

C & S Partners Mortgage and Insurance Pty Ltd c/o Insite Property Consultants Pty Ltd





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Template 2.8.1

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Abbreviations

Abbreviation	Description
BC Act	Biodiversity Conservation Act 2016
CEMP	Construction Environmental Management Plan
NSW DPIE	Department of Planning, Industry and Environment
ELA	Eco Logical Australia
EP&A Act	Environmental Planning & Assessment Act 1979
PM	Project Manager
SDS	Safety Data Sheets
SOFAC	Statement of Facts and Contentions
SS	Site Supervisor
SWMS	Safe Work Method Statement

1. Context and authorisation

This Construction Environmental Management Plan (CEMP) has been prepared by Eco Logical Australia for C & S Partners Mortgage and Insurance Pty Ltd with assistance from Insite Property Consultants. The CEMP addresses item 15(a) of the Statement of Facts and Contentions (SOFAC) (2021/00055619 dated 23/4/21) and aims to:

- identify measures to protect the environment
- define roles and responsibilities during construction
- identify any external approvals needed
- identify consultation and communication needs
- describe the monitoring and reporting regime.

The CEMP has been reviewed and endorsed as tabulated below and will be implemented as described in this document.

Table 1: CEMP authorisation

Approval	Name	Position / Company	Signature	Date
Preparer	Jemima Kenworthy	Environmental Scientist, Eco Logical Australia	fleenworthy	28 July 2021
Review	Beth Medway	Principal Environmental Consultant, Eco Logical Australia	7.De.	29 July 2021
Endorsed by		Insite Property Consultants		
Endorsed by		C & S Partners Mortgage and Insurance Pty Ltd		
Approved by		Blacktown City Council		

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2. Work description and site plan

This CEMP has been prepared for the proposed mixed use development at 971 Richmond Road, Marsden Park (Lot 13 DP1190560). The following description of works is based on the Statement of Environmental Effects (SEE) prepared by Think Planners (2020) submitted with the Development Application (SPP-20-00002). Figure 1 shows the location of works and Figure 2 is the site plan.

Table 2: Description of proposed works

Activity	Description
Project description	The mixed-use development will feature six buildings containing retail, commercial, childcare, gymnasium and residential facilities at 971 Richmond Road, Marsden Park. Works will include demolition of existing structures, tree removal, civil and drainage works and dam dewatering.
Detailed description of	Pre-construction Pre-construction
works / Stage-by-stage construction activities	Bulk earthworks will occur to prepare the site for construction. Pre-construction includes dam dewatering, vegetation clearance, establishing erosion and sediment controls, fencing and establishing the site compound.
	Stage 1 development
	 Proposed Lot 1 zoned B4 for mixed use development with an area of 9467.1m²
	 Proposed Lot 2 being a R3 zoned residue lot intended to be subdivided into 16 Torrens title residential lots with an area of 3553.3m²
	1 lot for public roads
	 Proposed Lot 3 is a residue lot zoned B4 and R3 and is 8106.1 m² in size within the southern portion of the size and has a transport corridor investigation area affectation under Clause 6.10 of Appendix 12 of the Growth Centres SEPP, for the future Sydney Metro rail corridor
	Stage 2 development
	• Construction of a large mixed-use development within Proposed Lot 1 comprising a series of 6 x 8 storey buildings proposed to contain:
	 Total retail floor space with an area of 3045 m² for 15 commercial tenancies, a childcare facility for 100 children and a gymnasium on the ground floor
	 236 residential units over 6 buildings (Blocks A – F) in the 7 storeys above the ground level retail and mixed-use development with the following breakdown;
	 43 x 1-bedroom units (18.2%)
	■ 145 x 2-bedroom units (61.4%)
	■ 38 x 3-bedroom units (16.2%)
	■ 10 x 4-bedroom units (4.2%)
	○ 512 car parking spaces across Ground Floor and Basements 1 – 3
Work sites	The work site for the proposed development encapsulates the space needed for:
	vehicle and machinery movement
	 machinery and equipment set down establishment of erosion and sediment controls
	 establishment of erosion and sediment controls irrigation of dam water and drying of sediment from bottom of dam.
Work hours	Work and deliveries will be scheduled to occur during standard daytime hours: 7am to 6pm,
	Monday to Friday and 8am to 1pm, Saturdays.

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Activity	Description
Work duration	Works are expected to start in late 2021 and continue through 2022.
Machinery and equipment	In addition to standard construction site machinery and equipment, the proposed machinery to be used for dam dewatering will include:
	 excavator flex drive pump. If required, the use of additional machinery would ensure no additional impacts to the environment would occur.

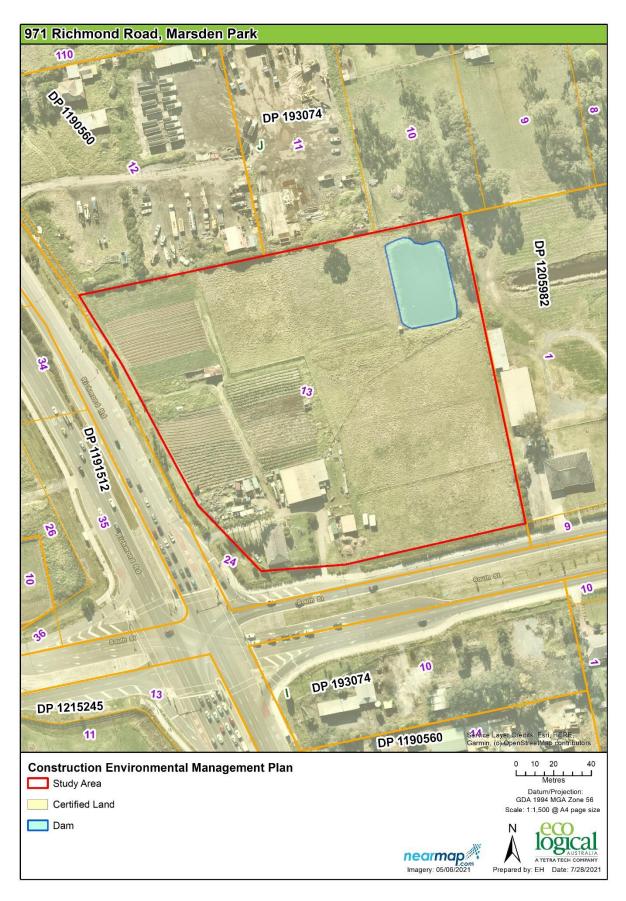


Figure 1: Location of the proposed works



Figure 2: Site layout

3. Permits and approvals

Blacktown City Council is the consent authority. The proposed development is classified as Nominated Integrated development as concurrence approval is required from National Resource Access Regulator (NRAR) under the *Water Management Act 2000*, due to the dam within the north-eastern corner of the site. Specific approvals related to dam dewatering are identified in Table 3. If the development footprint changes and results in additional impacts to native terrestrial or aquatic vegetation, additional approvals from NRAR may be required.

Table 3: Approvals related to dam dewatering

Activity requiring approval	Legislation, Licences, Permits, Consents or CoA	Authority	Date required / construction stage	Person responsible	Reporting requirements
Dam Dewatering	ANZECC Water quality guidelines	Blacktown City Council	Pre-commencement of works	Project Manager	As required according to the SOFAC.
Aquatic Fauna Relocation	Section 37 licence Fisheries Management Act 1994 Animal Research Authority (issued by Secretary's Animal Care and Ethics Committee)	Blacktown City Council	Pre-commencement of works	Project Manager	Summary report to Blacktown City Council as per Dam Dewatering Plan.

4. Implementation and operation

4.1. Roles and responsibilities

The organisation chart in Figure 3 identifies the reporting lines for the key contractor and sub-contractor personnel responsible for environmental management.

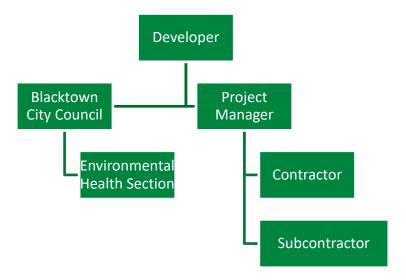


Figure 3: Project organisation chart

Roles and responsibilities are outlined in Table 4. Contact details for these personnel are included in Section 4.4.

Table 4: CEMP roles and responsibilities

Role	Name / Position / Company	Responsibility
Project manager (Development)	ТВА	 reviews DDP and CEMP requires the contractor to adhere to the planning approval accountable for contractor's and subcontractor's environmental performance reports any non-compliance to Developer and Council.
Site supervisor (Contractor)	ТВА	 issues stop work orders, if required records any community complaints (Appendix B - Complaints recording template) and notifies Project Manager (Development) responsible for site management, CEMP and subcontractors facilitates environmental induction and toolbox talks for site personnel undertakes minimum of weekly environmental inspections (or after environmental conditions change) ensures community are notified of commencement of works initiates corrective actions reports CEMP non-conformances to the Project Manager (Development) reports incidents notifies the Project Manager (Development) if the CEMP needs revising issues stop work orders, if required.

Role	Name / Position / Company	Responsibility
Team members (Contractor and sub-contractor)	ТВА	 complies with the CEMP monitors and maintains controls reports breaches of the CEMP and potential / actual incidents to Site Supervisor reports incidents stops work and reports to Site Supervisor in the event of unexpected finds (e.g. potential contamination or heritage items) records any community complaints and notify the Site Supervisor (Appendix B - Complaints recording template).

4.2. Required actions

Safeguards to manage potential environmental impacts are detailed in Table 5 together with who is responsible for their implementation and at what stage of works. The following terms are used in Table 5 for persons responsible for implementation:

- Development Project Manager Project Manager (PM)
- Contractor Site Supervisor Site Supervisor (SS)
- Contractor and sub-contractor site personnel All
- Site ecologist Eco

4.3. Training and environmental awareness

Prior to starting work, all site personnel must undergo environmental training awareness consistent with this CEMP. Training records should be maintained by the Site Supervisor using the template in Appendix A.

All visitors to the site are not allowed to take part in on-site work activities and must be accompanied by a person working at the site who has been fully inducted as above. In addition, visitors must undergo:

- a general site induction
- familiarisation with site features, hazard awareness and site evacuation plan.

Table 5: CEMP actions

Objective	Environmental Action	Timeframe	Monitoring	Responsible Person
General To minimise the risk of environmental incidents	All project staff and contractors will be inducted on the environmental sensitivities of the work site and relevant safeguards prior to commencement.	Prior to works	Induction records	SS
and complains and to effectively manage them if they occur.	Establish a register of complaints to record complainant contact information, details of complaint and action taken to address the complaint. A template is provided in Appendix B - Complaints recording template	Prior to works	Complaint register	SS
	Work site will be delineated, and no-go zones will be marked prior to commencement of works.	Prior to works	Daily checklist or change in site conditions	SS, PM
	The PM will be notified immediately of any complains relating to management of environmental issues.	As required	Complaint register	SS
	To ensure compliance with Section 148 of the <i>Protection of the Environment Operations Act 1997</i> , each relevant authority must be notified of any pollution incidents.	As required	Incident reports	PM
	Blacktown City Council will be notified if water to be discharge exceeds ANZECC levels as in the SOFAC (if applicable).	During works	As required	SS, PM
Soils	Works should not take place during or immediately after heavy rain.	During works	Daily checklist	All
To minimise soil disturbance	Vehicles are to be kept within designated areas.	Prior and during works	Daily checklist	All
	Stop works and notify other relevant contractors if any contamination (e.g., asbestos, discoloured soil, chemical or petrol odours, refuse or leachate) is discovered.	During works	Daily checklist, Incident reports. Re-assessment to occur after changes in site conditions or after rainfall.	SS
Flora and fauna No harm to aquatic fauna. No unapproved removal of	The preferred method of dewatering the dam is for irrigation within the premises. Water drained from dam is to be irrigated over adjacent field. No water to discharge from the premises.	During works	Daily checklist	SS
aquatic or terrestrial vegetation.	Carry out dewatering works in accordance with the Dam Dewatering Plan prepared by Eco Logical (2021).	Prior to works	Daily checklist and as required	SS, PM

Objective	Environmental Action	Timeframe	Monitoring	Responsible Person
	A suitably qualified ecologist be present during dewatering works to capture and relocate any aquatic fauna within the dam to avoid injury or fauna fatality.	Prior to works	Daily checklist	SS, PM, Eco
	The Bio-certificate letter provided by ELA (2020) recommended that any habitat trees to be removed shall be done so using the soft fall technique to minimise injury or death of native fauna. It is also recommended that an ecologist be onsite during the felling of trees located on the subject site to capture and relocate any found fauna.	Prior to works, site establishment and maintained during works	Daily checklist or changes in site conditions	SS, PM, Eco
	Ensure that no plant or equipment are positioned under the drip line of adjacent trees	Prior to works, site establishment and maintained during works	Daily checklist or changes in site conditions	SS
Air Quality No off-site dust impacts	Vehicles and equipment should not be left idle when not in use, should be regularly serviced and maintained and free from visible smoke.	During works	Daily checklist and complaints register	All
and air pollution minimised.	Minimise use of machinery for required activity only.	During works	Daily checklist	All
Waste and hazardous materials No pollution to land.	Removal and appropriate disposal of general waste generated by the contractors during the works is the responsibility of the contractors, with recycling of waste where possible.	During construction	Daily checklist	All
Aboriginal and non- Aboriginal Heritage No damage to known or unknown heritage items.	In accordance with Section 146 of the <i>Heritage Act 1977</i> , if an archaeological relic (such as a deposit or artefact) is uncovered during works, work must cease in the affected area and the Heritage Council of NSW notified. Further advice and consultation would be required, and approvals may be required from the Heritage Council of NSW or the Heritage Division under delegation regarding any relics, should they be discovered during works.	As required	Incident report	SS, PM
	In the extremely unlikely event that human remains are discovered, works should immediately cease, and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, Department of Planning, Industry and Environment may also be contacted at this time to assist in determining appropriate management.	As required	Incident reports	PM

Objective	Environmental Action	Timeframe	Monitoring	Responsible Person
Noise and vibration Minimise construction and operation noise and	Undertake construction work during normal business hours (7.00am until 6.00pm weekdays) to minimise noise disruption. Noise complaints recorded in complaints register.	During works	Daily checklist and complaints register	SS
vibration	Ensure all plant and equipment used for the project is maintenance regularly, have mufflers fitted and operate in a proper and efficient manner.	During works	Daily checklist and complaints register	SS
Public Safety To protect public safety	Temporary fencing of the site to prevent public access during construction and operation.	Prior and during works	As required	SS
	Appropriate safety signage is installed on site fencing.	Prior to works	As required	SS

4.4. Emergency preparedness and incident management

In the event of an environmental incident causing or threatening 'material harm' to the environment (indicatively, costing more than \$10,000 in clean-up (refer s.148 of the *Protection of the Environment Operations Act 1997*)), the following persons / authorities must be notified immediately in this order:

- Firstly call 000, only if the incident presents an immediate threat to human health or property.
- Notify the Project Manager immediately
- Notify each authority immediately, in this order:
 - NSW EPA 131 555 (for pollution incidents)
 - NSW Health Public Health Unit Randwick Office Public Health Officer on call (9382 8334 or after hours 9382 2222)
 - SafeWork NSW 131 050 (when staff or members of the public have been injured or if there
 is a pollution incident)
 - Fire and Rescue NSW 9265 2999 (for pollution incidents)
 - o Blacktown City Council (02) 9839 6000
 - o WIRES 1300 094 737 (if terrestrial animals are injured or in danger).

Immediate verbal communication is required to each relevant authority. This is to be followed by notification in writing or via email within seven days of the date on which the incident occurred, as per section 101 of the *Protection of the Environment Operations (General) Regulation 2009.* Contact and emergency numbers are given below.

Table 6: Phone and emergency contact list

Organisation	Name	Position	24-hour contact			
Key Project Contacts						
Blacktown City Council		(02) 9839 6000				
Project Manager – Insite Property Consultants	Joel Wood	Director	0411 124 999			
	Wo	orks Contractor				
Project manager						
Site supervisor						
	Other E	mergency Contacts				
Emergency Services (Police /			000			
Fire / Hazmat / Ambulance)			112			
Fire & Rescue NSW			9265 2999			
Nearest Hospital	Blacktown Hospital		02 9881 8000			
State Emergency Services (SES)	State Emergency Services (SES)					
EPA Pollution Incident Line 131 555						
SafeWork NSW			131 050			
Origin Energy			132 461			
Energy Australia 131 388						

Organisation	Name	Position	24-hour contact
Police Assistance Line (PAL)			131 444
Poisons Information			131 126
RMS			9211 3000
		Other Authorities	
Dial before you dig			1100
NSW NPWS			1300 072 757

5. Monitoring and review

5.1. CEMP Audit

The implementation of the CEMP may be audited by Council, NSW Department of Planning, Industry and Environment (DPIE) and/or the Project Manager throughout the works period. Council's Environmental Health Section requires that they are to be notified via telephone if any water sample from the dam exceeds the ANZECC water quality guidelines. Any communication to the Environmental Health Section of Blacktown City Council must be followed up in writing as per the SOFAC.

Similarly, if no adverse results are found during sampling, Blacktown City Council must be notified, and the results must be submitted to the Environmental Health Section at the completion of water discharge.

5.2. Environmental site checklist

The site environmental inspection checklist is contained in Appendix C - Site environmental inspection checklist (daily) The site supervisor will record the outcomes on a daily basis, after rain and if environmental conditions change.

5.3. Corrective action

Environmental non-conformances shall be treated as incidents and recorded by the Site Supervisor. Details of non-conformances and incidents will be reported to Council by the Project Manager and / or NSW DPIE where appropriate.

5.4. Records

The following records will be kept:

- DA consent conditions
- Site inductions
- Daily environmental site checklist
- Environmental audits
- Complaints
- Environmental incidents, notifications and correspondence to relevant authorities and rectification actions taken
- SDSs and chemical register
- Training and induction registers
- Water quality meter results.

5.5. CEMP review

The CEMP will be reviewed, if required, as a result of audit reports, complaints, incidents or changes in site conditions or scope of works. In the event of an CEMP review, Council will be notified, and a copy sent for review.

Appendix A - Construction team induction sign-off sheet

The following personnel certify they have reviewed the Construction Environmental Management Plan (CEMP) and will undertake works in accordance with the CEMP. The main contractor will be responsible for ensuring that all their sub-contractors are inducted, and conduct works in accordance with the CEMP.

Name	Position / Company	Signature	Date
	Development Project Manager		
	Contractor Site Supervisor		
	Contractor Staff		
	Sub-contractor		

Appendix B - Complaints recording template

	Received by				Contact	Follow	Date
Date	(phone, email, fax, letter, verbal)	Complaint	Name	Address	number	Follow-up actions	complete

Appendix C - Site environmental inspection checklist (daily)

Constructor Details		Site Supervisor - Environmental Checklist				
Project Title: 971 Richmond Road, Marsden Park Site Inspected (enter date):						
Time & I						
	have been inducted	П				
A	Topography, Geol		Televant information in this Livil	Compliance (Yes or No)		
		are kept within designat	ted areas.			
			ensure works do not occur within	П		
		lowing heavy rain events				
	A3 No evide	ence of contaminated se	diment.			
В	Water Quality, Hy	drology & Drainage				
	B1 Fuel and	chemicals stored in secu	ured areas (and not overnight)			
	B2 Emergen	cy Spill Kit on site with t	he equipment			
	B3 Plant and	d equipment leak-free				
	B4 Sedimen	t and erosion plan adhe	red to			
С	Flora and Fauna					
	C1 No unapp	proved terrestrial or aqu	uatic vegetation clearance			
	C2 Materials	s stored away from drip	lines of trees			
	C3 Works ar	re being conducted as pe	er the Dam Dewatering Plan			
	C4 Ecologist	onsite during dewateri	ng			
	C5 Ecologist	t present during tree cle	arance / removal			
D	Air Quality & Energ	gy				
	D1 No visible	e dust				
		d equipment have been				
	condition.					
	D3 No idling	vehicles				
	D4 No visible	e vehicle exhaust emissi	ons for more than 10 secs			
Е	Heritage					
	E1 Work ceased if heritage item found					
F	Visual Environment					
	F1 Site tidy					
	F2 Spread o	f materials, waste minin	nised			
	F3 Equipme	nt & materials containe	d within work areas			

Constructor Details		ails	Site Supervisor - Environmental Checklist		Job No. 	
	F4	Personne	l maintaining tidy appearance			
	F5	Site secu	re			
G	Noise	Noise & Vibration				
	G1	1 Mufflers fitted to all plant and equipment				
	G2	Plant and	equipment working to approv	ved hours		
	G3	Noisy act	ivities intermittent and not co	ntinuous		
	G4	Noise not	causing nuisance to nearby re	esidences		
	G5	Residents	notified in advance of noisy a	ctivities		
	G6	Truck exh	aust brakes not used near sen	sitive premise		
Н	Traffic	& Access				
	H1	Accesses	not obstructed without prior a	arrangement		
	H2	Signs ere	cted to inform public of the wo	ork (if required)		
	Н3	Vehicle a	ccess/egress to roads controlle	ed by Stop / Slow		
	H4	Sufficient	identification / barriers for ve	hicle movement zones		
1	Waste	Generation				
	I1	Receptac	les on site for disposal of wast	е		
	12	Waste be	ing recycled where possible			
	13	Contamir	nated waste identified and sec	tioned off if appropriate		
	14	Waste cla	ssified and disposed to license	ed facility if required		
	15	Hazardou	s waste removed by licensed of	contractor		
J	Other					
	J1					
	J2					
	J3					
Inspec	ted by:		Signatu	ıre:	Date:	
Action	is:					
	Name: Date Completed:					



