>; David Mollerstrom <David.Mollerstrom@esr.com>
Subject: RE: 3 Johnston Crescent, Horsley Park - SSD-71144719 - CTMP Consultation

Thank you, Kerren!

Hi Sandra, hope you had a good weekend.

Could you please advise the expected timeframe required for Council to review and provide comments for this CTMP?

Kind regards,

Alice Tran | Contract Administrator

ESR

ESR Australia & New Zealand
Level 13, 39 Martin Place, Sydney 2000 | au.esr.com
M +61 490 085 032 **E** Alice.Tran@esr.com
Follow us on LinkedIn

From: Kerren Ven <KVen@fairfieldcity.nsw.gov.au>
Sent: Friday, 22 August 2025 11:42 AM
To: Traffic and Transport <trafficandtransport@fairfieldcity.nsw.gov.au>; Sandra Slewa <SSlewa@fairfieldcity.nsw.gov.au>
Cc: Alice Tran <Alice.Tran@esr.com>
Subject: FW: 3 Johnston Crescent, Horsley Park - SSD-71144719 - CTMP Consultation

[EXTERNAL EMAIL**]**

Hi Sandra,

A CTMP has come through for Council Traffic Branch to review in order to address condition B3 to the approved warehouses at 3 Johnston Crescent, Horsley park (under SSD 71144719).

Could you please liaise directly with ESR (CC'd in this email) regarding the advice for the CTMP.

TRAFFIC AND ACCESS

Construction Traffic Management Plan

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

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) be prepared in consultation with Council;
- (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
- (d) detail heavy vehicle routes, access and parking arrangements;
- (e) include a Driver Code of Conduct to:
  - (i) minimise the impacts of 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.

B2. The Applicant must:

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

Kind regards,

Kerren Ven

Senior Strategic Land Use Planner | Strategic Land Use Planning
City Strategic Planning

02 9725 0878 | kven@fairfieldcity.nsw.gov.au
Customer Service: 02 9725 0222 | PO Box 21 Fairfield NSW 1860
www.fairfieldcity.nsw.gov.au
mail@fairfieldcity.nsw.gov.au

We acknowledge the Cabrogal of the Darug nation who are the Traditional Custodians of this Land.
We also pay our respect to the Elders both past, present and emerging of the Darug Nation.

From: Alice Tran <Alice.Tran@esr.com>
Sent: Friday, 22 August 2025 11:33 AM
To: Kerren Ven <KVen@fairfieldcity.nsw.gov.au>
Cc: David Mollerstrom <David.Mollerstrom@esr.com>; Hamish Boots <Hamish.Boots@esr.com>; Mail Mail <mail@fairfieldcity.nsw.gov.au>
Subject: 3 Johnston Crescent, Horsley Park - SSD-71144719 - CTMP Consultation

Hi Kerren, I hope you're well.

Please find attached the Construction Traffic Management Plan (CTMP) for the Horsley Logistics Park Stage 2 project (Application number **SSD-71144719**) at 3 Johnston Crescent, Horsley Park NSW 2175, submitted in accordance with B1 of the Conditions of Consent.

We are seeking Council's review and feedback as part of the consultation process. Should you require any further information or clarification, please feel free to contact me.

Thank you for your time and assistance.

Kind regards,

Alice Tran | Contract Administrator

ESR Australia & New Zealand
Level 13, 39 Martin Place, Sydney 2000 | au.esr.com
M +61 490 085 032 **E** Alice.Tran@esr.com
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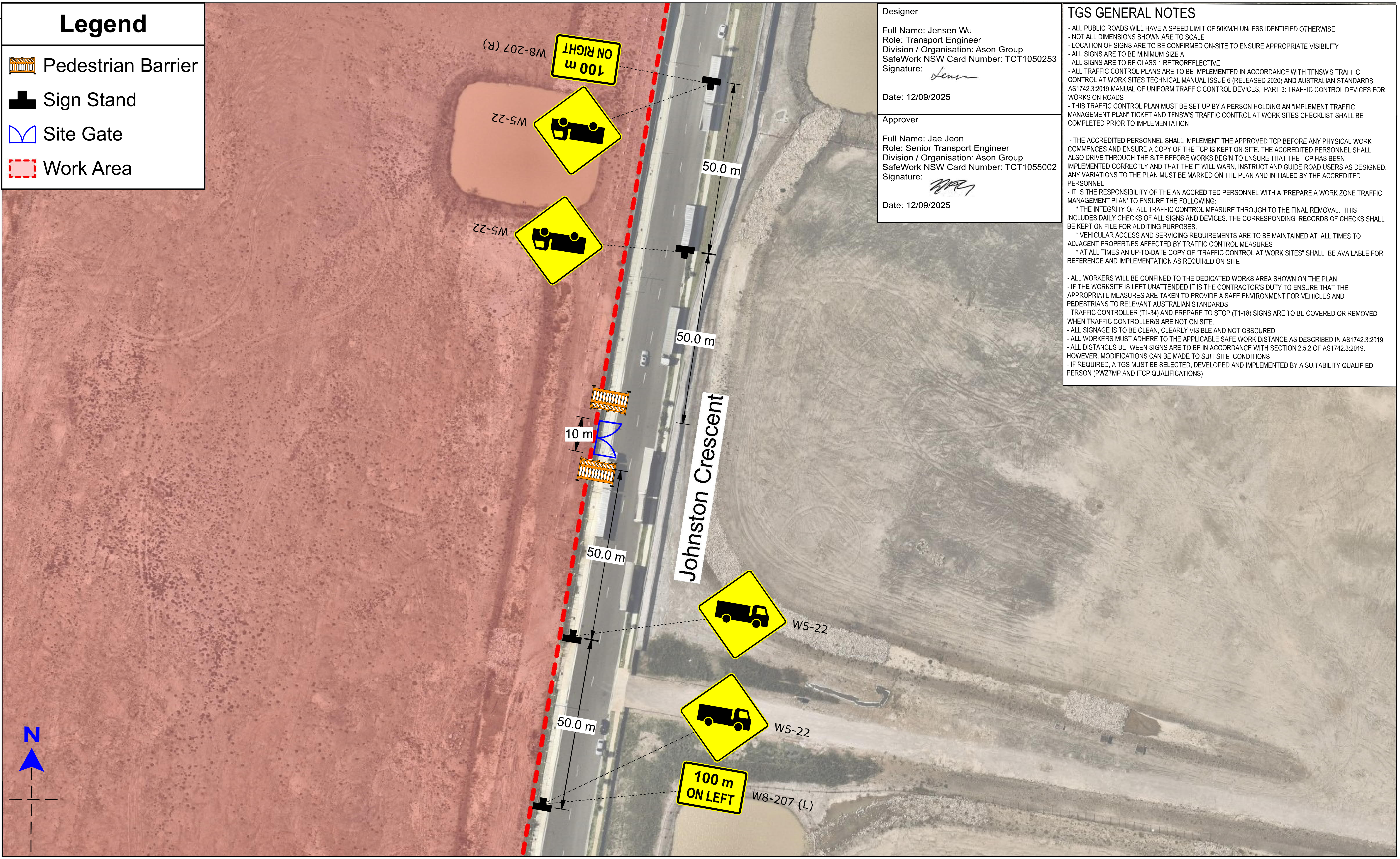
This email is intended for the addressee(s) named and may contain confidential and\or privileged information. If you are not the intended recipient, please delete it immediately and notify the sender. Any views expressed in this email, are those of the individual sender, except where the sender expressly and with authority, states them to be the view of Fairfield City Council.

Appendix D. Traffic Guidance Scheme



Designer

Full Name: Jensen Wu
Role: Transport Engineer
Division / Organisation: Ason Group
SafeWork NSW Card Number: TCT1050253
Signature:

Date: 12/09/2025

Approver

Full Name: Jae Jeon
Role: Senior Transport Engineer
Division / Organisation: Ason Group
SafeWork NSW Card Number: TCT1055002
Signature:

Date: 12/09/2025

TGS GENERAL NOTES

- ALL PUBLIC ROADS WILL HAVE A SPEED LIMIT OF 50KM/H UNLESS IDENTIFIED OTHERWISE
- NOT ALL DIMENSIONS SHOWN ARE TO SCALE
- LOCATION OF SIGNS ARE TO BE CONFIRMED ON-SITE TO ENSURE APPROPRIATE VISIBILITY
- ALL SIGNS ARE TO BE MINIMUM SIZE A
- ALL SIGNS ARE TO BE CLASS 1 RETROREFLECTIVE
- ALL TRAFFIC CONTROL PLANS ARE TO BE IMPLEMENTED IN ACCORDANCE WITH TFNSW'S TRAFFIC CONTROL AT WORK SITES TECHNICAL MANUAL ISSUE 6 (RELEASED 2020) AND AUSTRALIAN STANDARDS AS1742.3:2019 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PART 3: TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS
- THIS TRAFFIC CONTROL PLAN MUST BE SET UP BY A PERSON HOLDING AN "IMPLEMENT TRAFFIC MANAGEMENT PLAN" TICKET AND TFNSW'S TRAFFIC CONTROL AT WORK SITES CHECKLIST SHALL BE COMPLETED PRIOR TO IMPLEMENTATION

- THE ACCREDITED PERSONNEL SHALL IMPLEMENT THE APPROVED TCP BEFORE ANY PHYSICAL WORK COMMENCES AND ENSURE A COPY OF THE TCP IS KEPT ON-SITE. THE ACCREDITED PERSONNEL SHALL ALSO DRIVE THROUGH THE SITE BEFORE WORKS BEGIN TO ENSURE THAT THE TCP HAS BEEN IMPLEMENTED CORRECTLY AND THAT THE IT WILL WARN, INSTRUCT AND GUIDE ROAD USERS AS DESIGNED. ANY VARIATIONS TO THE PLAN MUST BE MARKED ON THE PLAN AND INITIALED BY THE ACCREDITED PERSONNEL
- IT IS THE RESPONSIBILITY OF THE AN ACCREDITED PERSONNEL WITH A 'PREPARE A WORK ZONE TRAFFIC MANAGEMENT PLAN' TO ENSURE THE FOLLOWING:
  * THE INTEGRITY OF ALL TRAFFIC CONTROL MEASURE THROUGH TO THE FINAL REMOVAL. THIS INCLUDES DAILY CHECKS OF ALL SIGNS AND DEVICES. THE CORRESPONDING RECORDS OF CHECKS SHALL BE KEPT ON FILE FOR AUDITING PURPOSES.
  * VEHICULAR ACCESS AND SERVICING REQUIREMENTS ARE TO BE MAINTAINED AT ALL TIMES TO ADJACENT PROPERTIES AFFECTED BY TRAFFIC CONTROL MEASURES
  * AT ALL TIMES AN UP-TO-DATE COPY OF "TRAFFIC CONTROL AT WORK SITES" SHALL BE AVAILABLE FOR REFERENCE AND IMPLEMENTATION AS REQUIRED ON-SITE

- ALL WORKERS WILL BE CONFINED TO THE DEDICATED WORKS AREA SHOWN ON THE PLAN
- IF THE WORKSITE IS LEFT UNATTENDED IT IS THE CONTRACTOR'S DUTY TO ENSURE THAT THE APPROPRIATE MEASURES ARE TAKEN TO PROVIDE A SAFE ENVIRONMENT FOR VEHICLES AND PEDESTRIANS TO RELEVANT AUSTRALIAN STANDARDS
- TRAFFIC CONTROLLER (T1-34) AND PREPARE TO STOP (T1-18) SIGNS ARE TO BE COVERED OR REMOVED WHEN TRAFFIC CONTROLLER/S ARE NOT ON SITE.
- ALL SIGNAGE IS TO BE CLEAN, CLEARLY VISIBLE AND NOT OBSCURED
- ALL WORKERS MUST ADHERE TO THE APPLICABLE SAFE WORK DISTANCE AS DESCRIBED IN AS1742.3:2019
- ALL DISTANCES BETWEEN SIGNS ARE TO BE IN ACCORDANCE WITH SECTION 2.5.2 OF AS1742.3:2019. HOWEVER, MODIFICATIONS CAN BE MADE TO SUIT SITE CONDITIONS
- IF REQUIRED, A TGS MUST BE SELECTED, DEVELOPED AND IMPLEMENTED BY A SUITABILITY QUALIFIED PERSON (PWZTMP AND ITCP QUALIFICATIONS)

AMENDMENTS

REV	DATE	DESCRIPTION	DRW	CHK	APP
3	12/09/25	TGS	JW	JJ	JJ
2	11/08/25	TGS	JL	JL	JL
1	14/03/25	TGS	JL	JL	JL

GENERAL NOTES

This drawing is provided for information purposes only and should not be used for construction.

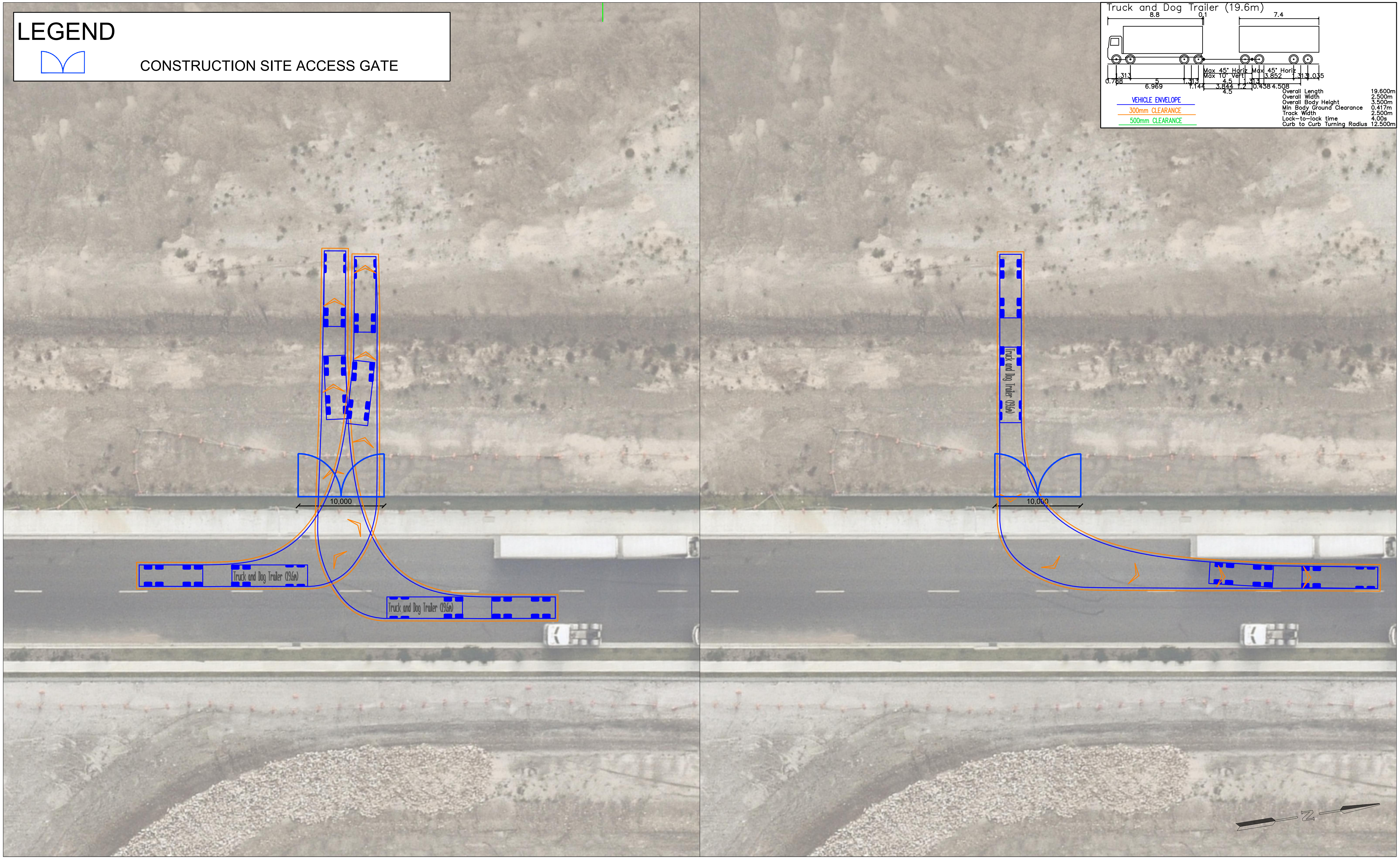
Johnston Crescent has a posted speed limit of 50km/hr.

DESIGNED: Jensen Wu	PAPER SIZE: A3	CLIENT: ESR Australia	DOCUMENT INFORMATION: Traffic Guidance Scheme
CHECKED BY: Jae Jeon	DATE: 12/09/2025	PROJECT: P2521	
APPROVED BY: Jae Jeon	SCALE: 1:1000	3 Johnston Crescent, Horsley Park	DRAWING STATUS: Issue III

asongroup
Suite 17.02, Level 17, 1 Castlereagh St
Sydney NSW 2000
info@asongroup.com.au

FILE NAME: AG2521-06v03

SHEET: AG01



GENERAL NOTES

This drawing is provided for information purposes only and should not be used for construction.
Base Plans prepared by nettletontribe, received 2024.07.01, Aerial Image retrieved from Nearmap dated 2024.03.13

DESIGNED: Jensen Wu

PAPER SIZE: A3

APPROVED BY: X.XXXX

DATE: 12.09.2025

SCALE: 1:400

0 4 8

CLIENT

ESR Australia

PROJECT

P2521

3 Johnston Crescent, Horsley Park

DOCUMENT INFORMATION

SWEPT PATH ASSESSMENT

FILE NAME: AG2521-07-v01.dwg

SHEET: AG02

asongroup
Suite 17.02, Level 17, 1 Castlereagh St
Sydney NSW 2000
info@asongroup.com.au

PLOT DATE: 12/09/2025 11:37:56 AM | CAD REFERENCE: C:\Users\Jensen Wu\Documents\Design\2521\AG2521-07-v01.dwg | Jensen Wu |

Appendix E. Driver Code of Conduct

Objectives of the Driver Code of conduct

- To minimise the impact of earthworks and construction on the local and regional road network.
- Minimise conflict with other road users.
- Minimise road traffic noise; and
- Ensure truck drivers use project approved routes only.

Code of Conduct

The code of conduct applies to users driving any vehicle for work-related purposes. Drivers are to be issued with a copy of the Driver Code of Conduct, and must comply with all the following:

- Demonstrate safe driving and road safety activities.
- Abide by traffic, road, and environmental legislations.
- Follow site signage and instructions.
- Drivers must only enter and exit the site via the approved entry and exit points and travel routes.

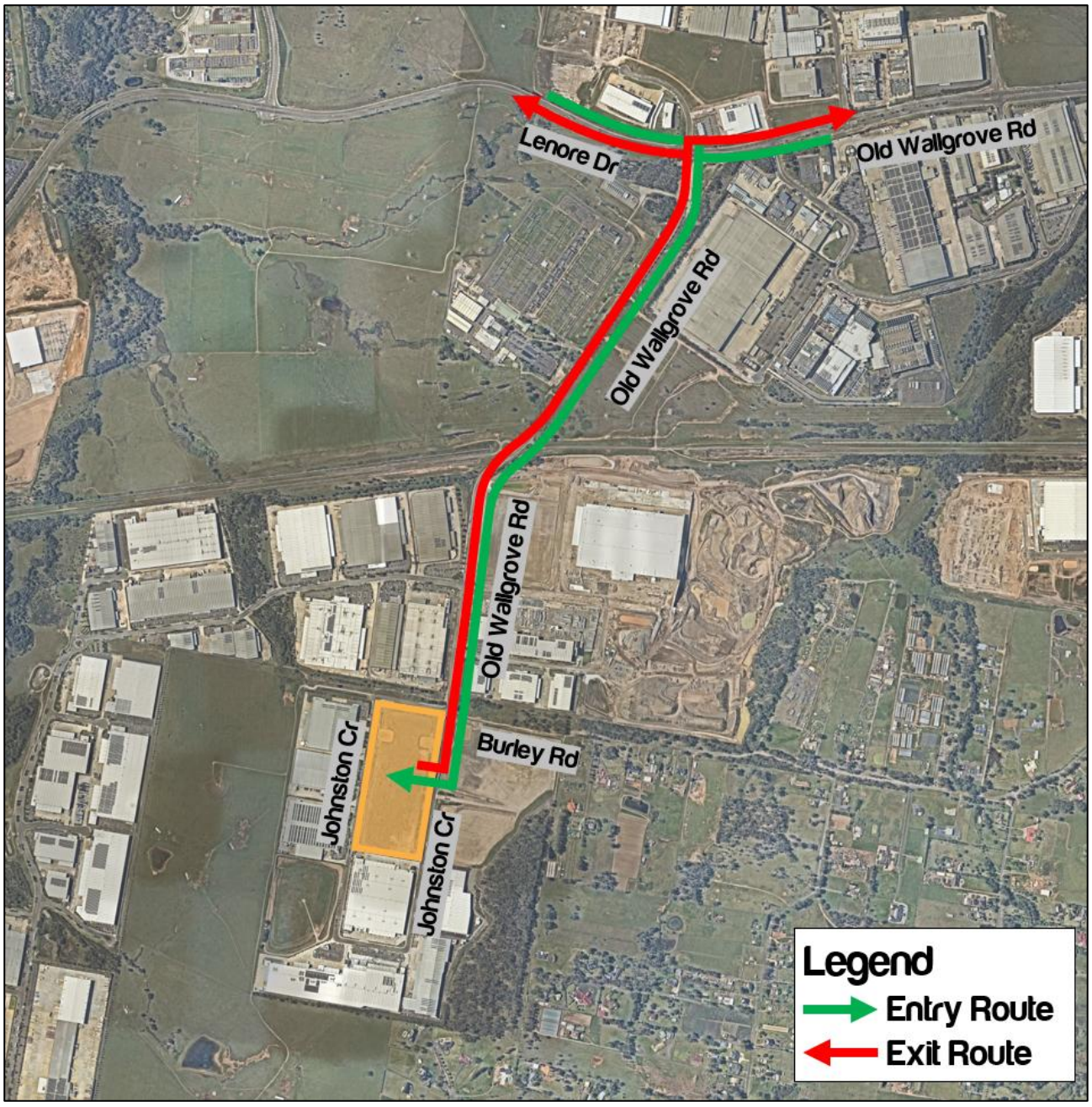
The below activities in any vehicles will be considered as a breach of conduct and will result in removal from site:

- Reckless or dangerous driving causing injury or death.
- Driving whilst disqualified or not correctly licensed.
- Drinking or being under the influence of drugs while driving
- Failing to stop after an incident.
- Loss of demerit points leading to suspension of licence.
- Any actions that warrant the suspension of a licence
- Exceeding the speed limit in place on any permanent or temporary roads

Driver Responsibilities

All Drivers on site must:

- Abide with the following route to and from the Site.



- Be responsible and accountable for their actions when operating a company vehicle or driving for the purposes of work.
- Display the highest level of professional conduct when driving a vehicle.
- Ensure they have a current driver licence for the class of vehicle they are driving, and this licence is to be always carried.
- Immediately notify their supervisor or manager if their drivers' licence has been suspended, cancelled, or has had limitations applied.
- Comply with all traffic and road legislation when driving.
- Assess hazards while driving.
- Undertake daily pre-start checks of oil, tyre pressures, radiator, and battery levels of company vehicles they regularly use.
- Drive within the legal speed limits, including driving to the conditions.

- Not drive outside of the approved heavy vehicle routes. All drivers must obey weight, length and height restrictions imposed by the National Vehicle Regulator, and other Government agencies. Heavy Vehicles shall adhere to the routes outlined above.
- Be cognisant of the noise and emissions requirements imposed within the EIS, and in a broader sense, the NSW/ Australian Road Rules. Works must be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline.
- Do not queue on public roads unless a prior approval has been sought.
- Be aware that at no time may a tracked plant be permitted or required on a paved road.
- Never drive under the influence of alcohol or drugs, including prescription and over the counter medication if they cause drowsiness – to do so will merit disciplinary measures.
- All drivers to report to their supervisor if they have been prescribed medication prior to the start of work.
- Wear a safety seat belt at all times when in the vehicle.
- Avoid distraction when driving – the driver will adjust car stereos/mirrors etc. before setting off or pull over safely to do so.
- Report ALL near misses, crashes, and scrapes to their manager,
- Report infringements to a manager at the earliest opportunity.
- Report vehicle defects to a manager prior to the next use of the vehicle.
- Follow the approved site access/egress routes only.
- Follow speed limits as imposed within the site.
- Keep loads covered at all times.

The Site Team Responsibilities

The Contractor is responsible in taking all steps necessary to ensure company vehicles are as safe as possible and will not require staff to drive under conditions that are unsafe.

This will be achieved by undertaking the following:

- Ensure that all drivers adhere to the designated heavy vehicle routes as required by the route designated above. If a driver accesses the Site contrary to the approved routes, then approval to drive to and from the Site will be revoked by Management.
- Ensuring all vehicles are well maintained and that the equipment enhances driver, operator, and passenger safety by way of:
  - Pre-commencement checks for all new plant arriving on-site and prior to undertaking any work.
  - Daily prestart inspections for all plant, vehicles, and equipment currently on-site.
  - All construction plant must be fitted with a flashing light, fire extinguisher and reverse alarms (or squawkers).
  - Ensure all operators onsite have a current verification of competency (VOC) for their current driver's licence of the appropriate class.
- Ensure maintenance requirements are met and recorded.
- Identify driver training needs and arranging appropriate training or re-training. This may include providing the below:
  - Operator VOC assessment as part of all inductions.
  - Regular Toolbox discussions on safety features, managing fatigue, approved heavy routes, driver responsibility and drink-driving.
- Encouraging Safe Driving behaviour by:
  - Ensuring the subcontractor is informed if their staff become unlicensed.

  - Not covering or reimbursing staff speeding or other infringement notices.
  - Ensuring Legal use of mobile phones in vehicles while driving only
- Encouraging better fuel efficiency by:
  - Use of other transport modes or remote conferencing, whenever practical.
  - Providing training on, and circulating information about, travel planning and efficient driving habits.

Crash or Incident Procedure

- Stop your vehicle as close to it as possible to the scene, making sure you are not hindering traffic. Ensure your own safety first, then help any injured people and seek assistance immediately if required.
- Ensure the following information is noted:
  - Details of the other vehicles and registration numbers
  - Names and addresses of the other vehicle drivers.
  - Names and addresses of witnesses.
  - Insurers details
- Give the following information to the involved parties:
  - Name, address, and company details
- If the damaged vehicle is not occupied, provide a note with your contact details for the owner to contact the company.
- Ensure that the police are contacted should the following circumstances occur:
  - If there is a disagreement over the cause of the crash.
  - If there are injuries.
  - If you damage property other than your own.
- As soon as reasonably practical, report all details gathered to your manager.

Environmental Procedures.

A range of measures shall be implemented to ensure the following.

- No dirt or debris from the construction vehicles is tracked on to the public road network.
- Reduce the impacts to sensitive receivers, including, where practicable, starting noisy equipment away from sensitive receivers and implementing respite periods.
- Watering of dusty activities will be undertaken, or activities temporarily halted and then resumed once weather conditions have improved.
- Containment measures for spillages will be provided at appropriate locations and in close proximity to staff car park areas, dangerous goods stores areas and main Project work areas.
- All vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria, and
- Keep an accurate record which includes the range of measures undertaken to reduce environmental impacts.

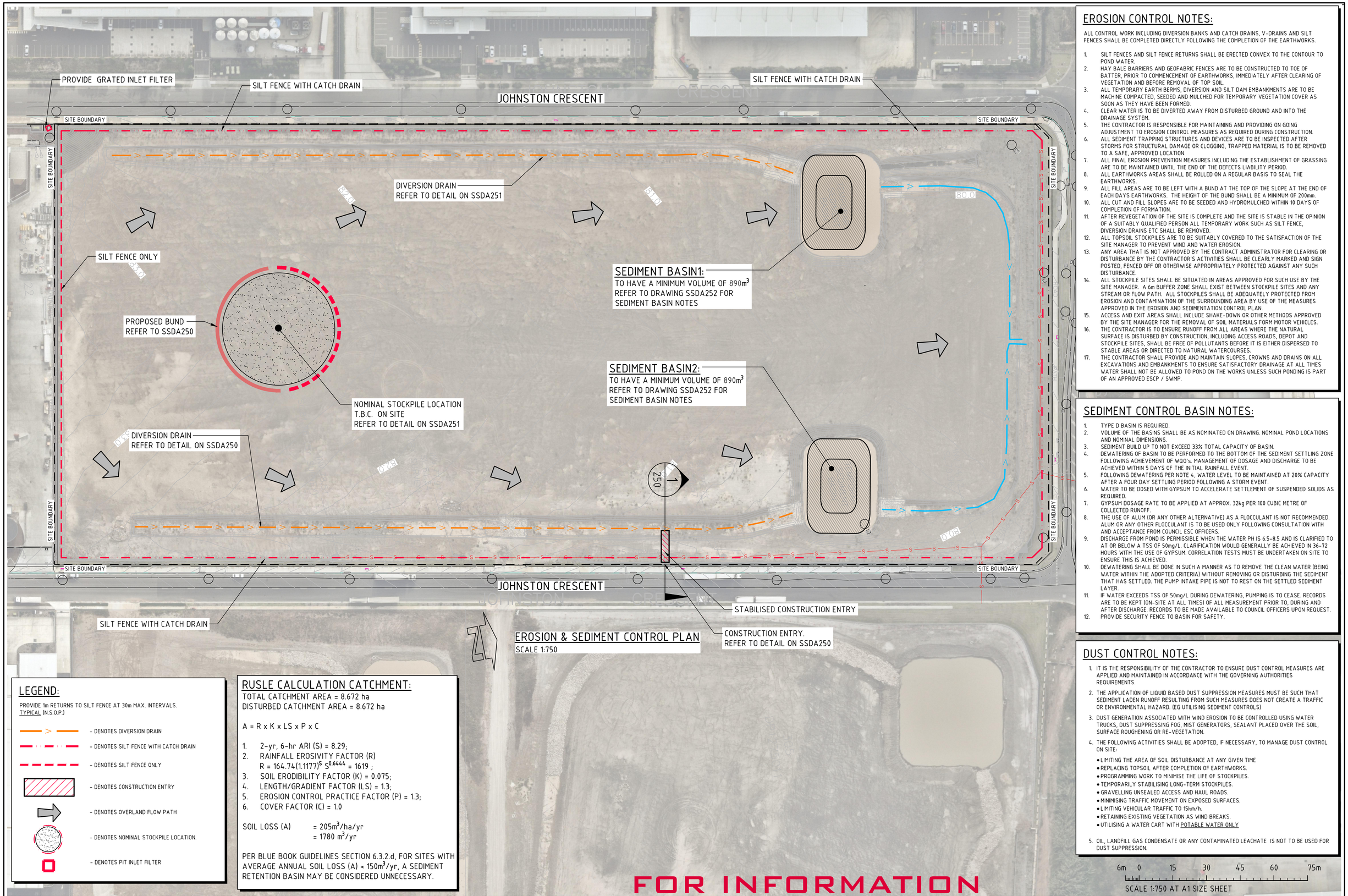
Appendix G Erosion and Sediment Control Plan

Horsley Logistics Park

Construction Environmental Management Plan SSD 71144719 – Lot 301, 3 Johnston Crescent Horsley Park

ESR Developments (Australia) Pty Ltd

SLR Project No.: 640.031830.00001



EROSION CONTROL NOTES:

ALL CONTROL WORK INCLUDING DIVERSION BANKS AND CATCH DRAINS, V-DRAINS AND SILT FENCES SHALL BE COMPLETED DIRECTLY FOLLOWING THE COMPLETION OF THE EARTHWORKS.

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

SEDIMENT CONTROL BASIN NOTES:

1. TYPE D BASIN IS REQUIRED.
2. VOLUME OF THE BASINS SHALL BE AS NOMINATED ON DRAWING. NOMINAL POND LOCATIONS AND NOMINAL DIMENSIONS.
3. SEDIMENT BUILD UP TO NOT EXCEED 33% TOTAL CAPACITY OF BASIN.
4. DEWATERING OF BASIN TO BE PERFORMED TO THE BOTTOM OF THE SEDIMENT SETTLING ZONE FOLLOWING ACHIEVEMENT OF WQO's. MANAGEMENT OF DOSAGE AND DISCHARGE TO BE ACHIEVED WITHIN 5 DAYS OF THE INITIAL RAINFALL EVENT.
5. FOLLOWING DEWATERING PER NOTE 4, WATER LEVEL TO BE MAINTAINED AT 20% CAPACITY AFTER A FOUR DAY SETTLING PERIOD FOLLOWING A STORM EVENT.
6. WATER TO BE DOSED WITH GYPSUM TO ACCELERATE SETTLEMENT OF SUSPENDED SOLIDS AS REQUIRED.
7. GYPSUM DOSAGE RATE TO BE APPLIED AT APPROX. 32kg PER 100 CUBIC METRE OF COLLECTED RUNOFF.
8. THE USE OF ALUM (OR ANY OTHER ALTERNATIVE) AS A FLOCCULANT IS NOT RECOMMENDED. ALUM OR ANY OTHER FLOCCULANT IS TO BE USED ONLY FOLLOWING CONSULTATION WITH AND ACCEPTANCE FROM COUNCIL ESC OFFICERS.
9. DISCHARGE FROM POND IS PERMISSIBLE WHEN THE WATER PH IS 6.5-8.5 AND IS CLARIFIED TO AT OR BELOW A TSS OF 50mg/L. CLARIFICATION WOULD GENERALLY BE ACHIEVED IN 36-72 HOURS WITH THE USE OF GYPSUM. CORRELATION TESTS MUST BE UNDERTAKEN ON SITE TO ENSURE THIS IS ACHIEVED.
10. DEWATERING SHALL BE DONE IN SUCH A MANNER AS TO REMOVE THE CLEAN WATER (BEING WATER WITHIN THE ADOPTED CRITERIA) WITHOUT REMOVING OR DISTURBING THE SEDIMENT THAT HAS SETTLED. THE PUMP INTAKE PIPE IS NOT TO REST ON THE SETTLED SEDIMENT LAYER.
11. IF WATER EXCEEDS TSS OF 50mg/L DURING DEWATERING, PUMPING IS TO CEASE. RECORDS ARE TO BE KEPT (ON-SITE AT ALL TIMES) OF ALL MEASUREMENT PRIOR TO, DURING AND AFTER DISCHARGE. RECORDS TO BE MADE AVAILABLE TO COUNCIL OFFICERS UPON REQUEST.
12. PROVIDE SECURITY FENCE TO BASIN FOR SAFETY.

DUST CONTROL NOTES:

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

LEGEND:

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

- DENOTES DIVERSION DRAIN
- DENOTES SILT FENCE WITH CATCH DRAIN
- DENOTES SILT FENCE ONLY
- DENOTES CONSTRUCTION ENTRY
- DENOTES OVERLAND FLOW PATH
- DENOTES NOMINAL STOCKPILE LOCATION.
- DENOTES PIT INLET FILTER

RUSLE CALCULATION CATCHMENT:

TOTAL CATCHMENT AREA = 8.672 ha
DISTURBED CATCHMENT AREA = 8.672 ha

A = R x K x LS x P x C

1. 2-yr, 6-hr ARI (S) = 8.29;
2. RAINFALL EROSIVITY FACTOR (R)
   $R = 164.74(1.1177)^S S^{0.6444} = 1619$;
3. SOIL ERODIBILITY FACTOR (K) = 0.075;
4. LENGTH/GRADIENT FACTOR (LS) = 1.3;
5. EROSION CONTROL PRACTICE FACTOR (P) = 1.3;
6. COVER FACTOR (C) = 1.0

SOIL LOSS (A) = 205m³/ha/yr
= 1780 m³/yr

PER BLUE BOOK GUIDELINES SECTION 6.3.2.d, FOR SITES WITH AVERAGE ANNUAL SOIL LOSS (A) < 150m³/yr, A SEDIMENT RETENTION BASIN MAY BE CONSIDERED UNNECESSARY.

6m 0 15 30 45 60 75m
SCALE 1:750 AT A1 SIZE SHEET

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ARCHITECT: nettletontribe

CLIENT: ESR

PROJECT: PROPOSED DEVELOPMENT
3 JOHNSTON CRESCENT, HORSLEY PARK, NSW, 2175

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
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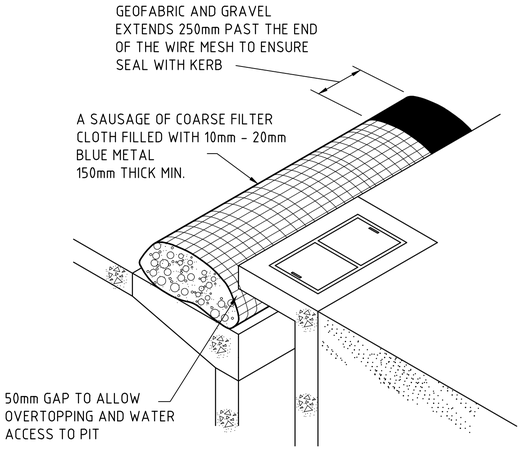
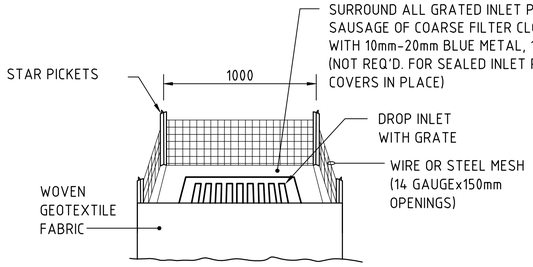
DRAWING TITLE: EROSION & SEDIMENT CONTROL PLAN

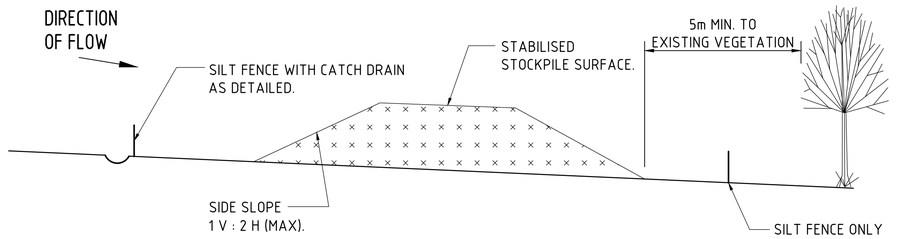
DRAWING No: C012990.17-SSDA 200 ISSUE: A



KERB INLET PIT CONTROL
N.T.S



GRATED INLET PIT FILTER DETAIL
N.T.S

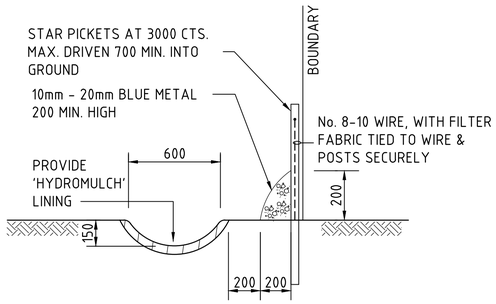


TYPICAL STOCKPILE DETAIL
N.T.S.

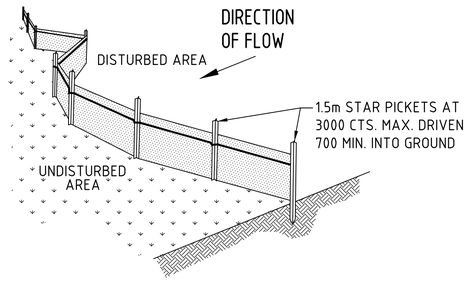
STOCKPILE NOTES

1. PLACE ALL STOCKPILES IN LOCATIONS MORE THAN 5m FROM EXISTING VEGETATION, ROADS & HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT ELONGATED MOUNDS. SIDE SLOPE TO BE 1 V: 2 H MAX.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
4. WHERE STOCKPILES ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE USING WOOD CHIP MULCH - 16 TONNE/Ha.
5. CONSTRUCT SILT FENCE WITH CATCH DRAIN ON UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES & SILT FENCE ONLY 1 TO 2m DOWNSLOPE AS SHOWN.

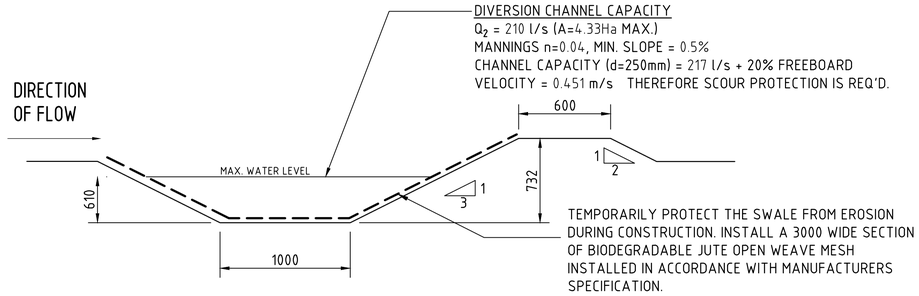
NOTE : ADOPT ABOVE DETAILS AROUND ALL PITS WITHIN AREA ENCOMPASSED BY SILT FENCE & TO PITS ON THE ROAD ADJACENT TO SITE BOUNDARY.



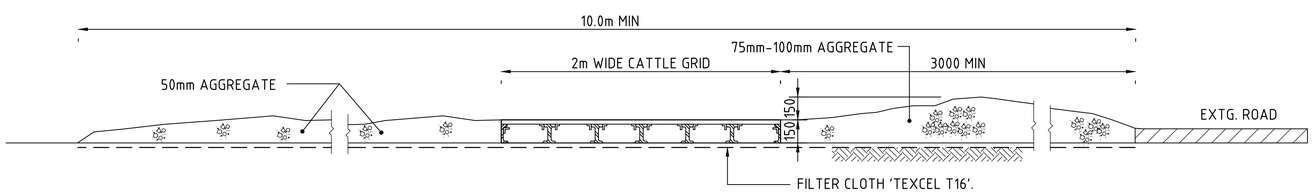
TYPICAL OPEN DRAIN & SILT FENCE
SCALE 1:20



TYPICAL SILT FENCE DETAIL
N.T.S
NOTE: PROVIDE 1m RETURNS AT 30m INTERVALS. TYPICAL



DIVERSION DRAIN SECTION



SECTION 1:20 1 / C200 : STABILISED CONSTRUCTION ENTRANCE 'TRUCK SHAKER'

6m 0 15 30 45 60 75m
SCALE 1:750 AT A1 SIZE SHEET

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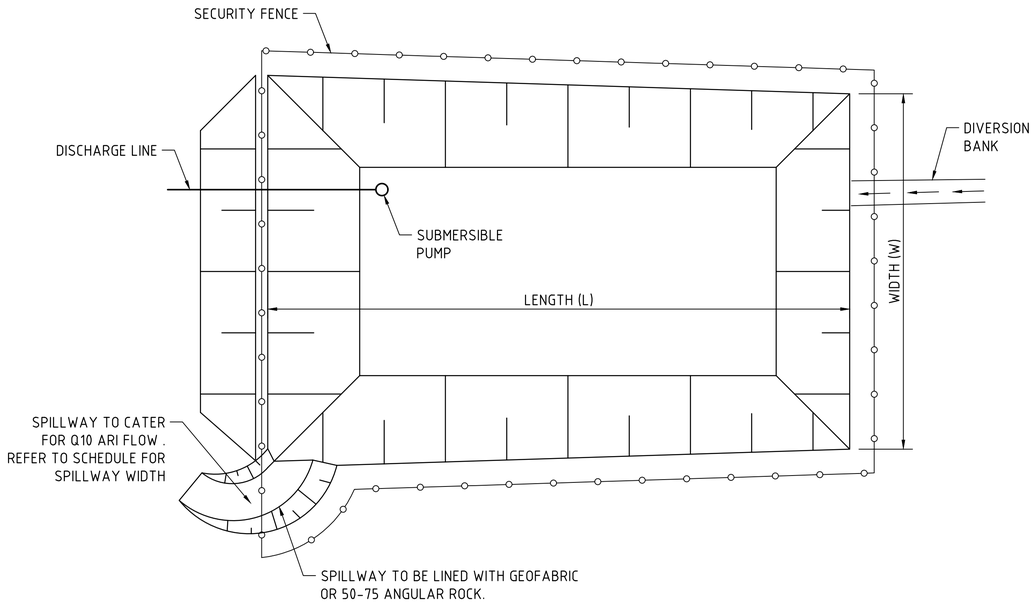
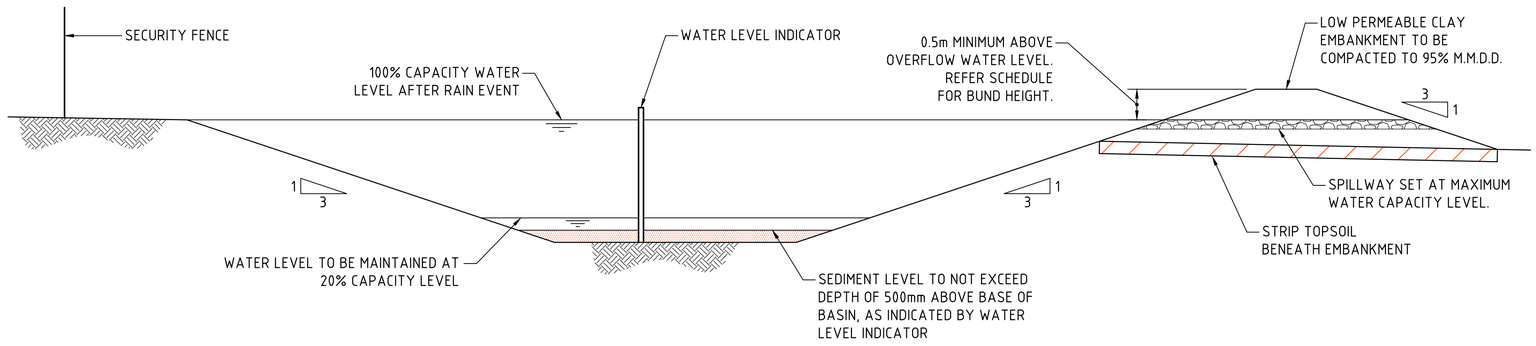


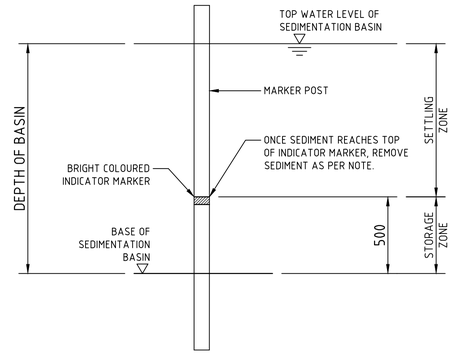
TYPICAL SEDIMENT CONTROL POND PLAN

SCALE 1:250



TYPICAL SEDIMENT CONTROL BASIN SECTION

SCALE 1:50



SEDIMENT STORAGE MARKER

SCALE 1:20

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

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

2m 0 5 10 15 20 25m
SCALE 1:250 AT A1 SIZE SHEET

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CRC COSTIN ROE CONSULTING — CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: EROSION & SEDIMENT DETAILS SHEET 2

DRAWING No: C012990.17-SSDA 252

ISSUE: A

Appendix H Unexpected Contamination Finds Procedure

Horsley Logistics Park

Construction Environmental Management Plan SSD 71144719 – Lot 301, 3 Johnston Crescent Horsley Park

ESR Developments (Australia) Pty Ltd

SLR Project No.: 640.031830.00001

Horsley Logistics Park

Unexpected Contamination Finds Procedure - SSD 71144719 – Lot 301, 3 Johnston Crescent Horsley Park

ESR Developments (Australia) Pty Ltd

Level 24, 88 Phillip Street
Sydney NSW 2000

Prepared by:

SLR Consulting Australia

SLR Project No.: 640.031830.00001

16 October 2025

Revision: v1.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
V1	15 October 2025	Sean Wilson	Stephen Shoesmith	Sean Wilson

Basis of Procedure

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

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

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

Acronyms

Term/Acronym	Definition
ACHMP	Aboriginal Cultural Heritage Management Plan
ACHAR	Aboriginal Cultural Heritage Assessment Report
ADG Code	Australian Code for the Transport of Dangerous Goods by Road and Rail
AHD	Australian Height Datum
AS	Australian Standard
CEMP	Construction Environmental Management Plan
CLM Act	Contaminated Land Management Act 1997
CoA	Condition of Approval
Council	Fairfield City Council
DA	Development Application
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DGPS	Differential Global Positioning System
DPHI	Department of Planning, Housing and Infrastructure (NSW)
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EPA	Environment Protection Authority (NSW)

Term/Acronym	Definition
EPL	Environment Protection Licence
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Reg	Environmental Planning and Assessment Regulation 2021
ER	Environmental Representative
ERM	Environmental Resources Management
ESR	ESR Developments (Australia) Pty Ltd
HLP	Horsley Logistics Park
LGA	Local Government Area
NEPM	National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013)
NSW	New South Wales
OEH	Office of Environment and Heritage (superseded by DCCEEW)
PPE	Personal Protective Equipment
POEO Act	Protection of the Environment Operations Act 1997
POEO (Waste) Reg	Protection of the Environment Operations (Waste) Regulation 2014
RAP	Remediation Action Plan
RMS	Roads and Maritime Services (now Transport for NSW)
RTS	Response to Submissions
SafeWork NSW	NSW Government agency responsible for workplace health and safety
SSD	State Significant Development
SWMS	Safe Work Method Statement
TfNSW	Transport for New South Wales
UCFP	Unexpected Contamination Finds Procedure
UFP	Unexpected Finds Protocol
WHS Act	Work Health and Safety Act 2011
WHS Reg	Work Health and Safety Regulation 2017
WSEA	Western Sydney Employment Area

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Figures

1.0 Introduction

1.1 Context

The Horsley Logistics Park (HLP) development is a proposed regional warehouse and distribution centre located at Lot 301, 3 Johnston Crescent, Horsley Park, within the former CSR Quarry in the Fairfield Local Government Area (LGA).

ESR Developments (Australia) Pty Ltd (ESR) obtained State Significant Development (SSD) Consent SSD 71144719 4 July 2025 from the NSW Department of Planning, Housing and Infrastructure (DPHI) on 4 July 2025 for the concept proposal and staged development of the Horsley Logistics Park.

The approved concept proposal comprises two warehouse and distribution facilities contained within two buildings, providing a combined gross floor area (GFA) of approximately 55,900 m², including associated office space, loading docks, hardstand areas, truck and car parking, landscaping, site infrastructure and signage.

This Unexpected Contamination Finds Procedure (UCFP) has been prepared to guide the management of unexpected contamination encountered during the construction of the two warehouses and associated infrastructure within Lot 301. The procedure ensures compliance with Conditions C1, C3 and B30 of SSD 71144719, which require the preparation and implementation of an appropriate unexpected contamination finds procedure as part of the project's Construction Environmental Management Plan (CEMP).

This Unexpected Contamination Finds Procedure (UCFP) does not apply to bulk earthworks, internal road layouts or site infrastructure works that were completed under a separate approval (DA893/2013).

1.2 Scope

This Unexpected Contamination Finds Procedure (UCFP) applies to all construction activities undertaken within Lot 301, 3 Johnston Crescent, Horsley Park that have the potential to expose, disturb or encounter contaminated soil, groundwater or materials.

The procedure outlines the process to be followed by the Principal Contractor in the identification, containment, assessment and appropriate management or disposal of any unexpected contamination encountered during construction.

It applies to all site personnel, subcontractors and visitors involved in earthworks, excavation, trenching, or any other ground-disturbing activities where contamination may be present. The procedure also covers the management of any contamination caused by construction activities, including accidental spills or releases of fuels, oils or hazardous substances.

Implementation of this procedure ensures that any unexpected contamination is managed in a safe, compliant and environmentally responsible manner, in accordance with the relevant legislative requirements and the project's Construction Environmental Management Plan (CEMP) (SLR 2025).

1.3 Purpose

The purpose of this Unexpected Contamination Finds Procedure (UCFP) is to provide clear instructions on the actions to be taken if potentially contaminated soil, groundwater or material is unexpectedly encountered during construction activities at Lot 301, 3 Johnston Crescent, Horsley Park.

The procedure ensures that any contamination identified during construction is appropriately assessed, contained, and managed to prevent harm to human health or the environment. It also sets out the requirements for engaging qualified environmental professionals to investigate and verify contamination incidents, and for ensuring that any contaminated material is handled, transported and disposed of in accordance with regulatory requirements.

This procedure has been developed to satisfy Condition B30 of SSD 71144719, which requires the preparation of an unexpected contamination finds procedure prior to the commencement of earthworks. It forms part of the Construction Environmental Management Plan (CEMP) in accordance with Condition C3 and ensures that any surplus or contaminated material is managed in accordance with the Protection of the Environment Operations Act 1997 and its associated regulations.

1.4 Objectives

The objective of this Unexpected Contamination Finds Procedure (UCFP) is to ensure that any unexpected contamination encountered during construction is managed in a safe, controlled and compliant manner to protect workers, the community and the environment.

To achieve this, the procedure aims to;

- Establish a clear and consistent process for identifying, reporting and managing unexpected contamination during construction activities.
- Minimise the risk of exposure to contaminated materials for site personnel and the surrounding environment.
- Ensure all construction personnel are aware of their responsibilities and understand the required actions in the event that contamination is identified.
- Facilitate prompt engagement of a suitably qualified environmental consultant to assess and advise on appropriate management measures.
- Ensure all contaminated or potentially contaminated materials are handled, classified, transported and disposed of in accordance with relevant legislation, regulations and guidelines.
- Maintain compliance with Conditions C1, C3 and B30 of SSD 71144719 and the requirements of the project's Construction Environmental Management Plan (CEMP).

1.5 Legislation & Regulations

This Unexpected Contamination Finds Procedure (UCFP) has been developed in accordance with the following legislation and regulations relevant to the identification, assessment, management and disposal of contaminated materials in New South Wales:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Contaminated Land Management Act 1997
- Protection of the Environment Operations Act 1997
- Protection of the Environment Operations (General) Regulation 2022
- Protection of the Environment Operations (Waste) Regulation 2014
- Work Health and Safety Act 2011
- Work Health and Safety Regulation 2017

- Dangerous Goods (Road and Rail Transport) Act 2008
- State Environmental Planning Policy (Resilience and Hazards) 2021
- National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)
- Heritage Act 1977 (NSW)
- National Parks and Wildlife Act 1974 (NSW)
- Coroners Act 2009 (NSW)

These instruments collectively establish the legislative framework for managing unexpected finds of contamination, ensuring that all works are conducted in a safe, compliant and environmentally responsible manner.

1.6 Roles and Responsibilities

This section is to be read in conjunction with Table 5 of the Construction Environmental Management Plan (CEMP) (SLR 2025), which outlines the overall environmental management roles and responsibilities for the Horsley Logistics Park project.

The roles and responsibilities described in this section relate specifically to the implementation of this Unexpected Contamination Finds Procedure (UCFP) and align with those detailed in the CEMP. They ensure that all site personnel understand their individual and collective duties in identifying, reporting, assessing and managing any unexpected contamination in accordance with SSD 71144719, relevant legislation and the approved CEMP.

Table 1 Personnel Responsible for Environmental Management

Role	Responsibilities
Project Principal (ESR)	Reviews and endorses contamination management actions and UCFP updates, ensures compliance reporting obligations are met, and provides final approval to recommence works following clearance.
Contractor's Project Manager	Overall responsibility for implementing the UCFP, ensuring that all contamination finds are managed in accordance with SSD 71144719, the CEMP, and relevant legislation. Coordinates notifications, approvals, and clearance documentation.
Contractor's Site Manager	Immediately stops work upon discovery of contamination, secures the area, implements environmental controls, and notifies the Project Manager. Maintains site records and assists with consultant access and remediation logistics.
All employees, contractors and subcontractors	All employees, contractors and subcontractors are required to comply with the environmental, health, and safety procedures outlined in the CEMP and associated subplans. They must immediately report any environmental incidents, hazards, or unexpected finds to the Site Manager or Project Manager, follow site-specific controls, and participate in toolbox talks and environmental training sessions.

2.0 Unexpected Finds

2.1 Identification

When unexpected or suspicious material is encountered during construction, the Contractor's Site Manager must immediately stop all work in the affected area. The Contractor's Project Manager must be notified and coordinate the required response in accordance with this procedure.

Indicators of possible contamination include:

- Discoloured or odorous soil or water
- Presence of oily sheen, sludge, or residues
- Asbestos fragments, building debris, or buried waste
- Unexplained vapours or fumes
- Evidence of chemical storage, fuel spills, or unexpected fill material

The Contractor's Site Manager must secure the area to prevent access, install sediment and stormwater controls to contain potential contamination, and record the location and nature of the find. The Contractor's Project Manager must notify the Project Principal and arrange for the Environmental Representative or a suitably qualified environmental consultant to undertake inspection and sampling. The environmental consultant will assess the contamination, classify materials, and provide direction on remediation or disposal in accordance with the Protection of the Environment Operations Act 1997, the Contaminated Land Management Act 1997, and relevant EPA guidelines. Work must not recommence until clearance has been provided by the environmental consultant and confirmed by the Contractor's Project Manager in consultation with the Project Principal.

2.2 Personal Protective Equipment

All personnel required to enter or work near an area where potential contamination has been identified must wear personal protective equipment (PPE) suitable for the level and type of risk present. The Contractor's Site Manager is responsible for ensuring that appropriate PPE is available on site and that personnel are trained in its correct use. The Contractor's Project Manager must confirm that PPE requirements are included in pre-start briefings and risk assessments.

As a minimum, the following PPE should be worn when managing an unexpected contamination find:

- Safety boots and high-visibility clothing
- Long sleeves and long pants
- Nitrile or chemical-resistant gloves
- Safety glasses or face shield
- Hard hat
- Respiratory protection (where airborne contaminants such as dust, fibres, or vapours are suspected)

If visual or olfactory evidence indicates the presence of chemical contamination, asbestos, or hazardous vapours, additional PPE such as disposable coveralls, P2 respirators or half-face respirators with appropriate cartridges may be required. The Contractor's Site Manager in liaison with an environmental consultant will provide guidance on appropriate PPE for

specific contamination types or situations. All contaminated PPE must be disposed of in accordance with EPA waste management guidelines and site environmental procedures.

2.3 Unexpected Finds Protocol

When suspected contaminated material is identified, the following procedure must be followed in accordance with and the defined responsibilities in **Table 1**

The Contractor's Site Manager must immediately stop work in the affected area, isolate the location to prevent access, and notify the Contractor's Project Manager.

1. The Contractor's Project Manager must notify the Project Principal and coordinate consultation with the Environmental Representative and other relevant stakeholders.
2. The Environmental Representative must arrange for a suitably qualified hygienist or environmental consultant to attend the site and collect samples of the suspected material.
3. If testing confirms that the material is not contaminated, the Environmental Representative will issue a Clearance Certificate verifying that the area is safe for re-entry. The Contractor's Project Manager will notify site personnel, and work may recommence.
4. If testing confirms that the material is contaminated, the following actions must be taken:
    - The Environmental Representative must provide analytical results and disposal details to the Planning Secretary and Council.
    - The Contractor's Project Manager must engage a licensed decontamination and removal contractor to undertake remediation.
    - The Contractor's Site Manager must ensure that all contaminated material is removed and disposed of at a licensed facility in accordance with SafeWork NSW and EPA requirements.
    - The Environmental Representative must obtain a Disposal Certificate confirming lawful removal and disposal of the hazardous material.
5. Once remediation and verification are complete, the Environmental Representative will issue a Clearance Certificate confirming that the area is suitable for re-entry. The Contractor's Project Manager will notify all site personnel, and work may recommence.

This process ensures that all unexpected contamination is managed safely, transparently, and in compliance with SSD 71144719, the CEMP, and all applicable legislative requirements.

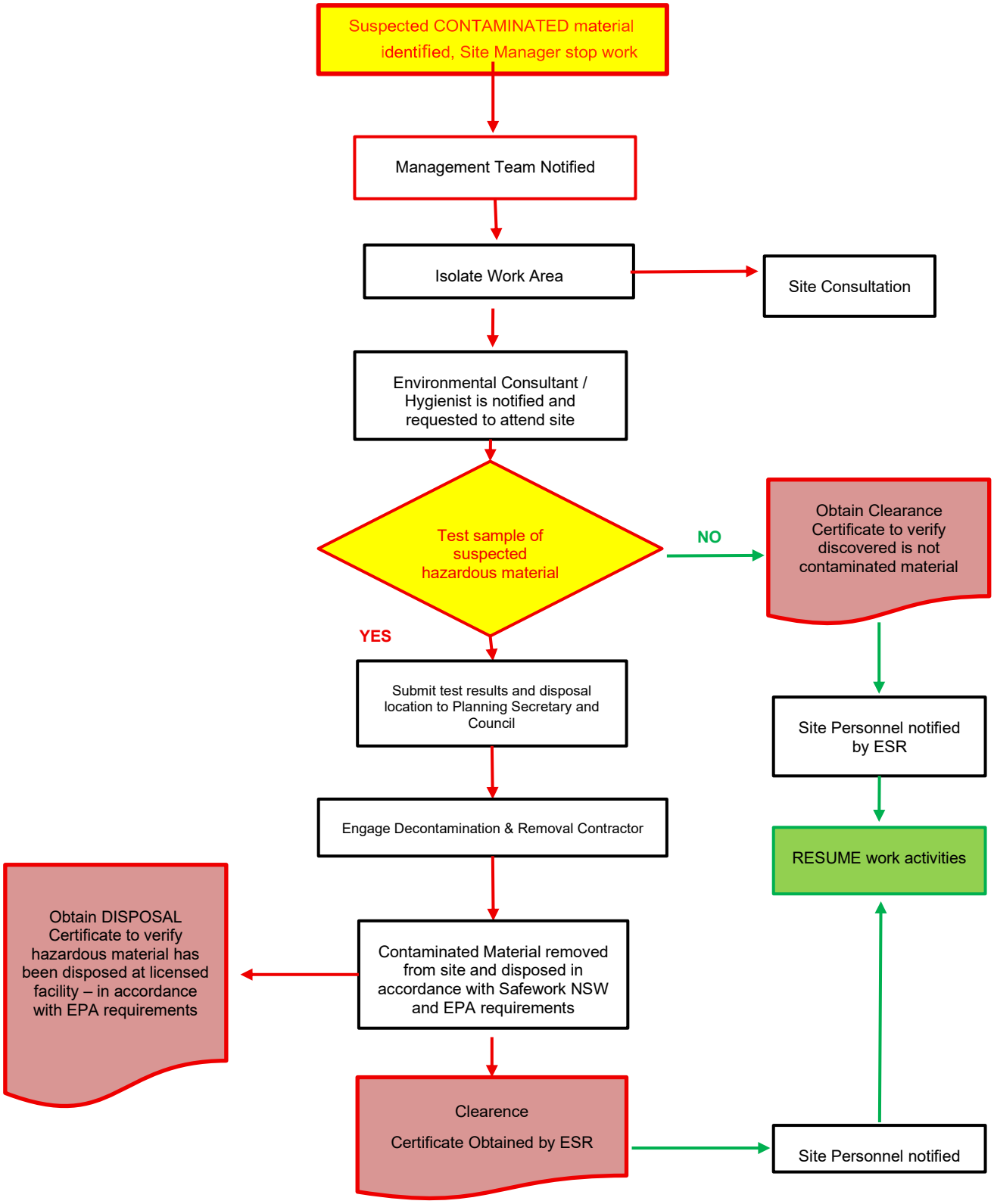


Figure 1 Unexpected Finds ProtocolFigure 1 Unexpected Finds Protocol

2.4 Training and Awareness

All site personnel, including employees, contractors and subcontractors, must receive appropriate training to ensure they are aware of their responsibilities under this Unexpected Contamination Finds Procedure (UCFP). Training ensures that all workers can identify potential contamination indicators, understand the correct response procedures, and implement necessary controls to protect human health and the environment.

The Contractor's Project Manager is responsible for ensuring that this training is implemented, maintained, and recorded as part of the site's environmental management system.

Training and awareness requirements include the following:

- The UCFP will be introduced during the site environmental induction for all personnel prior to commencing work.
- The procedure and its key requirements will be reinforced through toolbox talks, pre-start meetings, and targeted environmental briefings, particularly prior to commencement of excavation or ground disturbance activities.
- All site personnel will be trained to recognise potential signs of contamination, including discoloured soil, unusual odours, oily sheens, asbestos fragments, buried waste, or chemical residues.
- Personnel will be instructed to immediately stop work and report any suspected contamination to the Contractor's Site Manager in accordance with this procedure.
- Additional awareness sessions will be provided if changes occur to the UCFP, if contamination incidents are identified, or as directed by the Environmental Representative.
- Attendance records, training materials, and sign-in sheets for all environmental inductions and toolbox talks will be retained by the Contractor's Project Manager as part of the project's environmental training records.

This approach ensures that all personnel are adequately informed, competent, and capable of identifying and managing unexpected contamination events in accordance with SSD 71144719 and the project's Construction Environmental Management Plan (CEMP).

2.5 Unexpected Finds – Contamination Procedure

If asbestos or other forms of contamination are detected in unexpected areas prior to, or during, construction activities, the following procedure must be followed in accordance with the role responsibilities outlined in Table 5 of the CEMP (SLR 2025).

1. Upon discovery of suspected contaminated material, the Contractor's Site Manager must stop work immediately, restrict access to the area using barrier tape and warning signage, and notify the Contractor's Project Manager.
2. If the material is suspected to contain asbestos, the Site Manager must ensure that warning signs specific to asbestos hazards are displayed in accordance with AS1319–1994 Safety Signs for the Occupational Environment.
3. The Environmental Representative must arrange for an Occupational Hygienist or suitably qualified environmental consultant to attend the site, inspect the material, confirm the presence of contamination and determine the extent of remediation required.

4. The Environmental Representative must provide a written report to the Project Principal and Contractor's Project Manager, including recommended control measures and remediation methods.
5. The location of the contamination must be surveyed using sub-meter Differential Global Positioning System (DGPS).
6. In dry or windy conditions, contaminated material or stockpiles must be lightly wetted and covered with plastic sheeting to minimise airborne dust generation.
7. The Contractor's Project Manager must ensure that relevant regulatory authorities are notified as required by legislation and consent conditions. This includes the Department of Planning, Housing and Infrastructure (DPHI), Fairfield City Council, NSW Environment Protection Authority (EPA) and SafeWork NSW, where applicable. Notifications must be made promptly following confirmation of contamination and recorded in the site's environmental register.
8. All contamination-related documentation must be recorded and maintained in accordance with the project's document control procedures. This includes photographs, sampling records, laboratory certificates of analysis, validation and clearance reports, regulatory correspondence, waste tracking dockets, and disposal receipts. The Contractor's Project Manager must ensure these records are stored within the project's environmental management system and are available for audit by the Project Principal or regulators upon request.
9. All asbestos-related works must be carried out by a contractor holding a valid Class A Asbestos Removal Licence. SafeWork NSW must be notified at least seven days before asbestos removal commences.
10. Air monitoring for asbestos fibres must be undertaken during excavation or disturbance of asbestos-impacted soils.
11. The Contractor's Project Manager must ensure that documentary evidence, including weighbridge dockets and disposal receipts, is provided to the Project Principal to verify correct and lawful disposal of contaminated material.
12. Upon completion of remediation, the Environmental Representative must arrange for an Occupational Hygienist to undertake a clearance inspection and provide written certification confirming that the area is safe for re-entry and further construction. Where necessary, residual fill may be sealed with a layer of clean material or physical barrier before final sign-off.
13. Validation sampling must be carried out from the base and walls of the excavation to confirm complete removal of contaminated material.
    - For asbestos pipes or conduits: one sample per 10–20 linear metres.
    - For asbestos debris or fragments: one sample per 5 m × 5 m grid.
14. All sample locations must be surveyed using sub-meter DGPS and recorded in the site record system.
15. Following written clearance from the Occupational Hygienist and confirmation by the Environmental Representative, the Contractor's Project Manager may authorise recommencement of work.
16. If material is classified under the NSW EPA Waste Classification Guidelines (2014) as special waste, hazardous waste or restricted solid waste, the Environmental Representative must ensure it is transported and disposed of at a licensed facility.

The analytical results and disposal documentation must be submitted to the Planning Secretary and Council prior to removal from site.

This procedure ensures all contaminated or asbestos-impacted materials are managed in a safe, compliant and traceable manner consistent with SSD 71144719, the CEMP, and NSW legislative requirements.

3.0 Review and Continuous Improvement

This Unexpected Contamination Finds Procedure (UCFP) will be subject to ongoing review and continuous improvement to ensure that it remains current, effective, and compliant with the requirements of SSD 71144719 and the Construction Environmental Management Plan (CEMP).

The procedure will be reviewed and, if necessary, updated under the following circumstances:

- Following the identification of any unexpected contamination event or environmental incident on site.
- Following audits, inspections, or reviews conducted by the Environmental Representative, Project Manager or the Department of Planning, Housing and Infrastructure (DPHI).
- When changes occur to relevant legislation, guidelines, standards, or approval conditions.
- When feedback from regulators, Council, or the Environmental Representative identifies deficiencies or opportunities for improvement.
- At least once during each major stage of construction or annually, whichever occurs first.

The Contractor's Project Principal is responsible for coordinating each review and ensuring any updates are implemented across site operations. Where revisions are required, the updated UCFP will be submitted to the Planning Secretary for review and approval where applicable, in accordance with Conditions C7 and C8 of SSD 71144719.

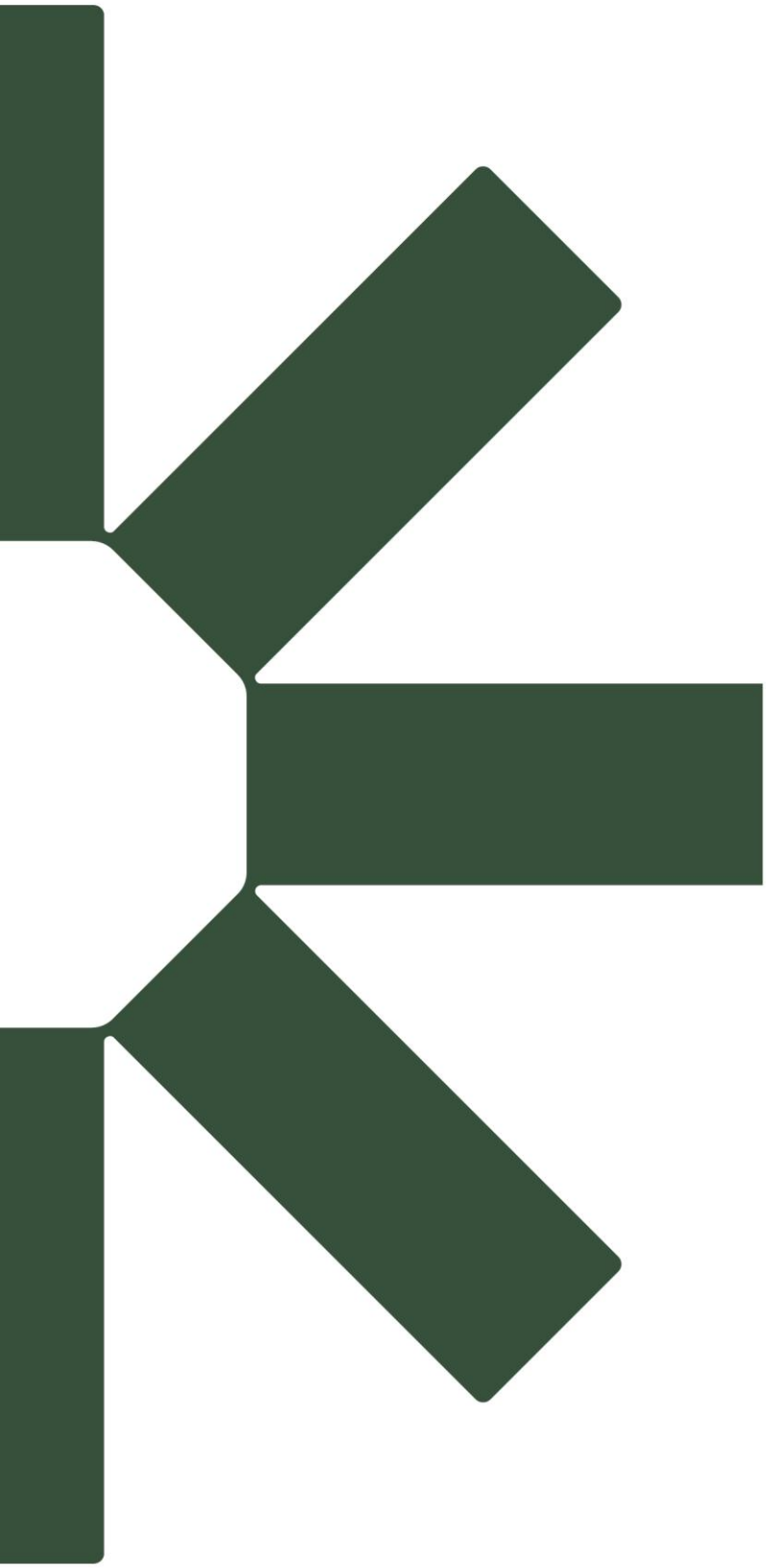
All personnel will be informed of any amendments to this procedure through toolbox talks, site briefings, and updated training sessions. A record of all reviews, revisions, and approvals will be maintained within the project's document control system to demonstrate compliance and support continual improvement in contamination management practices.

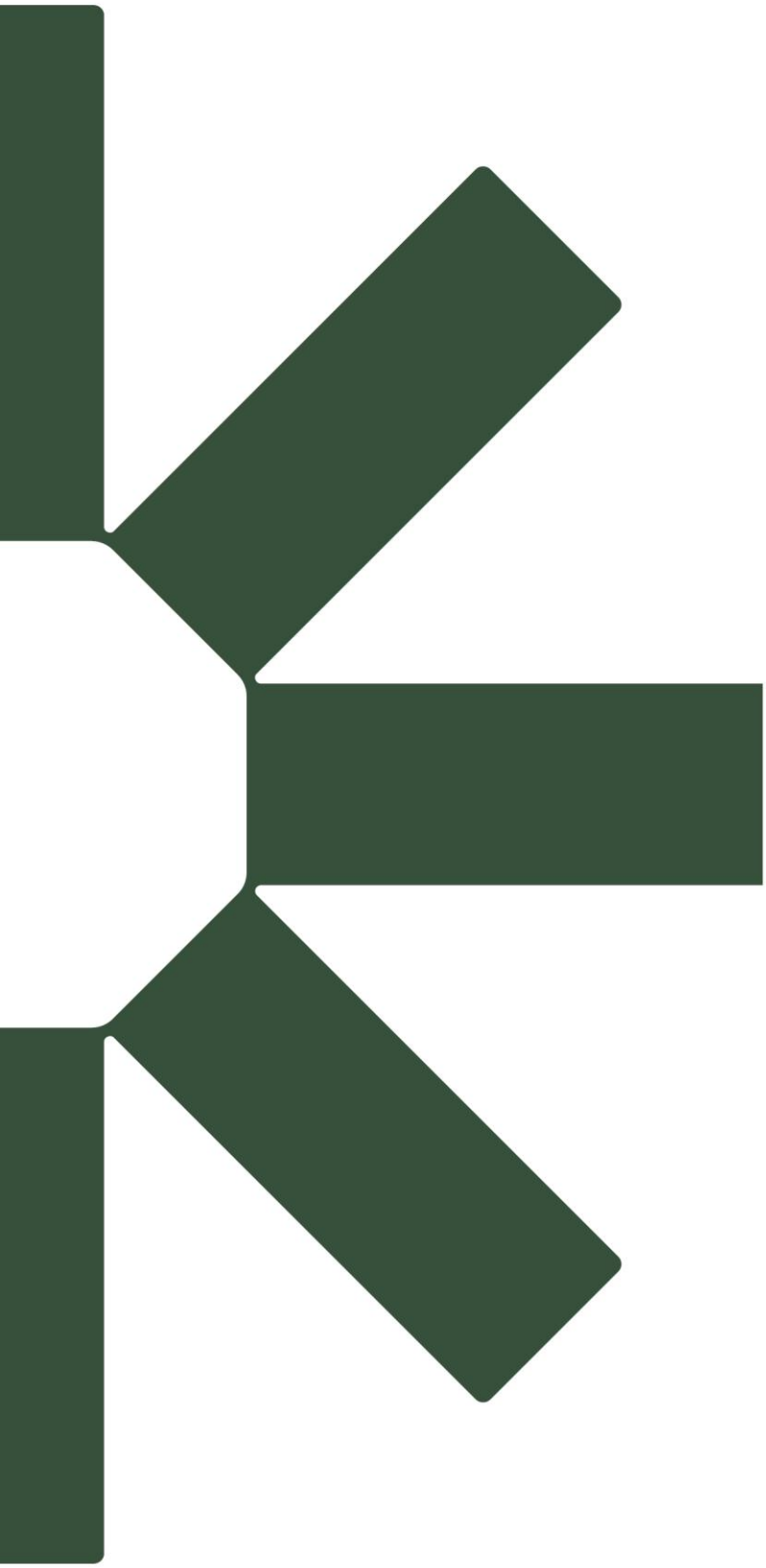
4.0 References

This Unexpected Contamination Finds Procedure has been prepared with reference to the following key documents and information sources relevant to the Horsley Logistics Park Stage 2 development (SSD 71144719 – Lot 301, 3 Johnston Crescent, Horsley Park):

- SLR Consulting Australia (2025), *Horsley Logistics Park Construction Environmental Management Plan* (CEMP),
- Urbis (2024), *Environmental Impact Statement – Horsley Logistics Park Stage 2, 3 Johnston Crescent, Horsley Park*, prepared for ESR Developments (Australia) Pty Ltd
- ERM (2020), *Remediation Action Plan – Former CSR Quarry, Horsley Park* (as referenced in SSD 71144719)
- ERM (2023), *Site Validation Report – Lot 301, 3 Johnston Crescent, Horsley Park*
- NSW Department of Planning, Housing and Infrastructure (2025), *State Significant Development Consent SSD 71144719 – Lot 301, 3 Johnston Crescent, Horsley Park*
- NSW Environment Protection Authority (2014), *Waste Classification Guidelines (Part 1: Classifying Waste)*
- NSW EPA (2020), *Contaminated Sites Guidelines*
- SafeWork NSW (2023), *Code of Practice – How to Safely Remove Asbestos*
- Department of Planning, Housing and Infrastructure (2004), *Guideline for the Preparation of Environmental Management Plans*

These references collectively inform the requirements, standards and procedures adopted in this Unexpected Contamination Finds Procedure to ensure consistency with SSD 71144719, the project's CEMP, and relevant NSW legislation and guidelines.





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