CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

2-8 LANCELEY PLACE & 14 CAMPBELL STREET

JULY 2024

Authorisation

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GLOSSARY/ABBREVIATIONS

Abbreviation	Expanded Text
AMM	Amended Mitigation Measures.
CCCHP	Community Consultation and Complaints Handling Plan
CDWMP	Demolition Waste Management Sub-Plan
CEMP	Construction Environmental Management Plan
Conditions	Condition of Consent *(SSD-48478458 Development Consent, 21 December 2023)*
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 the consent
CTMP	Construction Traffic Management Sub-Plan
DPHI, or the Department	NSW Department of Planning, Housing and Infrastructure
EIS	*Environmental Impact Statement State Significant Development Application SSD-48478458*
EMS	Environmental Management System
EP&A Act	*Environmental Planning and Assessment Act 1979 (NSW)*
EPA	Environmental Protection Authority
ESCP	Erosion and Sediment Control Plan AND Soil and Water Management Sub-Plan
Minister, the	NSW Minister for Planning (or delegate)
NVMP	Noise and Vibration Management Sub-Plan
RtS	*SSD-48478458 Supplementary Response to Submission*, 20 October 2023
SSD	State Significant Development

1. INTRODUCTION

1.1 Background

WolfPeak has been engaged by Goodman Property Services (Aust.) Pty Ltd to prepare this Construction Environmental Management Plan (CEMP) for the development of 2-8 Lanceley Place and 14 Campbell Street, Artarmon NSW (the Project). The Project was approved as a State Significant Development (SSD) 48478458 on 21 December 2023.

This CEMP has been prepared in accordance with conditions of Consent C1 – C3, to describe how Goodman and its contractors will minimise environmental risk and achieve environmental outcomes for construction of the Project; and comply with the terms of the Consent.

Implementing the CEMP and Sub-plans effectively will ensure that the Project meets the conditions of the Consent, Amended Mitigation Measures (included Appendix 2 of the Consent) and relevant Acts, Regulations, Standards and Government policies. The relevant statutory requirements and where they have been met in the CEMP and Sub-plans are shown in Appendix A.

This CEMP and Sub-plans are applicable to all staff, workforce and sub-contractors associated with construction of the Project.

1.2 Project Overview

Goodman lodged the Project's State Significant Development Application (SSD – 48478458) under section 4.38 of the *Environmental Planning and Assessment Act 1979* with the Department of Planning, Housing and Infrastructure (the Department) for the redevelopment of 2-8 Lanceley Place and 14 Campbell Street in March 2023. On 21 December 2023, consent was granted for the demolition of the existing buildings and the construction of a three-storey warehouse and distribution centre, including onsite car parking and ancillary offices.

The Site is located in the centre of the Artarmon Industrial Precinct in the Willougby Local Government Area, NSW, legally described as Lots 11-15 in DP 233037. The site covers an area of 14,025 square metres and is bound by Lanceley Place to the east and Campbell Street to the north. It is strategically positioned in the North District of Sydney between the business districts of North Sydney, Chatswood and St Leonards. The Site is zoned E4 – General Industrial to facilitate large commercial and industrial businesses. The Site is not located near to any environmentally sensitive areas and does not contain any areas of high biodiversity value. Figure 1 provides a map of the site location.

Figure 1: Site location (source: Goodman, 2024)

1.3 Staging

Goodman plans to deliver the Project in stages, as follows:

- **Stage 1: Site establishment and demolition of buildings and structures, and stabilisation.**
  This stage is anticipated to occur in the second half of 2024, with works expected to take approximately 8-12 weeks.
- **Stage 2: Main works construction.**
  Stage 2 will be paused until determination of a second development application (SSDA – 66777221) for the construction of a data centre on the Site. Should SSDA – 66777221 be approved, then Goodman will discontinue works under SSDA – 48478458 and instead develop data centre on the Site under that consent.

1.4 Purpose and scope of this CEMP

Condition A10 allows Goodman to prepare and submit any strategy, plan or program required by this Consent on a staged basis if:

- approved by the Planning Secretary and
- 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.

Given the nature of the staging, and the potential for Stage 2 to be replaced by SSDA – 66777221, the scope of this CEMP has been limited to the site establishment, demolition and stabilisation activities associated with Stage 1 of the development. A separate CEMP (and associated Sub-plans) will be submitted for Stage 2, should these works proceed. A letter has been prepared (separate to this document) in accordance with condition A10 seeking approval to proceed with this staged approach.

This CEMP:

- Describes Stage 1 of the Project in detail, including activities to be undertaken during construction (Stage 2 is not discussed further)
- Addresses the relevant requirements of the Consent, the Amended Mitigation Measures, contractual requirements and applicable legislation

- Provides specific mitigation measures and controls that can be applied on-site to avoid or minimise negative environmental impacts
- Describes the management related roles and responsibilities of personnel
- States objectives for environmental performance of the Project; and
- Outlines a monitoring program to judge the performance of controls implemented during construction.

This CEMP, and associated Sub-plans and strategies, for Stage 1 of the Project must be approved the Department prior to commencement of construction, and will be implemented for the duration of construction.

1.4.1 Ministers Conditions of Consent

The requirements of the Consent relevant to the preparation of the CEMP are Table 1, with cross reference to indicate where each requirement is addressed within this CEMP. The full legal and compliance register is presented in Appendix A.

Table 1: Condition requirements for the preparation of this CEMP.

Condition No.	Requirement	Relevant Section
C1	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	-
	(a) a condition compliance table	This Table Section 2 of each Sub-plan
	(b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);	Appendix A Section 2 of each Sub-plan
	(ii) any relevant limits or performance measures and criteria; and	Section 4.1
	(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;	Section 4.1 Section 1.3 of each Sub-plan
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Sections 5, 6 and 7
	(d) a program to monitor and report on the:	Section 7
	(i) impacts and environmental performance of the development; and	
	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	

Condition No.	Requirement	Relevant Section
	e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	Appendix I
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;	Section 5.3
	(g) a protocol for managing and reporting any:	-
	(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	Section 5.5 Appendix I
	(ii) complaint;	CCCHP
	(iii) failure to comply with statutory requirements; and	Section 5.5 Appendix I
	(h) a protocol for periodic review of the plan.	Sections 5.3, 7.4, 7.5
C2	The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	This document
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);	Appendix C
	(b) Erosion and Sediment Control Plan (see condition B11);	Appendix E
	(c) Construction Noise and Vibration Management Plan (see condition B25);	Appendix D
	(d) Construction and Demolition Waste Management Plan (see condition B42); and	Appendix F
	(e) Community Consultation and Complaints Handling	Appendix G
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 1.1

Condition No.	Requirement	Relevant Section
B49	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site	Appendix H

1.5 Stage 1 Construction

Stage 1 will involve vegetation clearing and demolition works. This stage is anticipated to occur in the second half of 2024, with works expected to take approximately 8-12 weeks. The works will be undertaken in accordance with the Demolition Plan in the Architectural Plans prepared by Grimshaw Architects appended to the EIS.

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

Stage 1 can be broadly grouped into the following:

Site set-up and Establishment

- Site mobilisation and perimeter establishment with shade cloth
- Erection of additional fencing, as necessary
- Site amenities and site power and water connection
- Erection of signage, environmental controls, noise and vibration monitors, protection measures as per the requirements of CoC and this CEMP
- Services identification and disconnection from site boundaries

Hazmat Removal and Strip-out Works

- Removal of identified hazardous materials with appropriate controls and disposal of at a licensed facility
- Provision of a clearance certificate by a hygienist
- Strip-out of soft finishes and FFE and disposal to a licensed facility

Structural Investigation and Temporary Works

- Structural investigation to confirm materials, reinforcements and connections within the buildings to validate any assumptions and or review the temporary engineering requirements
- Provision of certification by an independent third-party structural engineer

Structural Demolition

- Demolition of metal awning and brick workshop buildings
- Demolition of remaining buildings

- Demolition of concrete hardstands and footings
- Waste sorting and disposal at a licensed facility

Table 1, below, lists equipment assumed to be required for the Stage 1 activities. Figure 2, below, illustrates the buildings and vegetation for removal in Stage 1.

Table 1: Stage 1 Equipment

Phase	Work	Activities	Equipment Required
1	Site preparation	Vegetation clearing Establishment of site facilities	Chainsaw, chipper, excavator, front end loader, dump truck, water truck
2	Demolition	Stabilization of cuttings and footings Demolition of structures	Excavators (grabs and buckets, and hydraulic hammer and pulveriser), front end loader, dump truck
3	Site stabilization	Stabilisation of remaining surface (with polymer or similar) and installation of site controls.	Water truck, light vehicles.

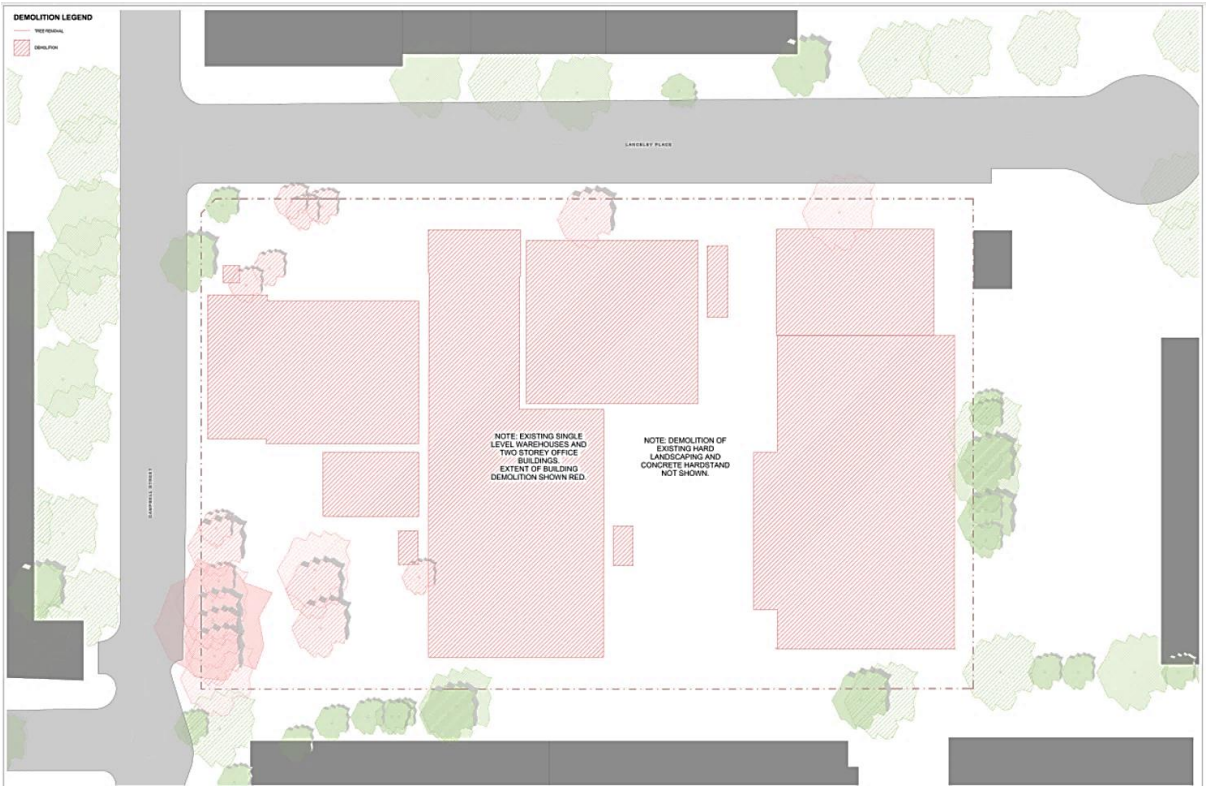

Figure 2: Demolition Plan (source: Demolition Plan in the Architectural Plans prepared by Grimshaw Architects appended to the EIS)

2. STAKEHOLDER ENGAGEMENT

2.1 Consultation on the Sub-plans

Condition A9 requires that consultation with identified parties is undertaken as prescribed in the Conditions and details of the consultation outcomes are recorded. In so far as the development of the CEMP and Sub-plans, the NVMP and CTMP were required to be prepared in consultation with stakeholders. Details on the consultation completed, and the outcome of that consultation is presented in Section 2.5, Appendix B and Appendix C of the NVMP and Section 1.7 of the CTMP, and summarised in Table 3 below.

Table 3: CEMP and sub-plan consultation

Condition	Plan	Stakeholder	Outcome
B1(a)	Construction Traffic Management Plan (CTMP)	Ausgrid	Refer to CTMP in Appendix C
		Council	Refer to CTMP in Appendix C
B25(b),(f),(g),(h),(i)	Noise and Vibration Management Plan (NVMP)	Surrounding affected owners and nearby properties	The NVMP has been prepared in consultation with the stakeholders identified in the EIS Noise Impact Assessment. The NVMP includes strategies to manage noise and vibration impacts, developed in consultation with affected receivers, in accordance with B25(f),(g),(h),(i).
		Ausgrid	

2.2 Community Communication during Construction

In accordance with condition C3, a Community Consultation and Complaints Handling Plan (CCCHP) has been developed and is included as Appendix J of this Plan. The CCCHP's aim is to prioritise trusting relationships with stakeholders involved in the Project, and the community in which the Project will operate. The CCCHP details the commitment to engage transparently with stakeholders and facilitate continual improvement and details the procedures for handling complaints and investigating community concerns.

3. ENVIRONMENTAL MANAGEMENT SYSTEM

This CEMP is the overarching document in the Environmental Management System which establish systems for implementation, monitoring and continuous improvement to minimise environmental impacts, and ensuring that environmental requirements and legislation is being fulfilled.

3.1 Environmental Performance Objectives

As a means of assessing environmental performance during construction of the Project, environmental objectives have been established. These objectives have been developed with consideration of the requirements of the Project's conditions, AMMs and key issues identified through the environmental assessment and risk assessment processes. The Project's environmental performance objectives will guide the implementation of management measures. Environmental management objectives and targets for the Project are provided in Table 4 below.

Table 4: Performance objectives

Objective	Target	Measurement Tool	Actions
Project statutory compliance	The Project receives no Non-Compliances	Non-Compliance Register	Regular toolbox talks with an environmental and compliance focus conducted throughout the construction of the Project. All relevant permits and licenses are obtained for works.
Environmental protection	No environmental incidents[1] occur throughout the Project delivery	Environmental Incident Register	Environmental controls are implemented and maintained, and environmental aspects are monitored regularly. Regular toolbox talks reinforcing environmental standards and mitigation measures.
Management plan conformity	The CEMP and associated sub-plans are implemented by all Project personnel, including contractors	Induction, Training, Audit and Inspection Records	CEMP and sub-plans are easily accessible on site and on the dedicated project website. Regular toolbox talks revising management plan information, including processes and expectations. Auditing and monitoring programs

[1] As defined by *SSD-48478458 Development Consent, 21 December 2023*

4. CONSTRUCTION ENVIRONMENTAL MANAGEMENT

4.1 Preparation and Availability of CEMP

This CEMP has been prepared in accordance with the requirements of the Consent. This CEMP and all Sub-plans will be publicly available on the Goodman Project website (https://au.goodman.com/property-lease-site/abc-artarmon) in accordance with condition C14(a)(iii).

This CEMP will be available to all workers, subcontractors, visitors or anyone working on the Project throughout for the duration of construction. Obligations under this CEMP will be communicated to all Project personnel via inductions and trainings, and other interested parties by request.

4.2 Resources, Responsibilities and Authority

Goodman is the developer of the Project and has overall responsibility for compliance with the Consent. Goodman have engaged contractors for Stage 1 construction works. All personnel including consultants, contractors, sub-contractors and all other personnel associated with undertaking construction works on the Project, ultimately report to Goodman.

Goodman is responsible for monitoring the environmental performance of the Project and monitoring compliance with the Consent, the AMM, this CEMP and Sub-Plans as they relate to the construction of the Project.

Table 5 outlines the responsibilities of key Project personnel. These do not detract from the individual's basic obligation to exercise due diligence in matters relating to health and safety. All Project personnel are responsible for the implementation of this CEMP and have the responsibility to stop works if there is the potential for a safety or environmental incident to occur. Roles and responsibilities specific to implementation of each Sub-plan are included in the associated document.

Table 5: Roles and Responsibilities

Role	Responsibility
Goodman's Representative	Environmental reporting responsibility associated with the Project.
	Overall responsibility for environmental management and compliance with the Consent and relevant legislation.
	Liaise with Goodman's management to keep them informed of the Project's environmental performance and progress.
	Record, notify, investigate and respond to any environmental incidents and, where necessary, guide the development and implementation of corrective actions.
	Consult and engage with any contractors or interfacing contractors regarding the environmental management of the Project.

Role	Responsibility
	Provide adequate environmental inductions/training to Goodman's employees and contractors regarding their requirements under this CEMP.
Contractor Project Manager	Oversee the implementation and maintenance of the CEMP and Sub-Plans.
	Check that any licence, permit and/or approval required for the Project has been obtained in the required timeframe.
	Monitor and report on overall environmental management performance.
	Review and acknowledge periodic environmental inspection reports.
	Initiate project meetings as required or directed, in which environmental items are discussed as appropriate.
	Identify and allocate Project resources to implement the requirements of the CEMP and Sub-Plans.
	Confirm relevant environmental expectations expressed by the client and/or regulatory authorities to the Project team.
Contactor HSEQ Manager	Provide advice where required in relation to environmental issues associated with the Project.
	Inform all personnel including sub-contractors of the requirement to conform with the CEMP and Sub-Plans.
	Confirm that all necessary environmental controls are implemented and maintained for the duration of the Project.
	Complete weekly site inspections to monitor and verify mitigation measures are implemented and effective.
	Monitor weather conditions to prepare the Project for high winds or other extreme weather events.
	Provide regular environmental inspection and progress reports to the Contractor Project Manager.
	Monitor environmental compliance with the CEMP.
	Facilitate the environmental induction and training (toolbox talks) of employees and subcontractors (as required).
	Complete and maintain all necessary environmental documentation for the contract (as required).
	Conduct environmental incident investigations and implement corrective action responses in consultation with the Contractor Project Manager.
Communications and Community Liaison Representative	Lead and manage the community involvement activities, including liaison with property owners and key stakeholders.
	Be the primary Project contact for the public, handling enquiries and complaints and managing interface issues.

Role	Responsibility
	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 and forums and arrange interviews to address concerns raised by the community.
	Provide advice and participate with the project teams to improve and enhance the delivery of communication services to the community.
	Build and maintain collaborative and consultative working relationships with internal and external stakeholders.
	Be available for contact by local residents, key stakeholders and community representatives to answer queries and provide more information or feedback.
All personnel	Report all environmental incidents, hazards, non-compliances and near misses to their supervisor or the Contractor Project Manager immediately.
	Attend all required environmental awareness, induction and training sessions.
	Stop work or otherwise mitigate the effects of an activity that is causing significant, uncontrolled or unexpected environmental harm.
	A daily pre-start inspection of plant and equipment will be undertaken by plant and equipment operators and any leaks or excessive emissions reported to the Contractors HSEQ Manager.

4.3 Planning

4.3.1 Aspects and Impacts

An Aspects and Impacts Register has been prepared to assess the risks associated with Stage 1 of the Project (refer Appendix B).

Identification of significant impacts that may occur during demolition is central to selection of appropriate environmental safeguards. This approach involves an assessment of all relevant Project aspects and their environmental risks, with corresponding risk mitigation strategy and risk ranking.

Each environmental risk was categorised based on the following:

- Environmental aspect
- Relative scale of potential impact
- Type of potential impact; and
- Likelihood of occurrence.

Identification of risks included a review of the Stage 1 works, Conditions, AMMs, and environmental risks identified in the EIS and RTS.

4.3.2 Requirements and Compliance

This CEMP and its Sub-Plans describe the environmental mitigation measures that will be implemented on the Project during construction to prevent and minimise environmental impacts, and incorporates the requirements from the Consent and relevant legislation.

The Consent conditions and AMMs relevant to Stage 1 of the Project are contained in Appendix A. This register will be reviewed at regular intervals, such as during management reviews, and updated by the Project team with any applicable changes. Any changes made to the register will be communicated to the wider Project team, including subcontractors where necessary.

Under condition A4, if there is any inconsistency, ambiguity or conflict between the plans and documentation referred to in condition A2 (i.e.: the EIS, RTS and SRTS, the Development Layout in Appendix 1 of the Consent and the AMM), the most recent document will prevail to the extent of the inconsistency. However, the conditions of SSD 48478458 Development Consent prevail to the extent of any inconsistency, ambiguity or conflict.

In accordance with Advisory Note AN1, all necessary licenses, permits and approvals required for the development of the Project will be obtained and maintained as required throughout the life of the Project and provided on the Project website. No condition removes the obligation for Goodman and the Project contractor to obtain, renew or comply with such necessary licenses, permits or approvals except as provided under Section 5.3 of the EP&A Act.

Condition A1 states:

> *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.*

Goodman and its contractors will ensure that the CEMP and Sub-plans are implemented, demonstrating that all reasonable and feasible measures are implemented to prevent or minimise environmental harm.

4.3.3 Continual Improvement

In addition to specifying the day-to-day environmental management of the Project, this CEMP will be subject to regular reviews and (if needed) updates.

In accordance with conditions C7 and C8, the CEMP and Sub-plans will be reviewed within three months of:

- the submission of an incident report under condition C9
- 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.

The Planning Secretary must be notified in writing of the outcomes of any review.

If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the CEMP and Sub-plans 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, or such other timing as agreed by the Planning Secretary.

4.4 Competence, Training and Awareness

To ensure that this CEMP is effectively implemented during construction, each level of management is responsible for ensuring that Project personnel reporting to them are aware of the requirements of this CEMP. The Contractor will coordinate environmental training. All personnel on site will be required to have the required skills and competence to perform the environmental management, reporting, monitoring and community engagement relevant to their role as outlined in Section 5.2 of this CEMP.

4.4.1 Environmental Induction

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

The environmental induction will include, but not be limited to:

- An instruction to comply with Consent conditions relevant to the activities they carry out on the Project, as per A22.
- An overview of:
    - Relevant details of the CEMP including purpose and objectives
    - Key environmental issues
    - Project specific environmental management requirements and responsibilities as specified in CEMP and CEMP Sub-Plans
    - Incident response and reporting requirements.

The Contractor may authorise amendments to the induction at any time, provided the requirements remain consistent with those set out in the Consent. Possible reasons for changes to the induction may be Project modifications, legislative changes or amendments to this CEMP or related documentation.

Short-term visitors to site will be required to undertake a visitors induction and be accompanied by inducted personnel at all times.

A record of all environment inductions will be maintained and kept on-site.

4.4.2 Toolbox Talks, Training and Awareness

Toolbox talks will be one method of raising awareness and educating personnel on issues related to all aspects of construction including environmental issues. The toolbox talks are used to ensure environmental awareness continues throughout construction. Toolbox talks are to occur at least once per week. Attendance is mandatory and attendees of toolbox talks

are required to sign an attendance form and the records maintained. Relevant environmental issues may include:

- Noise and vibration impacts and mitigation
- Hours of work
- Emergency and spill response
- Dust control.

Targeted environmental awareness training may be provided to individuals or groups of workers with a specific authority or responsibility for environmental management or those undertaking an activity with a high risk of environmental impact. Topics covered may include those detailed above, or others deemed necessary in the lead up to or during demolition works.

Additional training will be provided if required in response to a review of the CEMP or Sub-Plans requiring a change in environmental management, following an environmental incident, or due to the results of environmental monitoring.

Another way to inform construction personnel will be through the development and distribution of awareness notes. This documentation will be used to inform the broader workforce through either daily pre-starts meeting or provision in worker crib sheds / break facilities.

4.5 Working Hours

In accordance with condition B22, construction activities for the Project will only be undertaken during the following hours:

- Monday to Friday 7 am to 6 pm
- Saturday 8 am to 1 pm
- No work on Sundays or public holidays

As per B25(b), (f) and (g), specific hours of respite may be established through consultation with affected childcare and surrounding commercial premises for activities that result in these receivers being highly disturbed. Refer to the NVMP in Appendix D for further details on high noise activities and respite.

As per B23, works outside of the standard construction hours specified above may only be undertaken in the following circumstances:

- Works that are inaudible at the nearest sensitive receivers;
- For the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
- Where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Works outside of standard hours (excluding emergency works) must be approved by Goodman prior to commencing. An application to conduct the out of hours works must include a justification. Works deemed to be inaudible must also be supported by a noise assessment detailing the potential noise impact at the nearest receivers.

4.6 Incidents and Non-compliances

4.6.1 Incidents

An incident is defined by the Consent as an occurrence or set of circumstances that causes or threatens to cause material harm. In accordance with C9, the Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must:

- identify the Project (including the development application number and the name of the development), i.e.: Lanceley Place Multi-level Warehouse, SSD-48478458; and
- set out the location and nature of the incident.

Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3 of the Consent.

4.6.2 Non-compliances

In accordance with C10 – C12, the Planning Secretary must be notified in writing via the Major Projects website within seven days after the Project team becomes aware of any non-compliance. A non-compliance notification must:

- identify the development and the application number for it, i.e.: Lanceley Place Multi-level Warehouse, SSD-48478458
- set out the condition of Consent that the Project 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.

A non-compliance which has been notified as an incident does not need to also be notified as a noncompliance.

5. ENVIRONMENTAL MITIGATION MEASURES

Environmental mitigation measures to be implemented during construction of Stage 1 of the Project to enable compliance with the Consent, AMMs, performance measures and criteria are documented in Table 6 and the aspect-specific CEMP Sub-Plans. The identified mitigation measures are consistent with those identified in the EIS and the RtS, and reflect current accepted industry guidelines and practice.

Table 6: Environmental mitigation measures

ID	Measure/Requirement	Responsibility	Reference	Evidence
TRAFFIC AND ACCESS				
Refer CTMP in Appendix C of this CEMP.				
SOILS, WATER QUALITY AND HYDROLOGY				
Refer ESCP in Appendix E of this CEMP				
AIR QUALITY				
AQ1	All reasonable steps must be taken to minimise dust generated during all works authorised by the Consent.	Contractor	Condition B18	Inspection records
AQ2	Install , operate and maintain equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.	Contractor	Conditions A24, B20	Inspection records Plant maintenance records
AQ3	Apply suppression / controls in the event odour is detected on site, so that the project does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	Contractor	Condition B21	Inspection records Complaints register
AQ4	Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust)	Contractor	Condition A2(e) AMM	Demolition works plan
AQ5	Exposed surfaces and stockpiles must be suppressed by regular watering or other alternative suppression method; Ensure effective water suppression is used during demolition operations. Handheld sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume	Contractor	Conditions B19(a), A2(e) AMM	Inspection records

ID	Measure/Requirement	Responsibility	Reference	Evidence
	water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.			
AQ6	Avoid explosive blasting, using appropriate manual or mechanical alternatives.	Contractor	Condition A2(e) AMM	Inspection records
AQ7	Bag and remove any biological debris or damp down such material before demolition	Contractor	Condition A2(e) AMM	Demolition works plan Inspection records Waste records
AQ8	Complete land stabilization progressively on site to minimise exposed surfaces.	Contractor	Conditions B19(e), A2(e) AMM	Inspection records
AQ9	Use Hessian, mulches or tackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable	Contractor	Condition A2(e) AMM	Erosion and sediment control plan Inspection records
AQ10	Only remove the cover in small areas during work and not all at once	Contractor	Condition A2(e) AMM	Demolition works plan Inspection records
AQ11	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.	Contractor	Condition A2(e) AMM	Inspection records
AQ12	Avoid dry sweeping of large areas.	Contractor	Condition A2(e)	Inspection records

ID	Measure/Requirement	Responsibility	Reference	Evidence
			AMM	
AQ13	Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.	Contractor	Conditions B19(b), A2(e) AMM	Inspection records
AQ14	Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.	Contractor	Condition A2(e) AMM	Inspection records
AQ15	Record all inspections of haul routes and any subsequent action in a site log book.	Contractor	Condition A2(e) AMM	CTMP Site log book
AQ16	Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned.	Contractor	Conditions B19(c), B19(d), A2(e) AMM	Demolition works plan Inspection records
AQ17	Implement a wheel washing system or equivalent (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	Contractor	Conditions B19(c), B19(d), A2(e) AMM	Erosion and sediment control plan Inspection records
AQ18	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	Contractor	Conditions B19(c), B19(d), A2(e) AMM	Erosion and sediment control plan Inspection records
AQ19	Access gates to be located at least 10 m from receptors where possible	Contractor	Condition A2(e) AMM	Inspection records

ID	Measure/Requirement	Responsibility	Reference	Evidence
NOISE AND VIBRATION				
Refer NVMP in Appendix D of this CEMP.				
HERITAGE				
H1	If changes are made to the Project that may result in impacts to areas not assessed by the Aboriginal Cultural Heritage Assessment Report further assessment would be required.	Goodman	Condition A2(e) AMM	Revised Aboriginal Cultural Heritage Assessment Report
H2	The Aboriginal Cultural Heritage Assessment Report found the study area was assessed as having nil – low archaeological potential to retain intact archaeological deposits that may contain Aboriginal artefacts and Stage 1 does not involve subsurface excavation. Nevertheless, if any item or object of Aboriginal heritage significance is identified on site: • all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately; • a 10 m wide buffer area around the suspected item or object must be cordoned off; and • Heritage NSW must be contacted immediately.	Contractor Goodman to contact Heritage NSW	Conditions B34, A2(e) AMM	Incident report Inspection records
H3	In the event of an unexpected find, 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.	Contractor Goodman to approve recommencement	Conditions B35, A2(e) AMM	Incident report Inspection records
H4	If human remains, or suspected human remains, are found in the course of the activity, all work in the vicinity should cease, the site should be secured, and the NSW Police and Heritage NSW should be notified	Contractor Goodman to contact NSW Police and Heritage NSW	Condition A2(e) AMM	Incident report Inspection records

ID	Measure/Requirement	Responsibility	Reference	Evidence
H5	The EIS determined that the Project is not anticipated to result in any adverse heritage impacts. Nevertheless if any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development: • all work in the immediate vicinity of the suspected relic(s) must cease immediately; • Heritage NSW must be contacted immediately; and • 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.	Contractor Goodman to contact Heritage NSW	Condition B36	Incident report Inspection records
H6	In the event of an unexpected find, work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.	Contractor Goodman to approve recommencement	Condition B37	Incident report Inspection records
HAZARDS AND RISK				
HR1	All chemicals, fuels and oils used on-site in accordance with AS/NZS 3833:2007, ADS1940 AS 1940:2017, AS/NZS 60079.10.1:2022 and the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual'. In the event of an inconsistency between the above requirements, the most stringent requirement must prevail to the extent of the inconsistency	Contractor	Conditions B38, B39, A2(e) AMM	Inspection records
HR2	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times	Contractor	Condition B40	Inspection records
HR3	From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans, must	Contractor	Condition B41	Inspection records

ID	Measure/Requirement	Responsibility	Reference	Evidence
	be stored in an emergency information cabinet directly adjacent to the main entry point to the site.			
Refer also the Erosion and Sediment Control Plan in Appendix E and CDWMP in Appendix F of this CEMP.				
WASTE MANAGEMENT				
Refer the CDWMP in Appendix F of this CEMP.				
CONTAMINATION				
CM1	Prepare and implement a Hazardous Materials Management Plan and / or Asbestos Management Plan in accordance with the WHS Act 2017.	Contractor	AMM	Hazardous Materials Management Plan and / or Asbestos Management Plan Clearance reports Asbestos in air monitoring report
CM2	Implement the unexpected contamination finds procedure in Appendix H in the event of encountering unexpected contamination.	Contractor	Condition B49	Unexpected finds report
CM3	Any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site	Contractor Goodman to submit information to the Planning Secretary	Condition B49	Disposal records Communication with the Planning Secretary
BIODIVERSITY				

ID	Measure/Requirement	Responsibility	Reference	Evidence
BD1	The 3 neighboring self-sown weed species of trees (trees 12, 13, 14) will be retained and protected in accordance with AS4970.	Contractor	Arboricultural Impact Assessment, Civica, 1 February 2023	Inspection reports
VISUAL AMENITY				
VA1	Lighting must comply with AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); and be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Contractor	Condition B53	Complaints register

6. MONITORING AND REVIEW

6.1 Monitoring, Inspections and Auditing

Environmental monitoring and inspections will be undertaken to validate the impacts predicted for the Project to measure the effectiveness of environmental controls and implementation of this CEMP, and to address approval requirements.

6.1.1 Environmental Inspections

The Contractor Project Manager or delegate will complete weekly environmental inspections of the Project. The purpose of these inspections is to:

- Verify compliance with the Consent
- Review the performance and effectiveness of environmental management measures
- Identify any non-conformances or potential non-conformances against the mitigation measures and other requirements of this CEMP and the Sub-Plans
- Document observations and track performance.

These inspections will be documented in the contractor's Environmental Site Inspection Checklist. Any corrective actions identified will be documented and their implementation will be recorded onsite to verify that they have been being actioned and closed out.

6.2 Environmental Monitoring

Noise and vibration monitoring will be conducted in accordance with Section 7.3 of the NVMP (in Appendix D of this CEMP).

Any water to be dewatered from the site must be tested to ensure it does not pollute waters (in accordance with condition B14 and s120 of the POEO Act). Refer to Section 4.1 of the ESCP (in Appendix E of this CEMP) for details.

6.3 Environmental Records

The Contractor is responsible for maintaining all environmental management documents and records, including:

- Monitoring, inspection and compliance reports/records
- Correspondence with public authorities
- Induction and training records
- Regulatory licences and permits
- Reports on environmental incidents, other environmental non-compliances, complaints and investigations
- Minutes of review meetings and evidence of action taken

- CEMP, sub-plans and procedures
- Any relevant reports submitted to the regulatory authorities or government agencies.

All environmental management documents are subject to ongoing review and continual improvement.

6.4 Management Review

Management reviews will be undertaken as part of the continual improvement process. Management reviews will include:

- A review of the aspects and impacts register, legal register and environmental induction
- A review of the environmental risk assessment
- Analysis of the causes of non-conformance and deficiencies, including those identified in inspections
- Consideration of incidents and lessons learned
- A review of the effectiveness of environmental controls
- Effectiveness of environmental management documentation implementation
- Potential improvements to the environmental management documentation
- Adequacy of resources and organisation changes
- Compliance with legal and other requirements
- Effectiveness of training and inductions.

Where the change identified as necessary to avoid non-compliance or environmental risks, the amendments will be prioritised to be undertaken as soon as possible.

6.5 Revision

Should document review processes identify issues or items within the documents that are either redundant or in need of updating, the Contractor may propose changes to the revised documents for Goodman's review.

Changes that are not considered minor must be provided to the Department for review and approval prior to use. Minor changes typically include those that:

- Are administrative in nature
- Are consistent with the Conditions
- Do not increase the magnitude of impacts
- Are in response to audit findings
- Are in response to approved modifications to the Project
- Do not compromise the Project's compliance.

As per A3, all written requirements or directions received from the Department shall be complied with at all times, including in relation to:

- Environmental performance
- Any document or correspondence in relation to the Project
- Any notification given to the Department under the Conditions
- The terms of this approval and compliance with the terms of this approval
- Carrying out of any additional monitoring or mitigation measures
- In respect of ongoing monitoring and management obligations, compliance with an updated or revised version of a guideline, protocol, Australian Standard or policy required to be complied with under the Project.

APPENDIX A: LEGAL AND COMPLIANCE TRACKER

Conditions of Consent relevant to Stage 1

Conditions No.	Requirement	Document Reference
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	This CEMP
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, RTS and SRTS; (d) in accordance with the Development Layout in Appendix 1; and (e) in accordance with the management and mitigation measures in Appendix 2	Noted
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).	Noted
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Noted
A7	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 prior to that date, or as otherwise agreed with the Planning Secretary: (a) construction; and (b) operation.	Noted

Conditions No.	Requirement	Document Reference
A8	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month prior to the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.	Noted
A9	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	Section 2.1 of this CEMP
A10	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).	Section 1.4 of this CEMP
A11	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.	Section 1.4 of this CEMP
A12	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.	Section 1.4 of this CEMP
A13	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 substation sites, Ausgrid Depot, roads, gutters and footpaths). Necessary access arrangements and permissions must be obtained from Ausgrid to assist with obtaining entry to the substations and Depot when preparing the dilapidation report; and	Dilapidation Report

Conditions No.	Requirement	Document Reference
	(c) submit a copy of the dilapidation report to the Planning Secretary and Council.	
A14	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	Noted
A18	All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).	Section 1.5 of this CEMP
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.	Section 5.4 of this CEMP
A24	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 6
A26	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	This CEMP and Sub-plans
A27	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Noted
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.	Noted
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:	CTMP

Conditions No.	Requirement	Document Reference
	(a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and Ausgrid; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction; (d) include details of: (i) heavy vehicle routes, access and parking arrangements; (ii) strategies that would be implemented to minimise the number of construction workers who will drive to the site; (iii) and potential overflow construction worker parking area(s) to be utilised; (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.	CTMP
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.	CTMP
B10	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.	CDWMP, ESCP

<table>
<tr><th>Conditions No.</th><th>Requirement</th><th>Document Reference</th></tr>
<tr><td>B11</td><td>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.</td><td>ESCP</td></tr>
<tr><td>B12</td><td>The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B11 for the duration of construction of the development.</td><td>ESCP</td></tr>
<tr><td>B14</td><td>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.</td><td>ESCP</td></tr>
<tr><td>B18</td><td>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</td><td>Section 6 of this CEMP</td></tr>
<tr><td>B19</td><td>During construction of the development, the Applicant must ensure that:
(a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;
(b) all trucks entering or leaving the site with loads have their loads covered;
(c) trucks associated with the development do not track dirt onto the public road network;
(d) public roads used by these trucks are kept clean; and
(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</td><td>Section 6 of this CEMP</td></tr>
<tr><td>B20</td><td>The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.</td><td>Section 6 of this CEMP</td></tr>
<tr><td>B21</td><td>The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).</td><td>Section 6 of this CEMP</td></tr>
<tr><td>B22</td><td>The Applicant must comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary
Table 1 Hours of Work
<table>
<tr><th>Activity</th><th>Day</th><th>Time</th></tr>
<tr><td>Construction</td><td>Monday – Friday
Saturday</td><td>7am to 6pm
8am to 1pm</td></tr>
<tr><td>Operation</td><td>Monday – Sunday</td><td>24 hours</td></tr>
</table></td><td>NVMP</td></tr>
</table>

Conditions No.	Requirement	Document Reference
B23	Works outside of the hours identified in condition B22 may be undertaken in the following circumstances: (a) works that are inaudible at the nearest sensitive receivers; (b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or (c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.	NVMP
B24	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Construction Noise and Vibration Management Plan required under condition B25 and in Appendix 2 of this consent.	NVMP
B25	The Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) 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) be prepared in consultation with Ausgrid and other surrounding affected owners; (c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (d) incorporate the mitigation measures listed within the Appendix D of the Noise Impact Assessment by SLR dated 17 August 2023 (e) describe the measures to be implemented to manage high noise generating works, in close proximity to sensitive receivers; (f) include strategies developed in consultation with adjacent properties in order to meet the vibration limits in condition B29 such as any alternative construction methods with lower source vibration levels and respite periods; (g) include strategies for managing high noise generating works, such as during vegetation clearing, demolition, earthworks, excavation of hard rock and piling that have been developed in consultation with the properties identified in the Noise Impact Assessment prepared by SLR dated 17 August 2023 as having exceedances during construction, including the childcare centres and surrounding commercial receivers (shown in Figure 9 of this consent); (h) describe the consultation undertaken with directly adjoining sites and nearby properties to develop the strategies in condition B25(f) and B25(g); (i) describe the community consultation undertaken to develop the strategies in condition B25(g) (j) include a complaints management system that would be implemented for the duration of the development; and (k) include a Vibration Monitoring system to be installed during demolition, excavation and construction works.	NVMP

Conditions No.	Requirement	Document Reference
B26	The Applicant must: (a) not commence construction of any relevant stage of the development until the Construction Noise and Vibration Management Plan required by condition B25 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.	NVMP
B29	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).	NVMP
B30	The limits in condition B29 apply unless otherwise outlined in the development's Construction Noise and Vibration Management Plan (see condition B25).	NVMP
B31	The Applicant must offer and prepare (if the offer is accepted) a pre-dilapidation and post-dilapidation survey at the adjacent properties falling within the cosmetic damage buffer zone shown on Figure 8 in this consent: (a) prior to the commencement of construction; and (b) within one month of the conclusion of construction, or as otherwise agreed with the Planning Secretary. The surveys must be submitted to the Planning Secretary and the relevant property owners prior to construction works commencing on the site.	NVMP Dilapidation Reports
B32	Should the survey at B31 identify any damage, the Applicant must discuss the repairs to be undertaken with the relevant property owners, and repair or pay the full costs associated with repairing any part of the building that is determined to be damaged by the carrying out construction works associated with the development.	Noted
B33	The Applicant must, at its own expense: (a) protect and support the building, structure or work on adjoining land from possible damage from the excavation, and (b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.	Noted
B34	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 6 of this CEMP

Conditions No.	Requirement	Document Reference
B35	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 6 of this CEMP
B36	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 6 of this CEMP
B37	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 6 of this CEMP
B38	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) for liquids, the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual'	Section 6 of this CEMP, ESCP
B39	In the event of an inconsistency between the requirements of conditions B38(a) and B38(b), the most stringent requirement must prevail to the extent of the inconsistency	Section 6 of this CEMP, ESCP
B40	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Section 6 of this CEMP
B41	From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.	Section 6 of this CEMP
B42	Prior to the commencement of construction of the development, the Applicant must prepare a Construction and Demolition Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of the CEMP in accordance with condition C2 and must: (a) detail the quantities of each waste type generated during demolition and construction and the proposed reuse, recycling and disposal locations; and (b) be implemented for the duration of construction works.	CDWMP
B43	The Applicant must: (a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Planning Secretary.	CDWMP

Conditions No.	Requirement	Document Reference
	(b) implement the most recent version of the Construction and Demolition Waste Management Plan approved by the Planning Secretary.	
B44	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.	CDWMP
B45	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).	CDWMP
B46	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	CDWMP
B47	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	CDWMP
B48	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 6 of this CEMP
B49	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.	Appendix H: Unexpected Finds Procedure
B50	The Applicant must ensure that any asbestos encountered during the remediation and construction works for the development is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including: (a) Work Health and Safety Regulation 2017; (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace December 2022; (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos December 2022; and (d) Protection of the Environment Operations (Waste) Regulation 2014	CDWMP

Conditions No.	Requirement	Document Reference
C1	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) a condition compliance table; (b) 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; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan.	Section 1.4 of this CEMP
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.	Section 1.4 of this CEMP
C3	As part of the CEMP required under condition C2 of this consent, the Applicant must include the following: (a) Construction Traffic Management Plan (see condition B1); (b) Erosion and Sediment Control Plan (see condition B11); (c) Construction Noise and Vibration Management Plan (see condition B25); (d) Construction and Demolition Waste Management Plan (see condition B42); and	Section 1.4 of this CEMP

Conditions No.	Requirement	Document Reference
	(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.	Section 1.4 of this CEMP
C7	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 5.3 of this CEMP
C8	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.	Section 5.3 of this CEMP
C9	The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. 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. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3 of this consent.	Section 5.6 of this CEMP
C10	The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.	Section 5.6 of this CEMP
C11	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.	Section 5.6 of this CEMP
C12	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Section 5.6 of this 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	Noted

Conditions No.	Requirement	Document Reference
	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.	
C14	At least 48 hours prior to commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent with the exception of any hazard and risk related studies (including the ESIP in condition B41); (iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged; (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 quarterly; (viii) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary	https://au.goodman.com/property-lease-site/2-8-lanceley-place#planning

Amended Mitigation Measures relevant to Stage 1

Impact Area	Requirement	Document Reference
Traffic and Transport	Any work to be undertaken outside of the standard construction hours will be required to obtain an Out of Hours (OOH) approval	CTMP NVMP
	Emergency vehicle access to and from the Site will be available at all times while the Site is occupied by construction workers.	CTMP
	Any vehicles required to access the Site that do not comply with the mass, dimension or operating requirements as specified by the National Heavy Vehicle Regulator (NHVR) will need to apply for a class 1 Oversize Over-mass (OSOM) permit.	CTMP
	Temporary exclusion fencing (chain mesh fencing) will be erected along the entire boundary of the Site and will be maintained for the duration of the construction program.	CTMP
	It is proposed that all material loading will occur within the construction site boundary	CTMP
	No loading is proposed to occur outside of the provisioned areas.	CTMP
	Equipment, materials, and waste will be kept within the construction site boundary	CTMP
	All materials handling shall be undertaken off public roadways, however in the event materials handling is required from a public roadway, then prior approval shall be sought and obtained from the relevant Authorities. If required Works Zones may be required.	CTMP
	Traffic Guidance Schemes for the site access will be designed to minimise vehicle, pedestrian and cyclists impacts along Campbell Street and Lanceley Place, as far as practicable.	CTMP
	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.	CTMP
	All subcontractors must be inducted by the Contractor to ensure that the procedures are met for all vehicles entering and exiting the construction site.	CTMP

Impact Area	Requirement	Document Reference
	Public roads and access points shall not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances	CTMP
	All workers and subcontractors engaged on-site would be required to complete a site induction	Section 5.4 of this CEMP
	Any Traffic Guidance Scheme (TGS's) associated risk assessment, consultation schedules, TGS verification checklist, and inspection checklists shall be prepared by an accredited person, in accordance with the TfNSW Traffic Control at Worksites Manual (Issue 6.1) and AS1742.3:2019	CTMP
	All TGSs involving signage or impacts to public roads shall be approved by the Council and/or Traffic Management Centre (TMC), prior to the works for which they relate (depending on the road involved). These TGS's shall be updated to respond to any changes to prevailing traffic conditions throughout the life of the works.	CTMP
	An authorised Traffic Controller is to be present on-site throughout the construction stage of the project. Responsibilities include: • Supervision of all construction vehicle movements into and out of site at all times, • Supervision of all loading and unloading of construction materials during the deliveries in the construction phase of the project, and • Pedestrian management, to ensure that adverse conflicts between vehicle movements and pedestrians do not occur, while maintaining radio communication with construction vehicles at all times.	CTMP
	For any works that will impact the traffic flows on the external road network, a permit will need to be obtained from the relevant road authority (Council and / or TfNSW) by the Contractor.	CTMP
	At all times, two-way traffic shall be maintained along Campbell Street and Lanceley Place. Any works within or affecting (e.g., signage within) Campbell Street and Lanceley Place shall only be undertaken in accordance with relevant TGS developed by an accredited person that has relevant Prepare Work Zone Traffic Management Plan accreditation	CTMP
Soil and Water	Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP), or equivalent, would be implemented for the construction of the Proposal. The SWMP and ESCPs would be developed in	ESCP

Impact Area	Requirement	Document Reference
	accordance with the principles and requirements of Managing Urban Stormwater – Soils & Construction Volume 1 ('Blue Book') (Landcom, 2004) with a staged approach.	
	Measures will include sediment basins, construction entry/ truck shakers, sediment fences, diversion drains and drainage pit protection	ESCP
	Installation of sediment basin	ESCP
	Sediment fences and diversion drains located around perimeter of site	ESCP
	Stabilised site access at the entry to the works area	ESCP
	Minimising extent of disturbed areas on site at once time	ESCP
	Progressive stabilisation of disturbed areas or previously completed earthworks	ESCP
	Regular monitoring and implementation of remedial works to maintain efficiency of all controls	ESCP
Contamination	A CEMP will be prepared and implemented as part of the proposed development works	CEMP
	Asbestos may be present in fill material across the site. An Asbestos Management Plan (AMP) including an asbestos register (for soil) will be prepared and implemented.	Asbestos Management Plan
Noise and Vibration	Construction noise mitigation and management measures: limiting construction hours to the standard construction hours	NVMP
	site environmental inductions with all employees, contractors and subcontractors	NVMP
	construction respite periods during hours of work	NVMP
	appropriate selection of quieter and less vibration emitting construction methods	NVMP
	implementation of a noise monitoring audit program	NVMP
	offset distance between noisy levels of plant and equipment items and sensitive receivers	NVMP
	locate compounds away from sensitive receivers	NVMP

Impact Area	Requirement	Document Reference
	plan traffic movements to minimise reversing or noisy movements	NVMP
	loading and unloading of materials as far as possible from sensitive receivers	NVMP
	optimised site layout to minimise noise emissions from the site	NVMP
Hazards and Risk	Schedule periodic re-assessments of the asbestos containing materials remaining in-situ to monitor their condition in accordance with Section 3.2 of the Code of Practice How to Manage and Control Asbestos in the Workplace (SafeWork NSW, 2019)	Asbestos Management Plan, HMMP
	A Hazardous Materials Management Plan (HMMP) will be developed providing specific information about organisational responsibilities for managing asbestos and hazardous materials on the property, including emergency procedures for accidental disturbances of asbestos and/or hazardous materials. A portfolio HMMP will be developed, with site specific HMMP's for sites with identified P1/P2 items.	Asbestos Management Plan, HMMP
	Where high levels of lead dust have been identified access should be restricted to authorised and trained personnel only and ensure minimum PPE requirements of a P2 half face particulate filter cartridge respirator & disposable coveralls, gloves and booties are used	Asbestos Management Plan, HMMP
	All surfaces painted prior to 1997 should be assumed to contain lead above the current safe concentration of >0.1% w/w (AS/NZS 4361.2:2017). Conduct further testing prior to any refurbishment, remedial or demolition works on painted surfaces that is likely to generate dust or fumes. Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	Asbestos Management Plan, HMMP
	Existing skin injuries i.e., cuts & abrasions, should be covered prior to commencing work and hands and face should be washed following works, specifically prior to eating, drinking or any other activity that involves hand-to-mouth contact	Asbestos Management Plan, HMMP
	All dust, dirt and sediment material with lead levels above the adopted standard should be removed under controlled conditions	Asbestos Management Plan, HMMP
	Assess areas that were inaccessible during the Assessment for hazardous materials (by a competent person prior to access or disturbance).	Asbestos Management Plan, HMMP

Impact Area	Requirement	Document Reference
	If any suspect hazardous materials are found during future works, works should cease pending further investigation and any necessary sampling (by a competent occupational hygienist).	Asbestos Management Plan, HMMP
	Conduct a destructive asbestos and hazardous materials assessment prior to any demolition or refurbishment works in accordance with Part 8.6 of the NSW Work Health and Safety Regulations 2017	Asbestos Management Plan, HMMP
	The following recommendations have been made generally for sites storing Dangerous Goods (DGs): DGs shall be stored in a manner which complies with the applicable storage standards (i.e. AS/NZS 3833:2007 or class specific standards such as AS 1940:2017).	Asbestos Management Plan, HMMP
	documentation required by the Work Health and Safety (WHS) Regulation 2017 shall be prepared to demonstrate the risks have been assessed and minimised So Far As Is Reasonably Practicable (SFARP) as required by the WHS Regulations	Asbestos Management Plan, HMMP
	where flammable gases or liquids are stored, a hazardous area classification in accordance with AS/NZS 60079.10.1:2022 shall be prepared to ensure that an ignition source does not enter a hazardous atmosphere as required by the WHS Regulations.	Asbestos Management Plan, HMMP
Waste	Signage considerations: clear and correct labelling on all waste and recycling bins, indicating the correct type or types of waste that can be placed into a given bin	CDWMP
	signposts and directions to location of waste storage areas	CDWMP
	emergency contact information for reporting issues associated with waste or recycling management	CDWMP
Aboriginal Cultural Heritage	If changes are made to the proposal that may result in impacts to areas not assessed by this ACHAR further assessment would be required.	Section 6 of this CEMP
	Unexpected Aboriginal objects remain protected by the National Parks and Wildlife Act 1974. If any such objects, or potential objects, are uncovered in the course of the activity, all work in the vicinity should cease immediately. A qualified archaeologist should be contacted to assess the find and Heritage NSW and Metropolitan LALC must be notified.	Section 6 of this CEMP

Impact Area	Requirement	Document Reference
	If human remains, or suspected human remains, are found in the course of the activity, all work in the vicinity should cease, the site should be secured, and the NSW Police and Heritage NSW should be notified.	Section 6 of this CEMP
Air Quality	Demolition mitigation measures: Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust)	Section 6 of this CEMP
	Ensure effective water suppression is used during demolition operations. Handheld sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.	Section 6 of this CEMP
	Avoid explosive blasting, using appropriate manual or mechanical alternatives.	Section 6 of this CEMP
	Bag and remove any biological debris or damp down such material before demolition	Section 6 of this CEMP
	Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable	Section 6 of this CEMP
	Use Hessian, mulches or tackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable	Section 6 of this CEMP
	Only remove the cover in small areas during work and not all at once	Section 6 of this CEMP
	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.	Section 6 of this CEMP
	Avoid dry sweeping of large areas.	Section 6 of this CEMP
	Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.	Section 6 of this CEMP
	Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.	Section 6 of this CEMP
	Record all inspections of haul routes and any subsequent action in a site log book.	Section 6 of this CEMP

Impact Area	Requirement	Document Reference
	Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned.	Section 6 of this CEMP
	Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	Section 6 of this CEMP
	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	Section 6 of this CEMP
	Access gates to be located at least 10 m from receptors where possible	Section 6 of this CEMP
Social Impact	Adopt the recommendations in the NIA prepared by SLR Consulting	NVMP

Legislation relevant to Stage 1

Act	Activity / aspect	Requirement	Reference
General			
Environmental Planning and Assessment Act, 1979 (EP&A Act)	All	The Project has been declared Critical State Significant Infrastructure (CSSI) by virtue of Schedule 5, clause 11 of *State Environmental Planning Policy (State and Regional Development) 2011.* Comply with the terms Minister for Planning's approval for the project. Obtain the Minister's approval for any project modifications that are not consistent with the planning approval.	S5.13 S5.14 S5.25
Water			
Protection of the Environment Operations Act 1997	Water pollution	Do not cause water pollution (other than to a sewer), except in accordance with the conditions of an Environment Protection Licence.	S120 S122
Traffic			
Roads Act 1993	Road work	Requires the consent of the appropriate road authority for carrying out work on, or disturbing, the surface of a public road. Where the proponent is a public authority, the roads authority must consult with the applicant before making a decision.	S138
Roads Act 1993		Obtain a Road Occupancy Licence prior to commencement of traffic related works that require access to roads	S138
Transport Administration Act 1988	Traffic management	Comply with the functions of Roads and Maritime relating to traffic management and safety	S52A
Road Rules 2014	Use of roads	Establish the road rules that are applicable to vehicles and road users on roads in NSW	-

Act	Activity / aspect	Requirement	Reference
		Provisions of Road Rules 2014 not applicable to a person at the site of, and engaged in, roadworks	310
Noise			
Protection of the Environment Operations Act 1997	Plant maintenance and operation	Do not operate plant if it emits noise caused by poor maintenance or operation.	S139
Protection of the Environment Operations Act 1997	Materials management	Do not cause noise by failing to properly and efficiently deal with materials.	S140
Contaminated material			
Protection of the Environment Operations Act 1997	Land pollution	Do not cause or permit land pollution other than under authority of a licence or regulation. (However it is not a land pollution offence to place virgin excavated natural material or lawful pesticides and fertilisers on land, or by placing matter on land that has been notified to the EPA as an unlicensed landfill and which is operated in accordance with the regulations.)	S142A – S142E
Contaminated Land Management Act 1997	Reporting contamination	Notify the EPA if; • Contaminants exceed thresholds contained in guidelines or the regulations where contamination has entered or will foreseeably enter neighbouring land, the atmosphere, groundwater or surface water. • Contaminants in soil are equal to or exceed guideline levels with respect to the current or approved use of the land. • Contamination meets other criteria that may be prescribed by the regulations.	S60
Biodiversity			

Act	Activity / aspect	Requirement	Reference
Biodiversity Conservation Act 2016	Fauna	Do not harm any animal that is; of a threatened species, that is part of a threatened ecological community or is a protected animal, unless authorised under other legislation (e.g. planning approval).	S2.1 S2.8
Biodiversity Conservation Act 2016	Habitat	Do not damage habitat of a threatened species or ecological community unless authorised under other legislation (e.g. planning approval).	S2.4 S2.8
Biodiversity Conservation Act 2016	Biodiversity	Do not damage declared areas of outstanding biodiversity value unless authorised under other legislation (e.g. planning approval).	S2.3 S2.8
Biodiversity Conservation Act 2016	Flora	Do not pick a plant that is; of a threatened species, that is part of a threatened ecological community or is a protected plant, unless authorised under other legislation (e.g. planning approval).	S2.2 S2.8
Biosecurity Act 2015	Weeds	Manage weeds on site in accordance with the relevant Regional Strategic Weed Management Plan.	S22
Biosecurity Regulation 2017	Pests and Diseases	Notify the presence any pest or disease listed in Schedule 1 of the Biosecurity Regulation 2014, within 1 working day after suspecting or becoming aware of the pest or disease.	Regulation cl.7 Schedule 1
Fisheries Management Act 1994	Fish passage	Do not block fish passage without a permit	S219
Environment Protection Biodiversity Conservation Act, 1999 (Commonwealth)	Flora and fauna conservation	Do not kill, injure or take a member of a listed threatened species without a permit.	Part 13
Waste			
Protection of the Environment Operations Act 1997	Waste and transportation	Do not undertake a scheduled waste activity unless in accordance with an environmental protection licence.	Part 3.2 Schedule 1

Act	Activity / aspect	Requirement	Reference
		A licence must be obtained when construction and demolition wastes are applied to land under certain circumstances. This includes the reincorporation of crushed road base material back into roads and the placing of excess fill material onto properties. A licence is not required if the material: • Is VENM. • Does not exceed 200 tonnes in the Sydney, Newcastle and Wollongong areas, or 20,000 tonnes outside these areas. • Is covered by a "general exemption". Current exempted materials are ENM, recycled aggregates and raw mulch. These exemptions are conditional and require some chemical testing of materials before they are placed onto land. • A licence must be obtained if more than 2,500 tonnes (or cubic metres) is stored on a stockpile site at any one time, or more than 30,000 tonnes of waste is received per year from off site.	
		Only transport waste to a facility that can lawfully accept the waste.	S143
		Do not dispose of waste in a manner that harms or is likely to harm the environment.	S115
Protection of the Environment Operations (Waste) Regulation 2005	Waste and transportation	Comply with general requirements for the transport of waste. For example, any vehicle used by the person to transport waste must be kept in a clean condition and be maintained so as to prevent spillage of waste. For some wastes only licensed transporters can be used.	Regulation cl.49
		Comply with record keeping requirements in relation to the transport of certain types of waste.	Regulation Part 3
Heritage			
Heritage Act 1977	Heritage	Notify the heritage Council on discovery of a relic	S146

Act	Activity / aspect	Requirement	Reference
National Parks and Wildlife Act 1974	Aboriginal places and objects	Do not harm or desecrate an Aboriginal object or Aboriginal place without consent.	S86 S90
		Notify the NPWS within reasonable time of becoming aware of the location or discovery of certain Aboriginal objects.	S89A
Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Commonwealth)	Protection of areas and objects	Report any discovery of Aboriginal remains to the Federal Minister for the Environment and Heritage.	S20
		Comply with the provisions of any declaration in relation to a significant Aboriginal area or object.	S22
General			
Protection of the Environment Operations Act 1997	Harming the environment	Do not risk harming the environment by wilfully or negligently: disposing of waste unlawfully. causing any substance to leak, spill or otherwise escape (whether or not from a container); or emitting an ozone depleting substance	S115 S116 S117
Protection of the Environment Operations Act 1997	Control equipment	Properly and efficiently maintain and operate any installed pollution control equipment (including monitoring devices).	S167
Protection of the Environment Operations Act 1997	Notification of pollution incidents	Notify the EPA immediately of pollution incidents where material harm to the environment is caused or threatened.	S148
Protection of the Environment Operations Act 1997	Site licensing	Do not carry out or allow an activity listed in Schedule 1, or carry out work to enable such an activity, unless the premises are licensed by the EPA. This applies to:	S47 S48

Act	Activity / aspect	Requirement	Reference
		road construction: meaning the construction, widening or re-routing of roads if it results in the existence of 4 or more traffic lanes (other than bicycle lanes or lanes used for entry or exit) for 1 kilometres of their length in the metropolitan area, or 5 kilometres in length in any other area, where the road is classified, or proposed to be classified, as a freeway or tollway under the *Roads Act 1993*.	
Environmentally Hazardous Chemicals Act, 1985	Hazards and risks	Obtain a licence to undertake prescribed activities involving environmentally hazardous chemicals or declared chemical wastes.	S28
Dangerous Goods (Road and Rail Transport) Act 2008	Hazards and risks	Ensure that dangerous goods are transported in a safe manner.	S9
Pesticides Act 1999	Hazards and risks	Use pesticides in an environmentally sensitive manner. Do not use an unregistered pesticide without a permit. Read the label or permit for the pesticide. Use registered pesticides in accordance with instructions on the label. Do not use any restricted pesticide unless authorised by a certificate of competency or a pesticide control order under the Act. Compliance with pesticide codes of practice is required.	S12 S13 S14 S15 S17
National Greenhouse and Energy Reporting Act, 2007 and Regulations 2008	Greenhouse gas emissions	Accounting and reporting of greenhouse gases produced and energy consumed during construction. Applicability dependent on thresholds.	-

APPENDIX B: ASPECTS AND IMPACTS

This Environmental Aspects and Impacts Register has been prepared to supplement the environmental risk assessment for the Project. Identification of construction activities undertaken in Stage 1 has guided environmental safeguards. The risk management approach involves developing a list of environmental impacts and providing a corresponding risk mitigation strategy and residual ranking.

Each environmental risk is categorised based on the following:

- Environmental aspect
- Relative scale of impact
- Type of impact
- Likelihood of occurrence

Risks in Table 1, below, have been identified with reference to the proposed works, Conditions, Amended Mitigation Measures, the EIS and RtS relevant to Stage 1. Figure 1 below hosts the Risk Matrix used for assessing the level of risk for each potential impact.

Aspect	Potential Impact	Inherent Risk	Indicative Mitigation Measures	Residual Risk	Addressed by:
Operation of ancillary facilities	• Delays and disruptions to the road network during demolition due to vehicles utilizing site access	Moderate	• For any works that will impact the traffic flows on the external road network, a permit will need to be obtained from the relevant road authority (Council and / or TfNSW) by the Contractor. • At all times, two-way traffic shall be maintained along Campbell Street and Lanceley Place. Any works within or affecting (e.g., signage within) Campbell Street and Lanceley Place shall only be undertaken in accordance with relevant TGS developed by an accredited person that has relevant Prepare Work Zone Traffic Management Plan accreditation • All subcontractors must be inducted by the Contractor to ensure that the procedures are met for all vehicles entering and exiting the construction site. • Public roads and access points shall not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances • All materials handling shall be undertaken off public roadways, however in the event materials handling is required from a public roadway, then prior approval shall be sought and obtained from the relevant Authorities. If required Works Zones may be required. • Traffic Guidance Schemes for the site access (if will be designed to minimise vehicle, pedestrian and cyclists impacts along Campbell Street and Lanceley Place, as far as practicable. • Construction Traffic Management Sub-Plan	Minor	• CTMP
	• Traffic related safety incidents during vehicles entering or exiting the site	Significant	• Emergency vehicle access to and from the site will be available at all times while the Site is occupied by construction workers • Traffic Guidance Schemes for the site will be designed to minimize vehicle, pedestrian and cyclist impacts along Campbell Street and Lanceley Place, as far as reasonably practicable. • All subcontractors must be inducted by the Contractor to ensure that the procedures are met for all vehicles entering and exiting the construction site.	Minor	• CTMP

Aspect	Potential Impact	Inherent Risk	Indicative Mitigation Measures	Residual Risk	Addressed by:
			• Supervision of all construction vehicle movements into and out of site at all times, • Supervision of all loading and unloading of construction materials during the deliveries in the construction phase of the project, and • Pedestrian management, to ensure that adverse conflicts between vehicle movements and pedestrians do not occur, while maintaining radio communication with construction vehicles at all times. • Construction Traffic Management Sub-Plan		
	• Damage or impacts to road infrastructure resulting from construction works	Minor	• Any vehicles required to access the Site that do not comply with the mass, dimension or operating requirements as specified by the National Heavy Vehicle Regulator (NHVR) will need to apply for a class 1 Oversize Over-mass (OSOM) permit. • prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including substation sites, Ausgrid Depot, roads, gutters and footpaths). Necessary access arrangements and permissions must be obtained from Ausgrid to assist with obtaining entry to the substations and Depot when preparing the dilapidation report • Dilapidation reports will be submitted to the Department and Council	Minor	• CTMP Dilapidation Reports
Vegetation clearing	• Loss of fauna habitat or fauna injury	Minor	• According to the BDAR Waiver Request, areas of vegetation and the buildings to be removed provide marginal artificial habitats for threatened species and removal of these features is not likely to result in a significant impact on threatened species. • The site does not contain any areas of high biodiversity value and the project impacts will not result in a significant impact on ay biodiversity values.	Minor	• CEMP
	• Noise and vibration impacts to sensitive receivers	Significant	• Works outside of the standard hours may be undertaken in the following circumstances: works that are inaudible at the nearest sensitive receivers; for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm. • Community consultation on the proposed management measures for noise and vibration impacts will be undertaken prior to the finalization	Minor	• NVMP • CCCHP

Aspect	Potential Impact	Inherent Risk	Indicative Mitigation Measures	Residual Risk	Addressed by:
			of the Noise and Vibration Management Plan and the commencement of construction works. • limiting construction hours to the standard construction hours, site environmental inductions with all employees, contractors and subcontractors, construction respite periods during hours of work, appropriate selection of quieter and less vibration emitting construction methods, implementation of a noise monitoring audit program, offset distance between noisy levels of plant and equipment items and sensitive receivers, plan traffic movements to minimise reversing or noisy movements, loading and unloading of materials as far as possible from sensitive receivers will be implemented • Adoption of all measures in the Noise Impact Assessment prepared by SLR Consulting for the EIS		
	• Unexpected discovery of Aboriginal objects or human remains	Minor	• If any item or object of Aboriginal heritage significance is identified on site all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately; a 10 m wide buffer area around the suspected item or object must be cordoned off; and Heritage NSW must be contacted immediately. • 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. • Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.	Minor	• CEMP •
	• Sedimentation of waterways from erosion and runoff	Moderate	• the stormwater system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2019) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. • Exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method, all trucks entering or leaving the site with loads have their loads covered, trucks associated with the	Minor	• CEMP • ESCP

Aspect	Potential Impact	Inherent Risk	Indicative Mitigation Measures	Residual Risk	Addressed by:
			development do not track dirt onto the public road network, public roads used by these trucks are kept clean; and land stabilisation works are carried out progressively on site to minimise exposed surfaces. • The SWMP and ESCPs would be developed in accordance with the principles and requirements of Managing Urban Stormwater – Soils & Construction Volume 1 ('Blue Book') (Landcom, 2004) with a staged approach. • Installation of sediment basin, Sediment fences and diversion drains located around perimeter of site, Stabilised site access at the entry to the works area, Minimising extent of disturbed areas on site at once time, Progressive stabilisation of disturbed areas or previously completed earthworks, and Regular monitoring and implementation of remedial works to maintain efficiency of all controls will be implemented		
	• Contamination of soil or water due to spills of oils and chemicals related to mechanical failures, or refuelling activities	Moderate	• All plant and equipment used on site, or to monitor the performance of the development, must be maintained in a proper and efficient condition; and operated in a proper and efficient manner. • All chemicals, fuels and oils used on-site will be stored in accordance with the requirements of all relevant Australian Standards; and, for liquids, the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual'	Minor	• ESCP
	• Air quality reduction from dust and odour causing nuisance to the community	Moderate	• install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022. • Bag and remove any biological debris or damp down such material before demolition • Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable	Minor	• CEMP

Aspect	Potential Impact	Inherent Risk	Indicative Mitigation Measures	Residual Risk	Addressed by:
			• Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable • Only remove the cover in small areas during work and not all at once		
	• Direct contact, inhalation and/or ingestion of dust from hazardous building materials exposed through demolition or ground disturbance and mobilization of contaminants in surrounding environment	Significant	• Exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method, all trucks entering or leaving the site with loads have their loads covered, trucks associated with the development do not track dirt onto the public road network, public roads used by these trucks are kept clean; and land stabilisation works are carried out progressively on site to minimise exposed surfaces. • The Unexpected Finds Procedure ensures that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site. • any asbestos encountered during the remediation and construction works for the development is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including Work Health and Safety Regulation 2017; SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace December 2022; SafeWork NSW Code of Practice – How to Safely Remove Asbestos December 2022; and Protection of the Environment Operations (Waste) Regulation 2014		• CEMP • HMMP • Asbestos management Plan
Demolition of buildings	• Ground settlement or vibration resulting in damage to buildings, structures or utility infrastructure.	Moderate	• Vibration caused by construction at any residence or structure outside the site must be limited to, 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, 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).	Minor	• NVMP

Aspect	Potential Impact	Inherent Risk	Indicative Mitigation Measures	Residual Risk	Addressed by:
			• discuss the repairs to be undertaken with the relevant property owners, and repair or pay the full costs associated with repairing any part of the building that is determined to be damaged by the carrying out construction works associated with the development. • a pre-dilapidation and post-dilapidation survey at the adjacent properties falling within the cosmetic damage buffer zone		
	• Inappropriate disposal of waste (including demolition, vegetation, hazardous and general waste)	Moderate	• The Construction Waste Management Plan detail the quantities of each waste type generated during demolition and construction and the proposed reuse, recycling and disposal locations; and will be implemented for the duration of construction works. • 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. • 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). • All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials. • Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal. • Asbestos may be present in fill material across the site. An Asbestos Management Plan (AMP) including an asbestos register (for soil) will be prepared and implemented. • clear and correct labelling on all waste and recycling bins, indicating the correct type or types of waste that can be placed into a given bin; signposts and directions to location of waste storage areas	Minor	• CDWMP
	• Impacts to business as a result of changes in traffic, access,	Moderate	• For any works that will impact the traffic flows on the external road network, a permit will need to be obtained from the relevant road authority (Council and / or TfNSW) by the Contractor. • At all times, two-way traffic shall be maintained along Campbell Street and Lanceley Place. Any works within or affecting (e.g., signage within) Campbell Street and Lanceley Place shall only be undertaken	Minor	• CTMP

Aspect	Potential Impact	Inherent Risk	Indicative Mitigation Measures	Residual Risk	Addressed by:
	parking and amenity. • Temporary impacts to property access during construction		in accordance with relevant TGS developed by an accredited person that has relevant Prepare Work Zone Traffic Management Plan accreditation • All subcontractors must be inducted by the Contractor to ensure that the procedures are met for all vehicles entering and exiting the construction site. • Public roads and access points shall not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances • Traffic Guidance Schemes for the site access will be designed to minimise vehicle, pedestrian and cyclists impacts along Campbell Street and Lanceley Place, as far as practicable. • Construction Traffic Management Sub-Plan • Community will be informed of the commencement of construction works and the potential impacts to themselves and their businesses		
	• Greenhouse gas emissions generated by machinery, transport, and other activities.	Minor	• install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.	Negligible	• CEMP
	• Dust generation contributing to poor air quality	Moderate	• Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust) • Ensure effective water suppression is used during demolition operations. Handheld sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground. • Avoid explosive blasting, using appropriate manual or mechanical alternatives. • Bag and remove any biological debris or damp down such material before demolition	Minor	• CEMP

Aspect	Potential Impact	Inherent Risk	Indicative Mitigation Measures	Residual Risk	Addressed by:
	• Sedimentation of waterways from erosion and runoff	Moderate	• the stormwater system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2019) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. • Exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method, all trucks entering or leaving the site with loads have their loads covered, trucks associated with the development do not track dirt onto the public road network, public roads used by these trucks are kept clean; and land stabilisation works are carried out progressively on site to minimise exposed surfaces. • The SWMP and ESCPs would be developed in accordance with the principles and requirements of Managing Urban Stormwater – Soils & Construction Volume 1 ('Blue Book') (Landcom, 2004) with a staged approach. • Installation of sediment basin, Sediment fences and diversion drains located around perimeter of site, Stabilised site access at the entry to the works area, Minimising extent of disturbed areas on site at once time, Progressive stabilisation of disturbed areas or previously completed earthworks, and Regular monitoring and implementation of remedial works to maintain efficiency of all controls will be implemented	Minor	• ESCP
	• Human exposure to hazardous materials	Significant	• Schedule periodic re-assessments of the asbestos containing materials remaining in-situ to monitor their condition in accordance with Section 3.2 of the Code of Practice How to Manage and Control Asbestos in the Workplace (SafeWork NSW, 2019) • Existing skin injuries i.e., cuts & abrasions, should be covered prior to commencing work and hands and face should be washed following works, specifically prior to eating, drinking or any other activity that involves hand to-mouth contact • A Hazardous Materials Management Plan (HMMP) will be developed providing specific information about organisational responsibilities for managing asbestos and hazardous materials on the property, including emergency procedures for accidental disturbances of asbestos and/or hazardous materials. A portfolio HMMP will be	Minor	• HMMP • Asbestos management Plan

Aspect	Potential Impact	Inherent Risk	Indicative Mitigation Measures	Residual Risk	Addressed by:
			developed, with site specific HMMP's for sites with identified P1/P2 items. • Where high levels of lead dust have been identified access should be restricted to authorised and trained personnel only and ensure minimum PPE requirements of a P2 half face particulate filter cartridge respirator & disposable coveralls, gloves and booties are used • All surfaces painted prior to 1997 should be assumed to contain lead above the current safe concentration of >0.1% w/w (AS/NZS 4361.2:2017). Conduct further testing prior to any refurbishment, remedial or demolition works on painted surfaces that is likely to generate dust or fumes. Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment. • All dust, dirt and sediment material with lead levels above the adopted standard should be removed under controlled conditions • Assess areas that were inaccessible during the Assessment for hazardous materials (by a competent person prior to access or disturbance). • If any suspect hazardous materials are found during future works, works should cease pending further investigation and any necessary sampling (by a competent occupational hygienist). • Conduct a destructive asbestos and hazardous materials assessment prior to any demolition or refurbishment works in accordance with Part 8.6 of the NSW Work Health and Safety Regulations 2017 • A Hazardous Materials Management Plan (HMMP) will be developed providing specific information about organisational responsibilities for managing asbestos and hazardous materials on the property, including emergency procedures for accidental disturbances of asbestos and/or hazardous materials. A portfolio HMMP will be developed, with site specific HMMP's for sites with identified P1/P2 items.		
	• Contamination of soil or water due to spills of oils and	Moderate	• A Hazardous Materials Management Plan (HMMP) will be developed providing specific information about organisational responsibilities for managing asbestos and hazardous materials on the property, including emergency procedures for accidental disturbances of	Minor	• HMMP • ESCP

Aspect	Potential Impact	Inherent Risk	Indicative Mitigation Measures	Residual Risk	Addressed by:
	chemicals related to mechanical failures, or refuelling activities		asbestos and/or hazardous materials. A portfolio HMMP will be developed, with site specific HMMP's for sites with identified P1/P2 items. • where flammable gases or liquids are stored, a hazardous area classification in accordance with AS/NZS 60079.10.1:2022 shall be prepared to ensure that an ignition source does not enter a hazardous atmosphere as required by the WHS Regulations. • DGs shall be stored in a manner which complies with the applicable storage standards (i.e. AS/NZS 3833:2007 or class specific standards such as AS 1940:2017).		
	• Noise disturbance for surrounding receivers	Moderate	• Works outside of the standard hours may be undertaken in the following circumstances: works that are inaudible at the nearest sensitive receivers; for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm. • Community consultation on the proposed management measures for noise and vibration impacts will be undertaken prior to the finalization of the Noise and Vibration Management Plan and the commencement of construction works. • limiting construction hours to the standard construction hours, site environmental inductions with all employees, contractors and subcontractors, construction respite periods during hours of work, appropriate selection of quieter and less vibration emitting construction methods, implementation of a noise monitoring audit program, offset distance between noisy levels of plant and equipment items and sensitive receivers, plan traffic movements to minimise reversing or noisy movements, loading and unloading of materials as far as possible from sensitive receivers will be implemented • Adoption of all measures in the Noise Impact Assessment prepared by SLR Consulting for the EIS	Minor	• NVMP

APPENDIX C: CONSTRUCTION TRAFFIC MANAGMENT SUB-PLAN

Construction Traffic Management Plan

Industrial Warehouse Development

2-8 Lanceley Place, Artarmon
4/09/2024
P1948r04

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Document Control

Project No	P1948r04
Project	2-8 Lanceley Place, Artarmon – Construction Traffic Management Plan
Client	Goodman Property Services (Aust) Pty. Limited
File Reference	P1948r04v05_CC CTMP_2-8 Lanceley Place, Artarmon, Issue V

Revision History

Revision No.	Date	Details	Author	Reviewed by	Approved by
-	10/07/2024	Draft	J. Lam	J. Laidler	J. Laidler
I	23/07/2024	Issue I	J. Lam	J. Lam	J. Lam
II	21/08/2024	Issue II	J. Lam	J. Laidler	J. Laidler
III	23/08/2024	Issue III	J. Lam	J. Lam	J. Lam
IV	30/08/2024	Issue IV	J. Lam	J. Laidler	J. Laidler
V	04/09/2024	Issue V	J. Lam	J. Laidler	J. Laidler

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APPENDICES

Glossary

Acronym	Description
AGRD	Austroads Guide to Road Design
AGTM	Austroads Guide to Traffic Management
CC	Construction Certificate
Council	Willoughby Council
DA	Development Application
DCP	Development Control Plan
DoS	Degree of Saturation
DPE	Department of Planning and Environment
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 Goodman Property Services (Goodman) to prepare a Construction Traffic Management Plan (CTMP) for the CC1 demolition works relating to an industrial warehouse development (SSD-48478458) at 2-8 Lanceley Place, Artarmon (the Site). The proposed development is a 3-storey warehouse and distribution centre comprising 12 tenancies with ancillary offices and an ancillary café. The Site is located within the Willoughby Council (Council) Local Government Area (LGA). A site plan is provided in **Figure 1**.

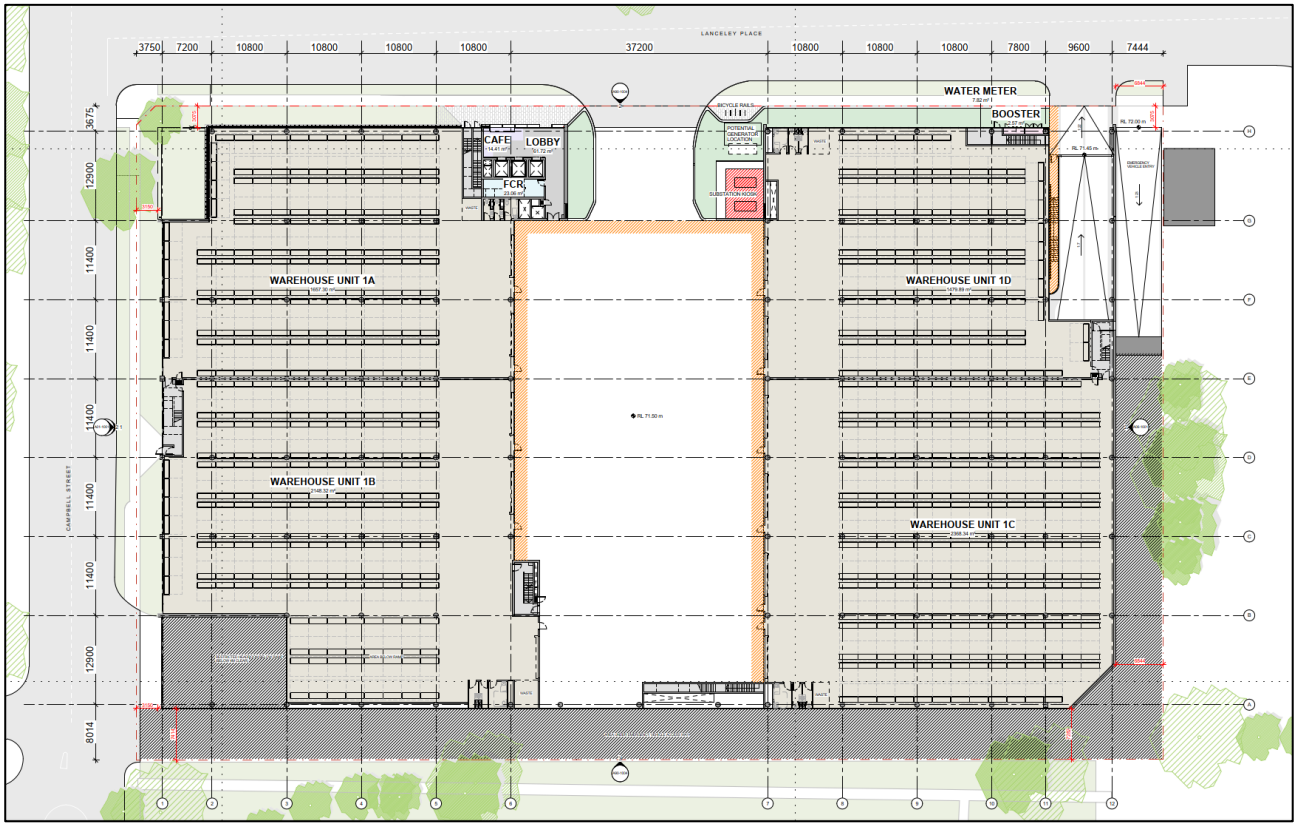


Figure 1: Site Plan

1.2 Report Purpose

The purpose of this report is to detail a traffic management plan for demolition works 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 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.

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

1.3 Key References

In preparing this CTMP, the following documents have been referenced:

- Ason Group, *Transport Management & Accessibility Plan, 2-8 Lanceley Place, Artarmon*, P1948r02v02 SSDA TMAP_Campbell Street, Artarmon, Revision 02, dated 09 March 2023.

1.4 Site Context

This CTMP has been prepared to cover the proposed demolition activities for the Site at 2-8 Lanceley Place, Artarmon, legally described as Lots 11-15 in DP233037.

The cumulative GFA of the proposed development was envisaged to be 25,538m^2 across the entire Site. For context, with reference to the previously approved Transport Management & Accessibility Plan (TMAP) (ref. P1948r02v02), the approved development is expected to have the following operational traffic volumes:

- AM peak: 79 trips per hour (movements, in & out combined)
- PM peak: 74 trips per hour (movements, in & out combined)

Additionally, as part of the previously approved TMAP, a Preliminary Construction Traffic Management Plan was prepared for which the following daily construction traffic volumes were anticipated for the CC1 demolition works:

- Heavy vehicles: 34 movements per day
- Light vehicles: 138 movements per day
- Total: 172 movements per day

1.5 Proposed Construction Activity / Works

The proposed construction activities involve the demolition works only. As such, this CTMP shall outline the traffic management measures applicable to this stage of works only.

It is expected that works associated with the remaining construction stages will be considered under a separate CTMP at a later date.

1.6 Authority Requirements

The relevant SSD-48478458 conditions that have been imposed with respect to construction traffic management. Responses to these conditions have been provided in **Table 1** below.

TABLE 1: RESPONSES TO SSD CONDITIONS OF CONSENT

Ref	Condition	Response
B1	**Construction Traffic Management Plan** 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);	Refer to **Section 1.2**.
	(b) be prepared in consultation with Council and Ausgrid;	Details of key stakeholder engagement has been provided in **Section 1.7**.
	(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;	Refer to **Appendix C** for the TGS plans.
	(d) include details of: (i) heavy vehicle routes, access and parking arrangements; (ii) strategies that would be implemented to minimise the number of construction workers who will drive to the site; (iii) and potential overflow construction worker parking area(s) to be utilised;	(i) Refer to **Section 2.3** and **Section 3.1** for the site access routes and arrangements. Refer to **Section 4.2.3** for details on the contractor parking arrangements. (ii) Refer to **Section 2.1**. Local public transport services will be utilised to minimise the number of light vehicle movements. (iii) Due to limited on-street parking availability, all contractor parking will remain on site.
	(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	Refer to **Appendix D** for the Driver Code of Conduct.

	(iv) ensure truck drivers use specified routes;	
	(f) include a program to monitor the effectiveness of these measures; and	Refer to **Section 6.1** for the monitoring program of this CTMP.
	(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Refer to **Section 6.4** for the communications strategy for key stakeholders, residents and the local community.

1.7 Stakeholder Engagement

Goodman will consult with the required stakeholders regarding schedules and trucks routes and will raise any further conflicts with stakeholders at the earliest time. Goodman is to consult with key stakeholders, and provides a platform to discuss programmes, impacts and any outcomes from previous engagements.

TABLE 2: STAKEHOLDER CONSULTATION ACTIONS

Stakeholder	Action
TfNSW	Goodman to submit CTMP to stakeholder. Goodman to liaise with stakeholder to address comments and re-submit final CTMP.
Willoughby Council	The CTMP has been submitted to the stakeholder. A summary of the comments received from Willoughby Council have been provided in **Table 3**.
Transport Management Centre (TMC)	Tied to consultation with TfNSW. Any consultation will be undertaken in tandem with TfNSW.
Ausgrid	The CTMP has been submitted to the stakeholder. Ausgrid have responded noting there does not seem to be any significant impacts on their depot operations. A record of the correspondence with Ausgrid has been provided in **Appendix F**.

1.7.1 Consultation with Willoughby Council

TABLE 3: COMMENTS RECEIVED FROM WILLOUGHBY COUNCIL – 20/08/2024

Comment	Responses
Parking Arrangement Throughout all construction stages, on-site parking must be provided for staff and contractors to minimize parking impacts on the surrounding area. Ideally, all contractor and staff parking should be contained within the site boundaries. The Construction Traffic Management Plan (CTMP) must further provide detailed parking arrangements, specifying the number of spaces to be provided. This information is crucial for Council to assess potential parking spillover into nearby streets. It is imperative that the approved parking plan is adhered to during all construction periods. Section 6.3 of the CTMP should outline a contingency plan for managing any parking spillover. Additionally, Appendix A - Risk Assessment must document the risks associated with potential parking spillover and detail appropriate control actions.	On-site parking is to be provided for staff and contractors as outlined in **Section 4.2.3** with access to the parking areas provided via an existing driveway on Campbell Street. The nominated parking arrangements have been illustrated in **Appendix E**. It should be noted that the on-site parking for construction vehicles will be changing as construction progresses, however to reiterate, there shall be no parking for construction vehicles on public roads. A contingency plan for overflow parking has been provided in **Section 6.3**. A risk assessment for potential overflow parking has been provided in **Appendix A**.
Pedestrian Movement Given the absence of existing pedestrian infrastructure along Lanceley Place, enhanced safety measures are necessary. A Traffic Controller must be stationed near the crossing point at the intersection of Campbell Street and Lanceley Place during truck arrivals and departures via Campbell Street. This measure is essential to ensure the safety of pedestrian activities in the area. The Traffic Controller will be responsible for guiding pedestrians and managing traffic flow to prevent conflicts between construction vehicles and foot traffic.	The site access crossover on Campbell Street is existing and will be utilised by light vehicles only for contractors driving to the site. It should be noted that both access crossovers on Lanceley Place are also existing, however the appropriate personnel will be stationed at both site gates during truck arrivals and departures to ensure pedestrian safety by managing traffic flow and guiding pedestrians. Refer to the Traffic Guidance Schemes provided in **Appendix C**.

TABLE 4: COMMENTS RECEIVED FROM WILLOUGHBY COUNCIL – 29/08/2024

Comment	Responses
Parking Arrangement This requirement has been fulfilled as per update in the CTMP report.	Noted.
Pedestrian Movement The previous response regarding the management of potential conflicts between truck movements and pedestrian crossings at Lanceley Place was incomplete. While it addressed the stationing of Traffic Controllers at both site gates during truck arrivals and departures, it has not addressed Council's concerns about the conflict point at the Campbell Street and Lanceley Place intersection. The response acknowledged the existing lack of pedestrian amenities at the Campbell Street/Lanceley Place intersection. However, it's important to note that current truck movements in this area are minimal. During the construction phase, there will be increased truck movements, especially during weekday AM/PM peak hours. This increase raises concerns about potential conflicts between trucks and pedestrians at this intersection. There are two potential approaches to address these concerns: **Option 1: Flexible Traffic Controller Deployment** • Traffic Controllers could move flexibly between the site gates and the Campbell Street/Lanceley Place intersection during truck arrivals and departures. • This approach would provide additional safety measures at the critical conflict point without requiring significant infrastructure changes. The number of traffic controller could remain similar numbers as planned. **Option 2: Pedestrian Crossing Facility** • Install a pedestrian crossing facility, such as a marked pedestrian crossing or a refuge island, subject to constructability assessment. • This option would provide a more permanent solution but has more significant implications in terms of cost, time, and potential disruption.	The TGS has been amended such that authorised personnel will be stationed flexibly at the Campbell Street/Lanceley Place intersection and site gates to ensure pedestrian safety as necessary (Option 1) and only where impact to these intersections and crossings take place. The Traffic Guidance Schemes have been provided in **Appendix C**.

1.7.1 Stakeholder Notification

In the event that any disruptions (unexpected or in advance) to roadways / footpath occur as a result of the demolition 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 Willoughby Council's Traffic & Transport team and / or Assets Branch.

1.8 Site Related Data

1.8.1 Road Details

A summary of the key roads in the vicinity of the Site are shown in **Table 5** below. Additionally, the road hierarchy in the locality is presented in **Figure 2**.

TABLE 5: ROAD HIERARCHY

Road Name	Road Classification	Posted Speed Limit (km/h)	On-street Parking Opportunities	Notes
Lanceley Place	Local Road	50	Unrestricted on-street parking is permitted	Undivided 2 lane road along the site frontage (1 in each direction)
Campbell Street	Local Road	50	Unrestricted on-street parking is permitted	Undivided 2 lane road along the site frontage (1 in each direction)
Pacific Highway	Regional Road	60	No on-street parking is permitted	3 traffic lanes in each direction separated by a median in the vicinity of the site
Reserve Road	Local Road	50	On-street parking with 2P or 4P restrictions in place	1-2 traffic lanes in each direction in the vicinity of the site

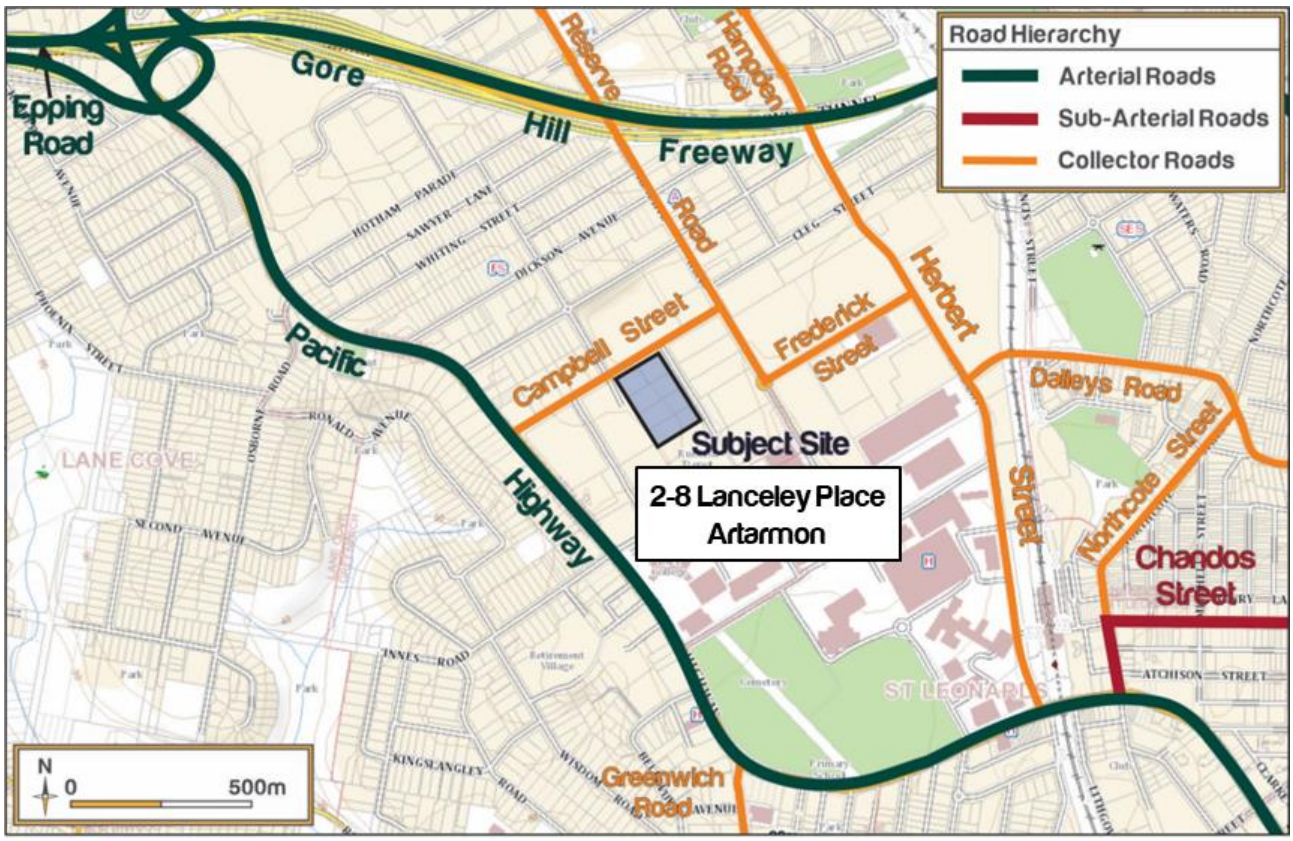


Figure 2: Road Hierarchy

1.8.2 Crash History

A review of the TfNSW crash database has been undertaken to establish the crash history in the vicinity of the Site; the crash history for the 5-year period 2018 to 2022 (inclusive) is outlined below in **Table 6**. The crash locations are shown in **Figure 3**.

TABLE 6: CRASH HISTORY

Year	Location	RUM Code	RUM Description	Injury/Death
2019	2-way undivided	1	Ped emerging	Minor/Other Injury
2020	T-junction	11	Right far	Minor/Other Injury

Source: TfNSW Crash Statistics Website

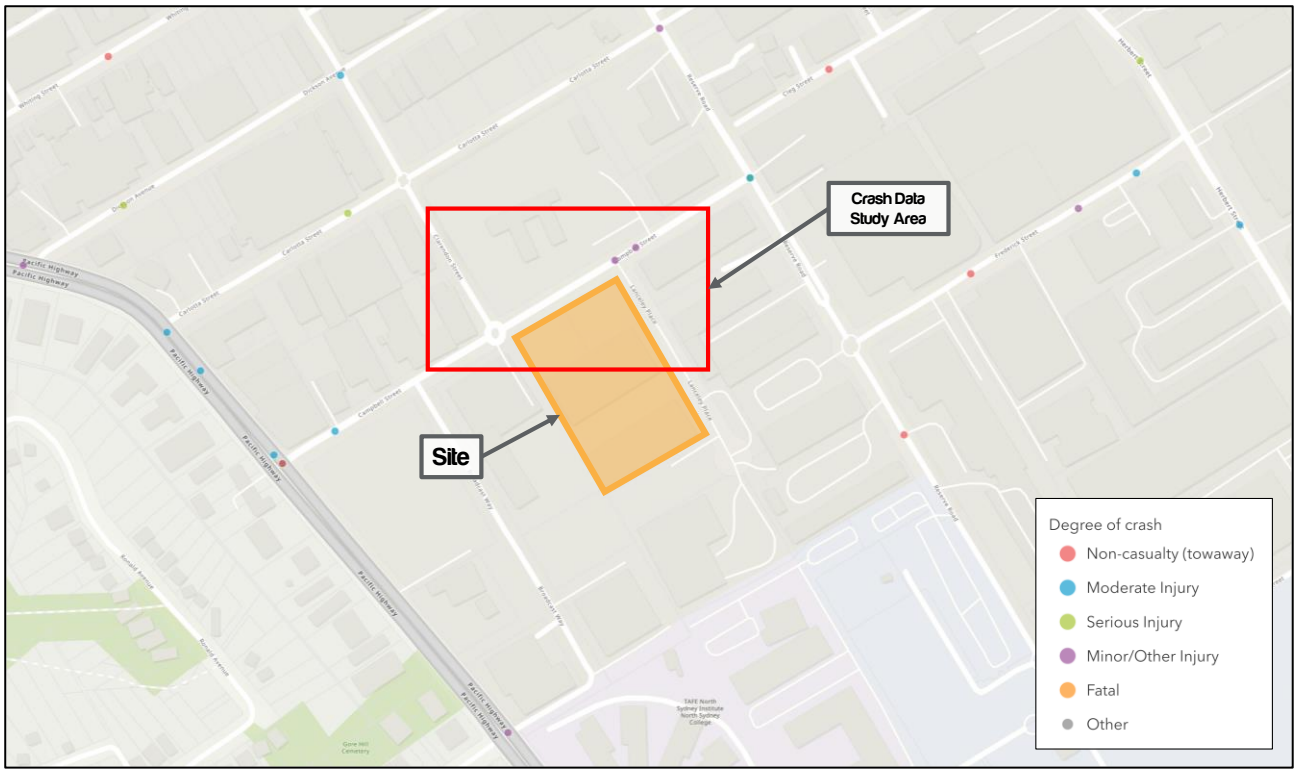


Figure 3: Crash Locations

The crash data shows that there was only two incidents that occurred in the vicinity of the Site over a 5-year period, suggesting that there are no inherent road safety issues in the vicinity of the Site.

1.8.3 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 7: PUBLIC AND ACTIVE TRANSPORT

Road Name	Pedestrian Footpath	Cycling	Public Transport
Lanceley Place	Yes	No	No
Campbell Street	Yes	No	Yes
Pacific Highway	Yes	No	Yes
Reserve Road	Yes	Yes	Yes

1.9 Project Representatives and Stakeholders

Through the preparation of this CTMP, the project representatives and stakeholders for this project are as follows.

TABLE 8: PROJECT REPRESENTATIVES AND STAKEHOLDERS

Name	Personnel	Role	Emails
Goodman	James Crouch	Head of Project Delivery	james.crouch@goodman.com
	Kero Shnuda	Project Administrator	kerolous.shnuda@goodman.com
Ason Group	Ali Rasouli	Principal Lead	ali.rasouli@asongroup.com.au
	James Laidler	Senior Traffic Engineer	james.laidler@asongroup.com.au
	Jayden Lam	Traffic Engineer	jayden.lam@asongroup.com.au
Willoughby Council	Craig O'Brien	Acting Strategic Planning Team Leader	Craig.Obrien@Willoughby.nsw.gov.au
Ausgrid	Royce Cox	Field Supervisor	rcox@ausgrid.com.au

2 Overview of Works

2.1 Works Stages

For the purposes of this CTMP, heavy vehicles will utilise Lanceley Place. The access and traffic management required is outlined later within this report. Recognising the purpose of this CTMP, it is estimated that the total duration of the construction works will be approximately 14 weeks from the commencement date. The following summarises key aspects of the construction stage.

2.1.1 Demolition

TABLE 9: STAGE SUMMARY – DEMOLITION

Criteria	Response
Description of Key Activities	Demolition
Stage Length	16/09/2024 – 23/12/2024 (~14 weeks)
Max. Vehicle Size	Combination of medium and heavy trucks Flat Bed Trucks, Bin Trucks, Truck and Dog, Semi-Trailer
Vehicle Movement Frequency	Approximately 20 light vehicle movements / day + Approximately 56 heavy vehicle movements / day
Truck Access Requirements	Access shall be on Lanceley Place
Vehicle access / egress in a forward direction (Y / N)	Y
Out of Hours Deliveries (Y/N)	N
Contractor Parking	To be provided on site. Public transport will also be used to travel to site to limit contractor parking demands.
Pedestrian Control	Existing site boundary fencing to be utilised as delineation from construction site to pedestrian/public. Gateman to accept deliveries and vehicles as required.
Public Transport Services Affected	N
Road Occupancy Requirements (If yes, provide further details)	N
Lane or Footpath Closures (If yes, provide further details)	Yes, along Campbell St. Required to close site with new chain wire fencing post demolition of structure. Duration of works – 2 days (Refer to **Appendix C**)
Traffic Guidance Scheme	Y – Refer to **Appendix C**

2.2 Hours of Work

The permitted hours of work have been outlined in Condition B22 of the SSD-48478458 CoC.

TABLE 10: PERMITTED HOURS OF WORK

Activity	Day	Time
Construction works	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm

No work Sundays or Public Holidays.

Should out of work hours be required, Goodman 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

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.

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 Lanceley Place.

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

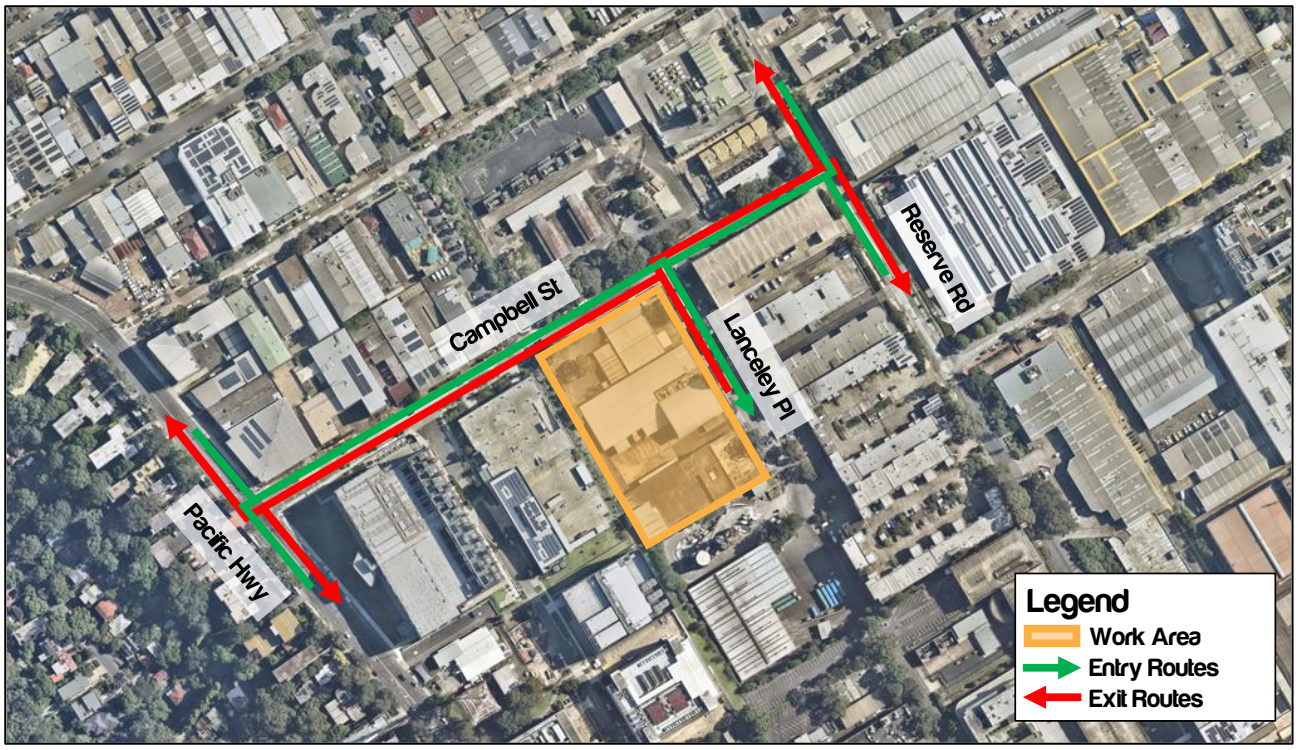


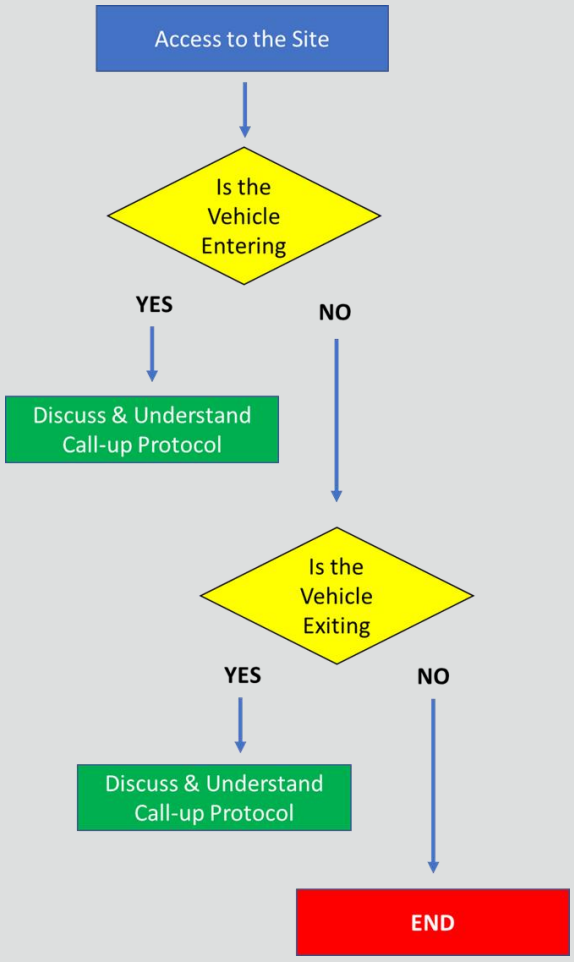
Figure 4: Proposed Construction Access Route (Vehicles up to and including 19m AVs)

Figure 5: Proposed Construction Access Route (19m B-Doubles and above)

2.4 Temporary Traffic Management Method

Traffic management shall be undertaken in accordance with the methodology outlined within the TGS, **Table 11** 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 11: 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

2.5 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**.

3 Existing Conditions

3.1 Site Access

Access to the site shall be available on Campbell Street for light vehicles and Lanceley Place for heavy vehicles, as shown in **Figure 6**.

Figure 6: Access Arrangements

3.2 Works Zone

A Road Occupancy Permit (ROP) from Council would be required for any works undertaken on Lanceley Place or Campbell Street. It is the responsibility of the contactor to obtain the ROP.

4 Management Plan

4.1 Traffic Movements

4.1.1 Background

The previously approved transport assessment (Ason Group ref. P1948r02v02) in support of the development outlined the following relevant figures with regards to future operation traffic volumes associated with the Site.

- AM peak: 79 trips per hour (movements, in & out combined)
- PM peak: 74 trips per hour (movements, in & out combined)

Additionally, a Preliminary Construction Traffic Management Plan was prepared for which the following daily construction traffic volumes were anticipated for the CC1 demolition works:

- Heavy vehicles: 34 trips per day
- Light vehicles: 138 trips per day
- Total: 172 trips per day

4.1.2 Current Traffic Estimates

The anticipated vehicle movements generated by demolition works for the Site have been estimated having consideration of the likely requirements for construction staff, plant, equipment and haulage. The anticipated construction schedule has been provided by the contractor with the estimated traffic volumes are as follows:

- Demolition Works – A total of 20 light vehicle movements per day and a total of 56 heavy vehicle movements per day. Hence the estimated maximum daily construction vehicle generation is up to 76 movements per day.

For reference, the definitions of light and heavy vehicles are as follows:

- Light Vehicles: For the purpose of this report a light vehicle is a car, ute, or four-wheel drive that relates to the construction works of the site.
- Heavy Vehicle: For the purpose of this report, a heavy vehicle ranges from (but is not limited to) a 12.5m Heavy Rigid Vehicle (HRV) up to a 26.0m B-Double that relates to the construction works of the site.

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 DPE or Willoughby Council, and other stakeholders who have assets on the site)
- Members of the public who may drive in ad hoc.

4.1.3 Truck Movements & Contractor Parking

The construction access is from Lanceley Place. Relevant truck routes are outlined in **Figure 6**. The implementation of the access route shall be done so in accordance with any and all conditions of consent received from Council and/or TfNSW.

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

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.

4.2 Other General Requirements

4.2.1 Driver Code of Conduct

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

4.2.2 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.

4.2.3 Contractor Parking

Contractors shall nominate the parking zones without obstructing any vehicle manoeuvre routes. The location of Contractor parking areas is expected to change as works continue and encompasses various portions of the Site. Notwithstanding, based on information provided by the contractors, a provision of 10-15 parking spaces would be sufficient to accommodate the contractor parking demands. Notwithstanding, should any additional parking be required, they will also be accommodated on-site as necessary. The

potential parking arrangements have been nominated in **Appendix E** whereby the parking demand of 10-15 vehicles can be sufficiently accommodated.

4.2.4 Access Road Management

Vehicles shall be tracked upon entry and exit of the Site's access to ensure that vehicles are abiding by both the timed restrictions and construction volume constraints.

4.2.5 Loading & Materials Handling

Handling of all materials 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.

4.2.6 Work Zone Requirements

Any on-street works proposed by the Contractor such as hydrant fill points would be subject to approval by Council prior to any filling.

A separate application would therefore be submitted to Council in the event that any special or discreet work activities are undertaken that will require the use of kerbside parking for the purposes of a Works Zone.

4.2.7 Fencing Requirements

The existing site boundary fencing will be utilised where possible and temporary exclusion fencing will be erected along the boundary of the site where necessary and is to 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 along Lanceley Place. 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.

4.2.8 Pedestrian and Cyclist Management

Existing site boundary fencing will be utilised where possible and temporary exclusion fencing will be erected along all site frontages accessible by the public to prevent unwanted pedestrian and/or cyclist access.

Construction Vehicles entering or exiting the site will be halted by a Traffic Controller to allow pedestrians or cyclists to traverse in front of the site's access. Once the pedestrian or cyclist are clear from the area, the traffic controller can allow the construction vehicles to enter or exit the site. One traffic controller will be allocated to each site gate, which will remain closed when not in use and shall only be opened when required.

The Contractor shall make clear to Traffic Controllers that pedestrians have right of way and, as far as reasonable (mostly associated with exit vehicle movements). 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.

Traffic Controllers are required to maintain radio communication with construction vehicle drivers at all times.

4.2.9 Engineering Construction Specifications

Any signage and/or line marking to be installed as a result of these works shall be installed as per Council's Engineering Construction Specification for Civil Works document (October 2017).

4.2.10 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 Willoughby 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.

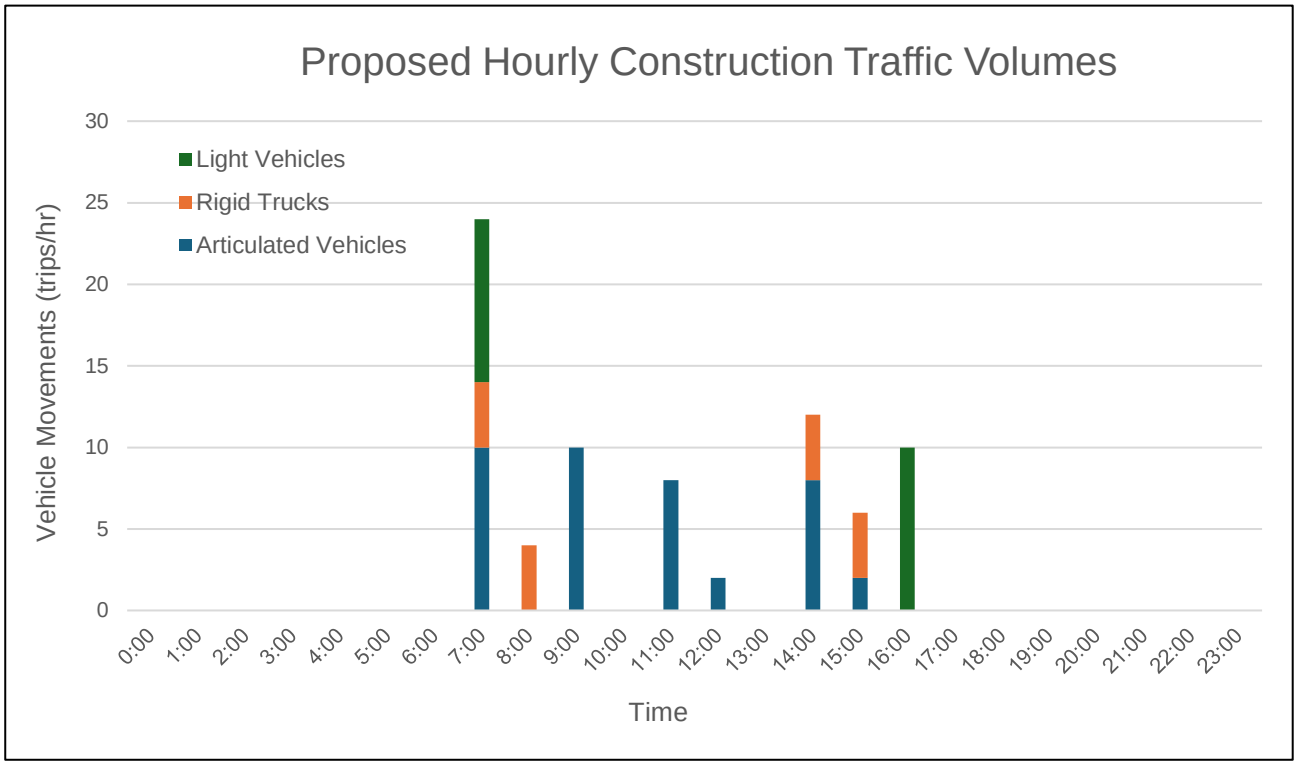
5 Transport Impact Assessment

5.1 Construction Traffic Generation

As discussed above, the demolition works are expected to generate up to 76 vehicles movements per day.

This does not exceed the expected operational traffic volumes outlined in **Section 4.1.1** as well as the estimated daily volumes that were outlined in the Preliminary Construction Traffic Management Plan (PCTMP) as part of the original traffic assessment (P1948r02v02). Additionally, vehicle movements will generally be spread throughout the day.

Therefore, the broader network should be sufficient to cater for any impacts as a result of the demolition works volumes. The below figure outlines the cumulative hourly totals during the demolition stage.



5.2 Impacts on Surrounding Network

In general, the impacts of construction traffic and the mitigating measures to be implemented are outlined below.

- **Construction traffic throughout the surrounding road network**: Construction traffic is substantially less than the approved future operational traffic volumes and will therefore not create any unacceptable impacts on the future road network.
- **Safety During Demoltion**: Safety to motorists and pedestrians throughout the area will be maintained during demolition through the preparation and execution of Traffic Guidance Schemes Plans (TGS's). A range of TGS's will be prepared for each access throughout demolition, to identify all reasonably foreseeable hazards, assess the hazards, and manage the hazards as best as 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 is to be undertaken to ensure that drivers are adhering to approved construction hours, and to ensure that the approved traffic generation, and subsequent impacts on the road network, are in line with those approved.

5.3 Vehicle Management

In accordance with TfNSW requirements and 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 D.

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 the 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.

6 Monitoring and Review

6.1 Monitoring Program

This CTMP shall be subject to ongoing review and will be updated accordingly. Regular reviews will be undertaken by the on-site coordinator. As a minimum, review of the CTMP shall occur monthly. All and any reviews undertaken should be documented, however key considerations regarding the review of the CTMP shall be:

- 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.
- Reporting and monitoring of movements to ensure drivers are adhering to the approved construction hours, and to ensure that the approved traffic generation, and subsequent impacts on the road network, are in line with those approved. This should be undertaken fortnightly during demolition.
- To identify any shortfalls and develop an updated action plan to address issues that may arise during demolition (Parking and access issues)
- To ensure TGSs 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.
- Regular checks undertaken to ensure all loads are entering and leaving site covered as outlined within this CTMP.

As such the table below provides triggers to monitor and review this CTMP.

TABLE 12: MONITORING & REVIEWS OF CTMP

Type of Review	Frequency	Considerations
Scheduled	The scheduled CTMP 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; • Speed control effectiveness; and • 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. • Periodic checks of noise generating items to ensure they are less than the prescribed 45 dBA.
Change Generated Review	The change generated review must be undertaken when implementing new traffic stages, switches, or other	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;

	construction-based activities.	• 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 immediately to the supervisor. A non-compliance is anything other than 'Condition Green' as outlined within **Table 14**. 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: • Causal factors; • 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 the overarching CEMP of which this CTMP forms a part. The roadway (including footpath) must be kept in a serviceable condition for the duration of demolition/construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council where damage is caused by construction traffic associated with the demolition works.

6.2 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 13: 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 the length of construction and that no regular works have been proposed outside of the site, monthly TTM inspections is considered to be sufficient.

6.2.1 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 demolition works will be managed in conjunction with the requirements outlined in Goodman Incident and Non-compliance Response and Handling Procedure.

Goodman 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 Goodman requirements.

The Goodman 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 Lanceley Place, 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.

Goodman's Project Principal will be responsible for all notifiable environmental incidents in line with the regulatory notification requirements as per Table 3-1 of CEMP.

All environmental incidents will be reported to Council immediately after Goodman 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 Goodman'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.

6.3 Contingency Plan

A contingency plan shall be established by the Contractor and is to be included in the overarching CEMP. Notwithstanding, **Table 14** 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 14: 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 demolition activities. • If it is concluded that demolition 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 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 demolition activities and respective control measures, where appropriate.	As with Condition Amber If vibration levels cannot be kept below applicable limits, then a different 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 demolition 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 demolition 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.

Parking	Trigger	All contractor parking is maintained within the site	Contractor/staff complaints that the on-site parking provisions are insufficient.	Contractor parking occurring on-street, or complaints from the general public regarding on-street contractor parking.
	Response	No response required	Review current parking arrangements • Consider any changes or alternative locations which could resolve the issues. • Review current contractor/staffing numbers.	As with Condition Amber. • Review and investigate demolition activities. • Confirm whether the excessive on-street parking is due to an exceedance in construction traffic volumes. • Implement relevant changes to the construction program to ensure that such an occurrence does not happen in future. • Review CTMP and update where necessary.

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.

6.4 Communications Strategy

A communications strategy shall be established by the Contractor and is included in the overarching CEMP (refer to the community consultation strategy prepared separately).

A Communications and Community Liaison Representative (CCLR) shall be elected and shall be responsible for ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an environmental complaint. 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 15: 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 14**. Notwithstanding, **Table 16** outlines an indicative communication strategy to ensure that adequate communication with key stakeholders have been met.

TABLE 16: COMMUNICATIONS STRATERGY

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.

TABLE 17: COMMUNICATION STRATEGY

Risk	Stakeholder	Action
Warehouse Specific Disruption	• TfNSW • Willoughby Council • Transport Management Centre (TMC) • NSW Police • Emergency Services • Goodman Project Management • Construction Crews • Ausgrid	Stakeholder meetings Stakeholder emails
Wider Traffic Specific Disruption	• TfNSW • Willoughby Council • Transport Management Centre (TMC) • NSW Police • Emergency Services • Goodman Project Management • Construction Crews • Surrounding Residents / Tenants • Ausgrid	

Appendix A. Risk Assessment

2-8 Lanceley Place, Artarmon

Risk Assessment and Communication Tool

Project Number	1948
Project Name	P1948r04v05_CC CTMP_2-8 Lanceley Place, Artarmon, Issue V
Site Location	2-8 Lanceley Place, Artarmon
Date of Assessment	4 July 2024
Revision	Issue A

Name	Company	Title
	Goodman Project Management	Project Manager
	Goodman Project Management	Project Manager
	Goodman Project Management	Project Manager
Ali Rasouli	Ason Group	Principal Lead
James Laidler	Ason Group	Senior Traffic Engineer
Jayden Lam	Ason Groups	Traffic Engineer

Document Control

Date Issued	Revision	Issued By	Checked By
27.05.2024	Issue A	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	3	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	2	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
8	Contractor Parking Spillover	On-street contractor parking requires more frequent interaction with pedestrian activity.	Surrounding road network	Nil	D	3	High	Sufficient contractor and staff parking is to be provided on-site to minimise pedestrian and vehicle interactions.	Design Solution	Main Contractor	B	2	Low

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:	James Laidler	Signature:	
Qualification	Principal Traffic Engineer TCT0031686		
TGS details:			
TMP Reference:	P1948r04v05_CC CTMP_2-8 Lanceley Place, Artarmon, Issue V	TGS Reference:	
Date:	10/07/2024	Review type	☐ Site Inspection / ☑ Desktop Review
Sources used for desktop review	Near Map, Dated 20 June 2024		

Site details			
Street name:	Lanceley Place	Confirmed posted speed limits:	50 km/h
Street name:	Campbell Street	Confirmed posted speed limits:	50 km/h
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,

- considerable amount of occupied on-street parking potentially obstructing sight lines

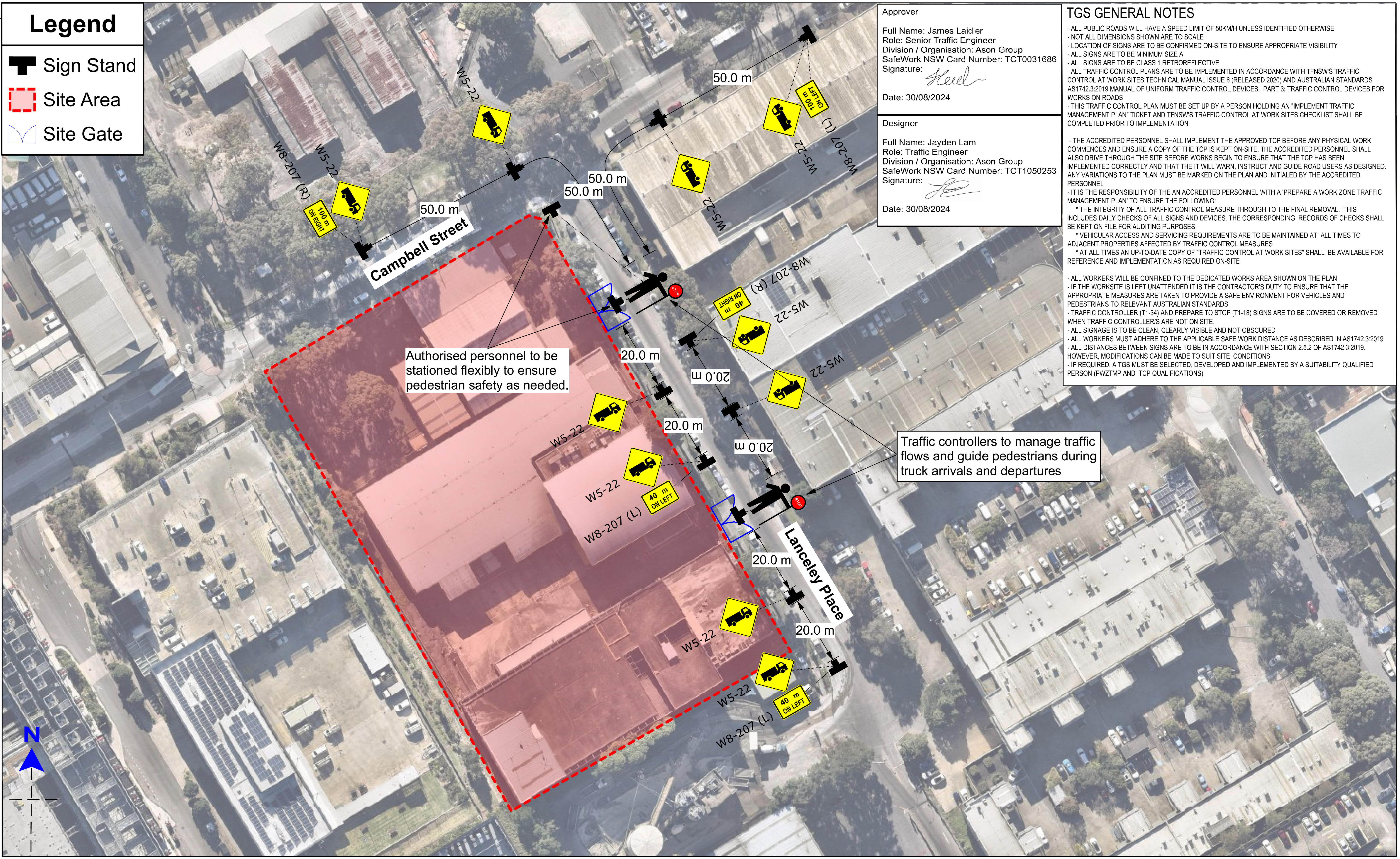
TGS details					
Have the below been addressed on the TGS for this location?					
Traffic volumes	☑ Yes	☐ No	☐ N/A	Details	Volumes have been considered and will not cause an adverse impact.
Predicted queue length	☑ Yes	☐ No	☐ N/A	Details	Noting the low traffic volumes, the predicted queue length within 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	Both Lanceley Place and Campbell Street have road widths of approximately 12.5m. Therefore, shoulder widths are considered to be sufficient.
Sight distances	☑ Yes	☐ No	☐ N/A	Details	All site access points along Lanceley Place may have minor obstructions to site distance due to on-street parking vehicles.
Existing infrastructure	☑ Yes	☐ No	☐ N/A	Details	Trees and light poles along the nature strip.
Transport services	☑ Yes	☐ No	☐ N/A	Details	Bus routes will not be affected by the works.
Pedestrian generators	☑ Yes	☐ No	☐ N/A	Details	Pedestrian footpaths are provided along both sides of Lanceley Place and Campbell Street. Barriers provided during footway works.
Appropriate site access	☑ Yes	☐ No	☐ N/A	Details	Access for 20m Articulated Vehicles approved under SSD-48478458. 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. Traffic Guidance Scheme



Approver

Full Name: James Laidler
Role: Senior Traffic Engineer
Division / Organisation: Ason Group
SafeWork NSW Card Number: TCT0031686
Signature:

Date: 30/08/2024

Designer

Full Name: Jayden Lam
Role: Traffic Engineer
Division / Organisation: Ason Group
SafeWork NSW Card Number: TCT1050253
Signature:

Date: 30/08/2024

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
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GENERAL NOTES

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Lanceley Place and Campbell Street have a posted speed limit of 50km/hr.

DESIGNED: Jayden Lam
PAPER SIZE: A3
CHECKED BY: James Laidler
DATE: 30/08/2024
APPROVED BY: James Laidler
SCALE: 1:1000

CLIENT

Goodman Property Services (Aust) Pty. Ltd.

PROJECT

P1948

2-8 Lanceley Place, Artarmon

DOCUMENT INFORMATION

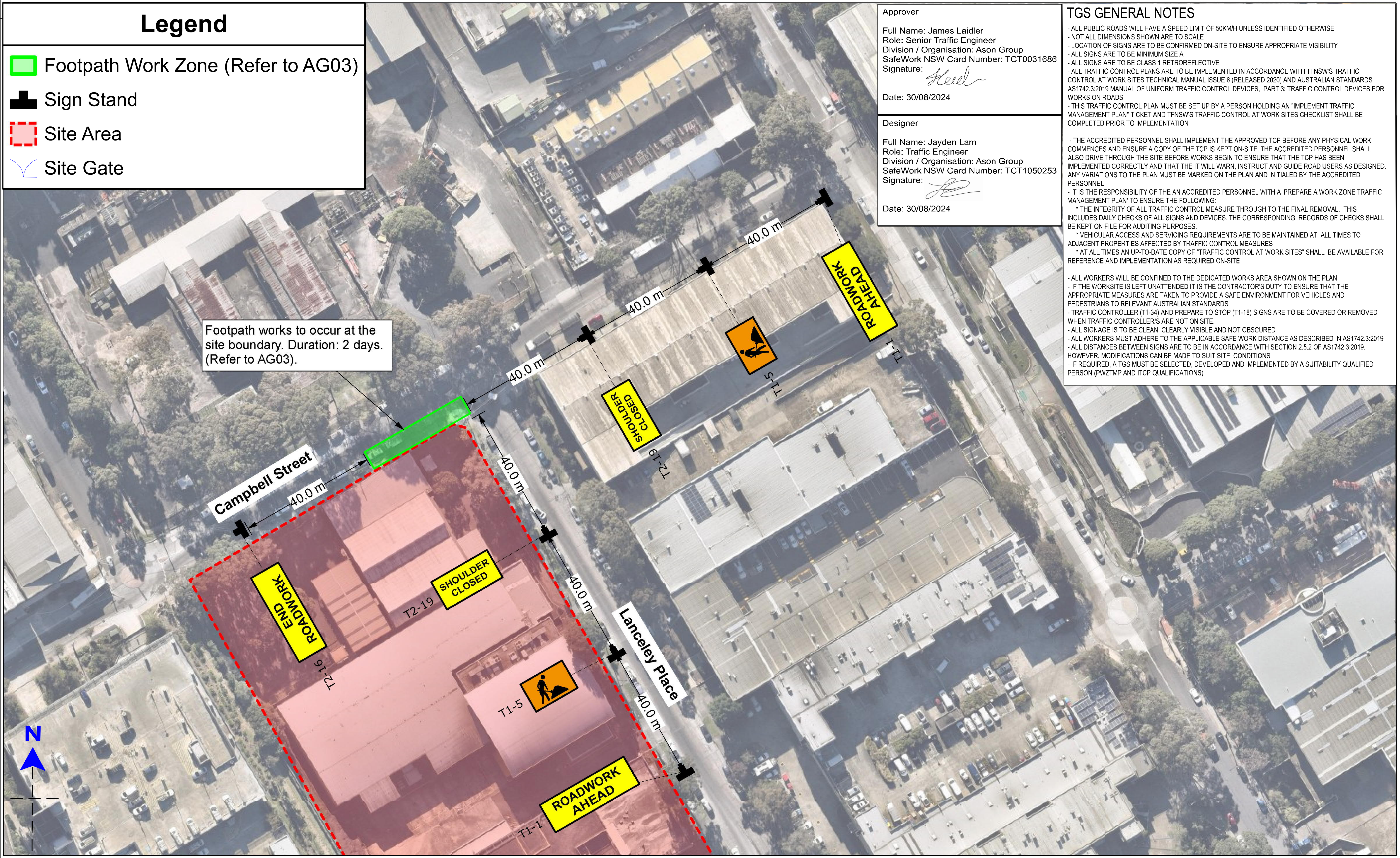
Traffic Guidance Scheme

DRAWING STATUS: Issue V
FILE NAME: AG1948-12v05
SHEET: AG01

asongroup
Suite 17.02, Level 17, 1 Castlereagh St
Sydney NSW 2000
info@asongroup.com.au

Legend

- Footpath Work Zone (Refer to AG03)
- Sign Stand
- Site Area
- Site Gate



Approver

Full Name: James Laidler
Role: Senior Traffic Engineer
Division / Organisation: Ason Group
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Signature:

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Designer

Full Name: Jayden Lam
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SafeWork NSW Card Number: TCT1050253
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SCALE	1:1000

CLIENT

Goodman Property Services (Aust) Pty. Ltd.

PROJECT

P1948

2-8 Lanceley Place, Artarmon

DOCUMENT INFORMATION

Traffic Guidance Scheme

Footpath Works

DRAWING STATUS	FILE NAME	SHEET
Issue V	AG1948-12v05	AG02

asongroup
Suite 17.02, Level 17, 1 Castlereagh St
Sydney NSW 2000
info@asongroup.com.au

Legend

- Delineator
- Safety Barrier
- Sign Stand
- Site Area
- Work Area

Footpath works to occur for a duration of ~2 days.

7.5 m

7.5 m

2.0 m

2.0 m

2.0 m

T5-5 (R)

TM8-2(R)

PEDESTRIANS

TM8-2(L)

PEDESTRIANS

Campbell Street

N

Approver

Full Name: James Laidler
Role: Senior Traffic Engineer
Division / Organisation: Ason Group
SafeWork NSW Card Number: TCT0031686
Signature:

Date: 30/08/2024

Designer

Full Name: Jayden Lam
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DESIGNED: Jayden Lam	PAPER SIZE: A3
CHECKED BY: James Laidler	DATE: 30/08/2024
APPROVED BY: James Laidler	SCALE: 1:200

CLIENT
Goodman Property Services (Aust) Pty. Ltd.

PROJECT
P1948

2-8 Lanceley Place, Artarmon

DOCUMENT INFORMATION

Traffic Guidance Scheme

Footpath Works

DRAWING STATUS: Issue V

FILE NAME: AG1948-12v05

SHEET: AG03

asongroup
Suite 17.02, Level 17, 1 Castlereagh St
Sydney NSW 2000
info@asongroup.com.au

Appendix D. Driver Code of Conduct

Objectives of the Driver Code of conduct

- To minimise the impact of construction/demolition 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.

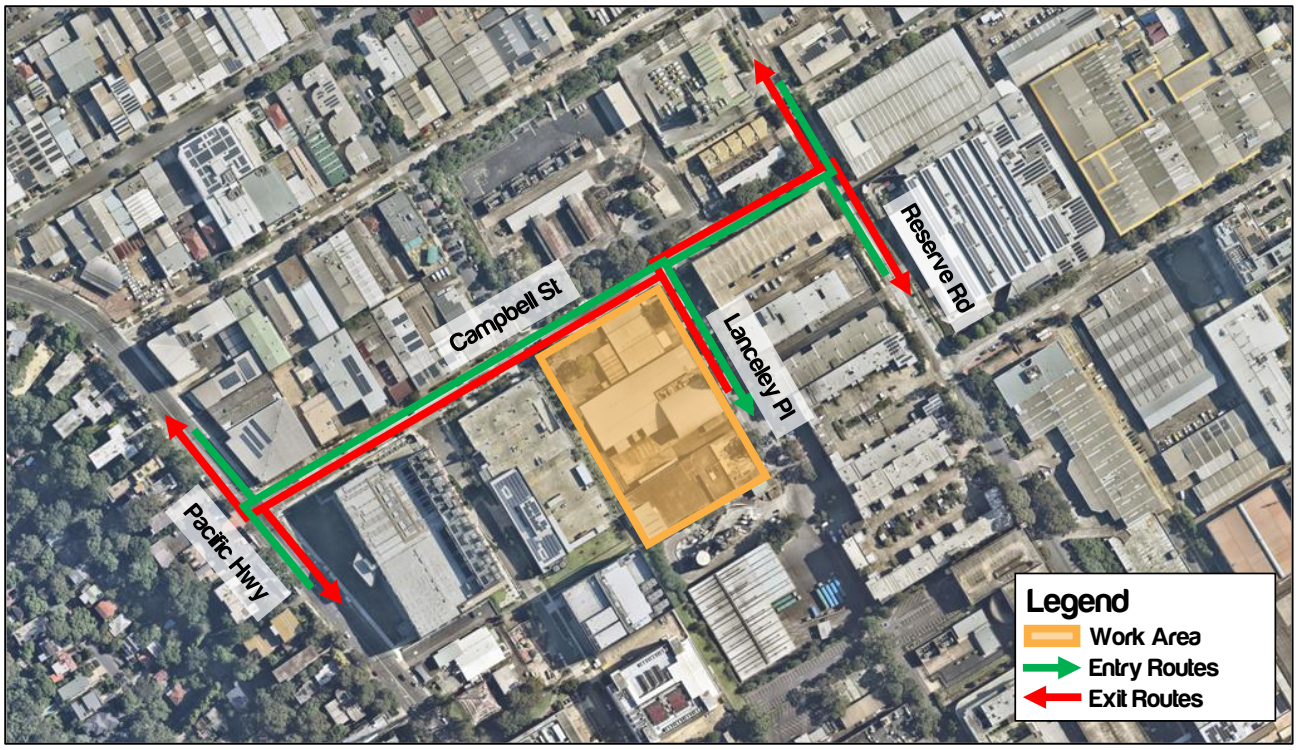
The below activities in any vehicles will be considered as a breach of conduct and will result in removal from site:

- 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 routes to and from the Site.
  - Light Vehicles up to and including 20m Articulated Vehicles:



– 19m B-Doubles and above:

- 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.

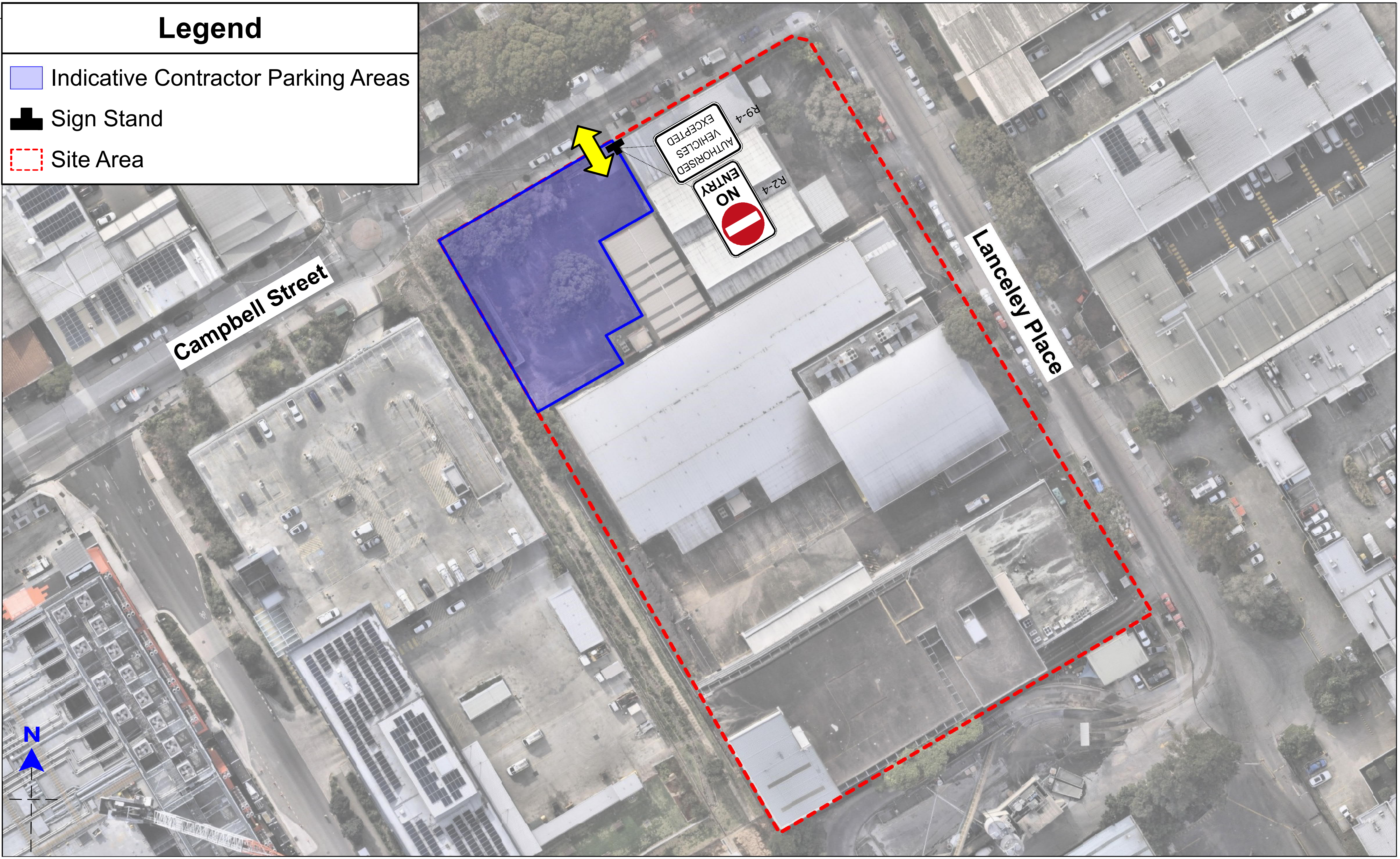
Environmental Procedures.

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 E. Indicative Contractor Parking Areas



AMENDMENTS

REV	DATE	DESCRIPTION	DRW	CHK	APP
2	23/08/24	Contractor and Staff Parking Areas	JL	JL	JL
1	21/08/24	Contractor and Staff Parking Areas	JL	JL	JL

GENERAL NOTES

This drawing is provided for information purposes only and should not be used for construction.

Lanceley Place and Campbell Street have a posted speed limit of 50km/hr.

DESIGNED: Jayden Lam

PAPER SIZE: A3

CHECKED BY: James Laidler

DATE: 23/08/2024

APPROVED BY: James Laidler

SCALE: 1:750

CLIENT

Goodman Property Services (Aust) Pty. Ltd.

PROJECT

P1948

2-8 Lanceley Place, Artarmon

DOCUMENT INFORMATION

Contractor and Staff Light Vehicle Parking Areas

asongroup
Suite 17.02, Level 17, 1 Castlereagh St
Sydney NSW 2000
info@asongroup.com.au

DRAWING STATUS: Issue II

FILE NAME: AG1948-13v02

SHEET: AG01

Appendix F. Correspondence with Ausgrid

Jayden Lam

From: Royce Cox <rcox@ausgrid.com.au>
Sent: Thursday, 1 August 2024 7:37 PM
To: Domenic Notarnicola; Timothy Dodd; Brendon Jobson; Ali Rasouli
Cc: cheralee_edgewaterconnections.com.au; James Laidler; Jayden Lam; Jae Jeon
Subject: RE: 2-8 Lanceley Place, Artarmon (SSD-48478458) - Construction Traffic Management Plan (CTMP) Consultation

Hello Ali / Domenic

It looks as though there will be know significant impacts on our depot operations.

Thanks for keeping us informed.

Royce Cox
Field Supervisor | Field Services - *the Service Provider of Choice*

Ausgrid Connecting communities, empowering lives

02 94105261 / 0407264177
1 Broadcast Way, Artarmon NSW 2064
rcox@ausgrid.com.au

For Official use only

From: Domenic Notarnicola <dnotarnicola@ausgrid.com.au>
Sent: Thursday, August 1, 2024 10:54 AM
To: Royce Cox <rcox@ausgrid.com.au>; Timothy Dodd <timothy.dodd@ausgrid.com.au>; Brendon Jobson <bjobson@ausgrid.com.au>; Ali Rasouli <ali.rasouli@asongroup.com.au>
Cc: cheralee_edgewaterconnections.com.au <cheralee@edgewaterconnections.com.au>; James Laidler <james.laidler@asongroup.com.au>; Jayden Lam <Jayden.Lam@asongroup.com.au>; Jae Jeon <jae.jeon@asongroup.com.au>
Subject: RE: 2-8 Lanceley Place, Artarmon (SSD-48478458) - Construction Traffic Management Plan (CTMP) Consultation

Hi Royce / Timothy / Brendon,

As discussed with Royce, please find attached Construction Traffic Management Plan for works adjacent to Artarmon Depot (in Lanceley Pl) – for consultation and your input and comment.

Please reply to Ali Rasouli with regards to your comments.

Regards,

Domenic Notarnicola
Large Business & Commercial | Connections | Customer & Partner Experience

Ausgrid Connecting communities, empowering lives

P: 02 9269 4610 (Ext: 34610)

E: dnotarnicola@ausgrid.com.au
Level 12, 24-28 Campbell Street, Sydney NSW 2000

For Official use only

From: Ali Rasouli <ali.rasouli@asongroup.com.au>
Sent: Thursday, August 1, 2024 9:09 AM
To: Domenic Notarnicola <dnotarnicola@ausgrid.com.au>
Cc: cheralee_edgewaterconnections.com.au <cheralee@edgewaterconnections.com.au>; James Laidler <james.laidler@asongroup.com.au>; Jayden Lam <Jayden.Lam@asongroup.com.au>; Jae Jeon <jae.jeon@asongroup.com.au>
Subject: RE: 2-8 Lanceley Place, Artarmon (SSD-48478458) - Construction Traffic Management Plan (CTMP) Consultation

Many thanks for your prompt response, Domenic.

Yes, that's correct. We would like our CTMP to be reviewed by the Ausgrid Artarmon Depot since they are in close proximity to the proposed works for construction at the proposal.

It would be greatly appreciated if you can forward this CTMP to them and CC us in too so we can communicate as necessary.

Regards,

Ali Rasouli
PhD. MIEAust CPEng NER. MTAS. MAITPM. MIPWEA. VIC BLA. MRPEQ.
Principal Lead | Ason Group

T: +61 2 9083 6601 | M: +61 481 350 932 | E: ali.rasouli@asongroup.com.au
A: Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000

For Official use only

From: Domenic Notarnicola <dnotarnicola@ausgrid.com.au>
Sent: Thursday, August 1, 2024 8:13 AM
To: Ali Rasouli <ali.rasouli@asongroup.com.au>
Cc: cheralee_edgewaterconnections.com.au <cheralee@edgewaterconnections.com.au>; James Laidler <james.laidler@asongroup.com.au>; Jayden Lam <Jayden.Lam@asongroup.com.au>; Jae Jeon <jae.jeon@asongroup.com.au>
Subject: RE: 2-8 Lanceley Place, Artarmon (SSD-48478458) - Construction Traffic Management Plan (CTMP) Consultation

Hi Ali,

Does this relate to Ausgrid owning an adjacent lot that may be affected by traffic control?
If so, I will re-direct this email to the Property manager of the Ausgrid Artarmon Depot on the corner of Campbell St & Broadcast Way for their input.

Regards,

Domenic Notarnicola

P: 02 9269 4610 (Ext: 34610)
E: dnotarnicola@ausgrid.com.au
Level 12, 24-28 Campbell Street, Sydney NSW 2000

For Official use only

From: Ali Rasouli <ali.rasouli@asongroup.com.au>
Sent: Wednesday, July 31, 2024 4:51 PM
To: Domenic Notarnicola <dnotarnicola@ausgrid.com.au>
Cc: cheralee_edgewaterconnections.com.au <cheralee@edgewaterconnections.com.au>; James Laidler <james.laidler@asongroup.com.au>; Jayden Lam <Jayden.Lam@asongroup.com.au>; Jae Jeon <jae.jeon@asongroup.com.au>
Subject: 2-8 Lanceley Place, Artarmon (SSD-48478458) - Construction Traffic Management Plan (CTMP) Consultation

Dear Domenic,

I trust this email finds you in good health. I have received your contact details from Cheralee (in CC) from Edge Water Connections.

For context – Reference has been made to Condition B1 of the above-mentioned State Significant Development (SSD) in relation with the approved multi-level warehouse facility at 2-8 Lanceley Place in Artarmon.

Condition B1 requires our Construction Traffic Management Plan (CTMP) to be prepared in consultation with Ausgrid. Therefore, and on behalf of Goodman, I have attached a copy of our CTMP for your consideration and feedback.

May I please kindly ask you to forward this email to the correct contact person at Ausgrid and provide us with confirmation of receipt of this email and Ausgrid's likely ETA, for consolidated response?

Thanks in advance, and look forward to hearing from you.

Regards,

Ali Rasouli
PhD. MIEAust CPEng NER. MTAS. MAITPM. MIPWEA. VIC BLA. MRPEQ.
Principal Lead | Ason Group

T: +61 2 9083 6601 | M: +61 481 350 932 | E: ali.rasouli@asongroup.com.au
A: Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000

Appendix G. Correspondence with Willoughby Council

Kero Shnuda

From: O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>
Sent: Thursday, 29 August 2024 11:01 AM
To: Jayden Lam
Cc: Sim, Adeline; Sui, Daniel; James Laidler; Jae Jeon; ali.rasouli; Govender, Dyalan
Subject: Council response 29 / 8/ 2024 - 2-8 Lanceley Place, Artarmon (SSD-48478458) – Revised Construction Traffic Management Plan (CTMP)
Attachments: wccsig_edm_c1c135cc-f451-4f6c-b3f5-6aeca5327e92.jpg

Subject: Council response - 2-8 Lanceley Place, Artarmon (SSD-48478458) – Revised Construction Traffic Management Plan (CTMP)

Hi Jayden,

Following on from our recent discussion, Council's Transport section have reviewed the revised CTMP report, with additional comments below:

Parking Arrangement
This requirement has been fulfilled as per update in the CTMP report.

Pedestrian Movement
The previous response regarding the management of potential conflicts between truck movements and pedestrian crossings at Lanceley Place was incomplete. While it addressed the stationing of Traffic Controllers at both site gates during truck arrivals and departures, it has not addressed Council's concerns about the conflict point at the Campbell Street and Lanceley Place intersection. The response acknowledged the existing lack of pedestrian amenities at the Campbell Street/Lanceley Place intersection. However, it's important to note that current truck movements in this area are minimal. During the construction phase, there will be increased truck movements, especially during weekday AM/PM peak hours. This increase raises concerns about potential conflicts between trucks and pedestrians at this intersection.

There are two potential approaches to address these concerns:

Option 1: Flexible Traffic Controller Deployment

- Traffic Controllers could move flexibly between the site gates and the Campbell Street/Lanceley Place intersection during truck arrivals and departures.
- This approach would provide additional safety measures at the critical conflict point without requiring significant infrastructure changes. The number of traffic controller could remain similar numbers as planned.
-

Option 2: Pedestrian Crossing Facility

- Install a pedestrian crossing facility, such as a marked pedestrian crossing or a refuge island, subject to constructability assessment.
- This option would provide a more permanent solution but has more significant implications in terms of cost, time, and potential disruption.

Request for Confirmation in a further revised CTMP
We kindly request that the applicant confirm which approach is preferred:

1. If the flexible Traffic Controller deployment is chosen, please update the Traffic Guidance Scheme (TGS) to reflect this arrangement.
2. If considering the pedestrian crossing facility option, please provide further details on feasibility and implementation plans.

Any questions please call Adeline Sim on 9777 7705

Yours faithfully

Craig O'Brien
Acting Strategic Planning Team leader
Willoughby Council
9777 7647

From: Jayden Lam <Jayden.Lam@asongroup.com.au>
Sent: Monday, August 26, 2024 9:32 AM
To: O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>
Cc: Sui, Daniel <Daniel.Sui@Willoughby.nsw.gov.au>; Sim, Adeline <Adeline.Sim@Willoughby.nsw.gov.au>; James Laidler <james.laidler@asongroup.com.au>; Jae Jeon <jae.jeon@asongroup.com.au>; Govender, Dyalan <Dyalan.Govender@Willoughby.nsw.gov.au>; Ali Rasouli <ali.rasouli@asongroup.com.au>
Subject: RE: Council response - 2-8 Lanceley Place, Artarmon (SSD-48478458) - Construction Traffic Management Plan (CTMP) Consultation

Hi Craig,

Please find attached the revised CTMP report including our responses to Council's comments in Table 3.

If you have any questions, please feel free to let us know.

Kind regards,

Jayden Lam
Traffic Engineer | Ason Group

T: +61 2 9083 6601 | M: +61 435 998 685 | E: jayden.lam@asongroup.com.au
A: Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000

From: O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>
Sent: Wednesday, August 21, 2024 9:43 AM
To: Jayden Lam <Jayden.Lam@asongroup.com.au>
Cc: Sui, Daniel <Daniel.Sui@Willoughby.nsw.gov.au>; Sim, Adeline <Adeline.Sim@Willoughby.nsw.gov.au>; James Laidler <james.laidler@asongroup.com.au>; Jae Jeon <jae.jeon@asongroup.com.au>; Govender, Dyalan <Dyalan.Govender@Willoughby.nsw.gov.au>; Ali Rasouli <ali.rasouli@asongroup.com.au>
Subject: RE: Council response - 2-8 Lanceley Place, Artarmon (SSD-48478458) - Construction Traffic Management Plan (CTMP) Consultation

Hi Jayden
Thanks for the call this morning.
I have tried to call you back and left a message.

To be clear an amended CTMP is requested based on Council's comments from 20 August.

Yours faithfully

Craig O'Brien
Acting Strategic Planning Team leader
Willoughby Council
9777 7647

From: O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>
Sent: Tuesday, August 20, 2024 9:14 AM
To: ali.rasouli@asongroup.com.au
Cc: Sui, Daniel <Daniel.Sui@Willoughby.nsw.gov.au>; Sim, Adeline <Adeline.Sim@Willoughby.nsw.gov.au>; james.laidler@asongroup.com.au; jae.jeon@asongroup.com.au; Jayden.Lam@asongroup.com.au; Govender, Dyalan <Dyalan.Govender@Willoughby.nsw.gov.au>
Subject: Council response - 2-8 Lanceley Place, Artarmon (SSD-48478458) - Construction Traffic Management Plan (CTMP) Consultation

Re: 2-8 Lanceley Place, Artarmon (SSD-48478458) - Construction Traffic Management Plan (CTMP) Consultation

Hello Ali

The following Council traffic comments on the CTMP are provided:

Parking Arrangement
Throughout all construction stages, on-site parking must be provided for staff and contractors to minimize parking impacts on the surrounding area. Ideally, all contractor and staff parking should be contained within the site boundaries. The Construction Traffic Management Plan (CTMP) must further provide detailed parking arrangements, specifying the number of spaces to be provided. This information is crucial for Council to assess potential parking spillover into nearby streets. It is imperative that the approved parking plan is adhered to during all construction periods. Section 6.3 of the CTMP should outline a contingency plan for managing any parking spillover. Additionally, Appendix A - Risk Assessment must document the risks associated with potential parking spillover and detail appropriate control actions.

Pedestrian Movement
Given the absence of existing pedestrian infrastructure along Lanceley Place, enhanced safety measures are necessary. A Traffic Controller must be stationed near the crossing point at the intersection of Campbell Street and Lanceley Place during truck arrivals and departures via Campbell Street. This measure is essential to ensure the safety of pedestrian activities in the area. The Traffic Controller will be responsible for guiding pedestrians and managing traffic flow to prevent conflicts between construction vehicles and foot traffic.

Your response in regards the above points would be appreciated.

Yours faithfully

Craig O'Brien
Acting Strategic Planning Team leader
Willoughby Council
9777 7647

Craig O'Brien - *Strategic Planning Team Leader*
WILLOUGHBY CITY COUNCIL
PO Box 57 Chatswood NSW 2057
P +61 2 9777 7647 | M +61460010733
E Craig.Obrien@Willoughby.nsw.gov.au
willoughby.nsw.gov.au | visitchatswood.com.au | theconcourse.com.au

Council acknowledges the Gamaragal People as the Traditional Owners of these lands. We pay our respects to their Elders past and present.

From: Ali Rasouli <ali.rasouli@asongroup.com.au>
Sent: Wednesday, 31 July 2024 11:36 AM
To: Liang, Jane <Jane.Liang@Willoughby.nsw.gov.au>; Council's Email <email@willoughby.nsw.gov.au>
Cc: James Laidler <james.laidler@asongroup.com.au>; Jae Jeon <jae.jeon@asongroup.com.au>; Jayden Lam <Jayden.Lam@asongroup.com.au>
Subject: 2-8 Lanceley Place, Artarmon (SSD-48478458) - Construction Traffic Management Plan (CTMP) Consultation

Dear Jane,

I trust this email finds you in good health.

Reference has been made to Condition B1 of the above-mentioned State Significant Development (SSD) in relation with the approved multi-level warehouse facility at 2-8 Lanceley Place in Artarmon.

Condition B1 requires our Construction Traffic Management Plan (CTMP) to be prepared in consultation with the Council. Therefore, and on behalf of Goodman, I have attached a copy of our CTMP for your consideration and feedback.

May I please kindly ask you to forward this email to the correct contact person at Council and provide us with confirmation of receipt of this email and Council's likely ETA, for consolidated response?

Thanks in advance, and look forward to hearing from you.

Regards,

Ali Rasouli
PhD. MIEAust CPEng NER. MTAS. MAITPM. MIPWEA. VIC BLA. MRPEQ.
Principal Lead | Ason Group

T: +61 2 9083 6601 | M: +61 481 350 932 | E: ali.rasouli@asongroup.com.au
A: Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000

APPENDIX D: NOISE AND VIBRATION MANAGEMENT SUB-PLAN

CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN

2-8 LANCELEY PLACE & 14 CAMPBELL STREET

JULY 2024

Authorisation

Author Name:	Derek Low	**Reviewer / Approver:**	Steve Fermio
Position:	Principal	**Position:**	Director
Signature:		**Signature:**	
Date:	26/07/24	**Date:**	26/07/24

Document Revision History

Revision	Date	Details
0.0	17/05/24	Draft for internal peer review.
1.1	22/05/24	For issue to client.
2.0	26/07/24	Updates from community consultation

Report Name: Construction Nosie and Vibration Management Sub-Plan

Project No.: 1089.

Prepared for:

Goodman Property Services (Aust.) Pty Ltd

Prepared by:

WolfPeak Pty Ltd

CONTENTS

ACRONYMS AND DEFINITIONS

Abbreviation	Expanded Text
A1055	*Standards Australia AS1055–1997™ – Description and Measurement of Environmental Noise*
AADT	Annual average daily traffic
AMM	Amended Mitigation Measures
AMMM	Additional Mitigation Measures Matrix
AVTG	NSW EPA guideline Assessing Vibration: A Technical Guideline
AS2436	Standards Australia *AS 2436–2010™ – Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites*
BS 7385	*British Standard BS7385: Part 2-1993 - Evaluation and Measurement for Vibration in Buildings – Part2 – Guide to Damage Levels from Ground-borne Vibration*, dated 1993
CCS	Community and Communication Strategy
CNVIS	Construction Noise and Vibration Impact Statement
CNVG	Construction Noise and Vibration Guideline (TfNSW) 2023
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 the consent
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DPHI	NSW Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement State Significant Development Application SSD-48478458
EM	Environment Manager
EMS	Environmental Management System
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environmental Protection Authority
Evening	The period from 6pm to 10pm
ICNG	*NSW Department of Environment and Climate Change – NSW Interim Construction Noise Guideline*, July 2009
IEC60942	*Standards Australia AS/IEC 60942:2004/IEC 60942:2003 – Australian Standard™ – Electroacoustic – Sound Calibrators*
Incident	An occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause, a non-compliance *Note: "material harm" is defined in this consent*

Abbreviation	Expanded Text
LA90	Background Noise Level
LAeq	Equivalent Continuous Sound Level
LAeq, 15 minute	Equivalent Continuous Sound Level, over a period of 15 minutes
LP or SPL	Sound Pressure Level
LW or SWL	Sound Power Level
Material harm	Is harm that: a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or b) 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
Minister, the	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
mm/s	Millimetres per second
m/s	Metres per second
NCA	Noise Catchment Area
NIA	Noise Impact Assessment
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
NML	Noise Management Levels
NPI	*NSW Environment Protection Authority, Noise Policy for Industry. 2017*
NSW Vibration Guideline, the	*NSW Department of Environment and Conservation – NSW Environmental Noise Management – Assessing Vibration: a Technical Guideline (the NSW Vibration Guideline),* February 2006
NVMP	Construction Noise and Vibration Management Sub-Plan
NVSRs	Noise and Vibration Sensitive Receivers
OOHW	Out of Hours Works
POEO Act	*Protection of the Environment Operations Act 1997*
PPV	Peak Particle Velocity (in mm/s)
RBL	Rating Background Noise Level
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

Abbreviation	Expanded Text
RNP	*NSW Department of Environment, Climate Change and Water – NSW Road Noise Policy*, March 2011
SR	Sensitive Receiver
SSD	State Significant Development
TfNSW	Transport for New South Wales
the Project	Lanceley Place Multi-level Warehouse
VDV	Vibration Dose Value (in m/s)

1. INTRODUCTION

1.1 Project Description

Goodman lodged a State Significant Development Application (SSDA – 48478458) with an accompanying Environmental Impact Statement (EIS) with the Department of Planning, Housing, and Infrastructure (the Department) for the redevelopment of 2-8 Lanceley Place, Artarmon (the Site) in March 2023. The Site is legally described as Lots 11-15 in DP 233037 and covers an area of 14,025 square metres in the centre of the Artarmon Industrial Precinct, Artarmon. On 21 December 2023, consent was granted for the demolition of the existing buildings and the construction of a three-storey warehouse and distribution centre on the Site, including onsite car parking and ancillary offices.

Goodman plans to deliver the works in stages, as follows:

- Stage 1: Site establishment and demolition of buildings and structures (the Project). Stage 1 is anticipated to occur in the second half of 2024, with works expected to take approximately 8-12 weeks.
- Stage 2: Main works construction. Stage 2 will be paused until determination of a second development application (SSDA – 66777221) for the construction of a data centre on the Site. Should SSDA – 66777221 be approved, then Goodman will discontinue works under SSDA – 48478458 and instead develop data centre on the Site under that consent.

1.2 Purpose and objectives of the Plan

This Construction Noise and Vibration Management Plan (NVMP) forms part of the Construction Environmental Management Plan (CEMP) for the Project. The NVMP applies to Stage 1 construction (site establishment and demolition). A separate NVMP will be developed for the construction of the data centre (once approved).

This NVMP has been prepared to manage noise and vibration impacts of the Project.

The key objective of the NVMP is to ensure all Consent conditions, the Amended Mitigation Measures (AMMs) and applicable commitments are described, scheduled and assigned responsibility as outlined in:

- *Environmental Impact Statement State Significant Development Application (SSD-48478458) Lanceley Place Multi-level Warehouse 2-8 Lanceley Place & 14 Campbell Street, Artarmon, March 2023*
- *Submissions Report Lanceley Place Multi Level Warehouse, SSD-48478458,*
- *SSD-48478458 Development Consent, 21 December 2023*, and
- All relevant legislation and other requirements described in Section 2.1 of this Plan.

In accordance with Condition B25(a), this NVMP has been prepared by WolfPeak's Derek Low and Steve Fermio, both of which are suitably qualified and experienced noise experts. Derek has >15 years' experience in construction in NSW and has prepared, implemented or provided technical review of noise and vibration management plans and monitoring programs for WestConnex New

M5 (M8), M6 Stage 1 Motorway, Inland Rail and Sydney Metro West and Western Sydney Airport, and the Botany Industrial Park. Steve has >30 years of experience in construction environmental management and has acted as a noise and vibration technical expert on Local Planning Panels for Lane Cove Council and Wollongong Council. Steve was also part of the technical review committee for the development of the Interim Construction Noise Guidelines.

1.3 Environmental Performance Objectives

Table 1 identifies the Project performance objectives:

Table 1: Performance objectives

Objective	Target	Measurement Tool
Project statutory compliance	The Project receives no Non-compliances	Non-Compliance Register
Environmental protection	No environmental incidents[1] occur throughout the Project delivery	Environmental Incident Register
Management plan conformity	The CEMP and associated sub-plans are implemented by all Project personnel, including contractors	Induction, Training, Audit and Inspection Records

[1] As defined by *SSD-48478458 Development Consent, 21 December 2023*

2. ENVIRONMENTAL REQUIREMENTS

2.1 Relevant Legislation

All legislation relevant to this NVMP is included in Appendix A of the CEMP.

2.2 Guidelines

The main guidelines, specifications and policy documents relevant to this Plan include:

- NSW DEC – Interim Construction Noise Guideline (ICNG, 2009)
- NSW DEC – Environmental Noise Management – Assessing Vibration: a Technical Guideline (the NSW Vibration Guideline), February 2006
- NSW DECCW – NSW Road Noise Policy (RNP), March 2011
- NSW DPIE – Environmental Management Plan Guideline 2020
- NSW EPA – Noise Policy for Industry (NPI), October 2017
- Transport for NSW (TfNSW) Construction Noise and Vibration Guideline (CNVG), July 2023
- Standards Australia AS 2436–2010™ (AS2436) – Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites
- Standards Australia AS1055–1997™ (AS1055) – Description and Measurement of Environmental Noise
- Standards Australia AS IEC 61672.1–2004™ (AS61672) – Electro Acoustics - Sound Level Meters Specifications Monitoring or Standards Australia AS1259.2-1990™ (AS1259) – Acoustics – Sound Level Meters – Integrating/Averaging as appropriate to the device
- Standards Australia AS/IEC 60942:2004/IEC 60942:2003 (IEC60942) – Australian Standard™ – Electroacoustic – Sound Calibrators
- DIN 4150-3 (1992-02) Structural vibration – Effects of vibration on structures (German Institute for Standardization, 1999), and
- British Standard BS7385: Part 2-1993 (BS 7385) - Evaluation and Measurement for Vibration in Buildings — Part 2 – Guide to Damage Levels from Ground-borne Vibration, dated 1993.

2.3 Ministers Conditions of Consent

The requirements of the Consent relevant to this plan are shown in Table 2 Condition requirements for this NVMP, with cross reference to indicate where requirements are addressed.

Table 2: Condition requirements for this plan

Condition No.	Requirement	Document Reference
Hours of Work		

<table>
<tr><th>Condition No.</th><th>Requirement</th><th>Document Reference</th></tr>
<tr><td>B22.</td><td>The Applicant must comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary.
Table 1 Hours of Work
<table>
<tr><th>Activity</th><th>Day</th><th>Time</th></tr>
<tr><td>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>Construction Hours
Section 5.1</td></tr>
<tr><td>B23.</td><td>Works outside of the hours identified in condition B22 may be undertaken in the following circumstances:
(a) works that are inaudible at the nearest sensitive receivers;
(b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
(c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.</td><td>Construction Hours
Section 5.1</td></tr>
<tr><td colspan="3">Construction Noise Limits</td></tr>
<tr><td>B24.</td><td>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Construction Noise and Vibration Management Plan required under condition B25 and in Appendix 2 of this consent.</td><td>Mitigation and Management Measures
Sections, 2.4, 6 and 7</td></tr>
<tr><td rowspan="5">B25.</td><td>The Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) 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:</td><td>This Plan</td></tr>
<tr><td>(a) be prepared by a suitably qualified and experienced noise expert;</td><td>Context
Section 1.2</td></tr>
<tr><td>(b) be prepared in consultation with Ausgrid and other surrounding affected owners;</td><td>Consultation
Section 2.5</td></tr>
<tr><td>(c) describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009);</td><td>Mitigation and Management Measures
Section 6</td></tr>
<tr><td>(d) incorporate the mitigation measures listed within the Appendix D of the Noise Impact Assessment by SLR dated 17 August 2023;</td><td>Mitigation and Management Measures</td></tr>
</table>

Condition No.	Requirement	Document Reference
		Sections 2.4, 6 and 7
	(e) describe the measures to be implemented to manage high noise generating works, in close proximity to sensitive receivers;	Mitigation and Management Measures Sections 6 and 7
	(f) include strategies developed in consultation with adjacent properties in order to meet the vibration limits in condition B29 such as any alternative construction methods with lower source vibration levels and respite periods;	Consultation Section 2.5 Mitigation and Management Measures Sections 6 and 7
	(g) include strategies for managing high noise generating works, such as during vegetation clearing, demolition, earthworks, excavation of hard rock and piling that have been developed in consultation with the properties identified in the Noise Impact Assessment prepared by SLR dated 17 August 2023 as having exceedances during construction, including the childcare centres and surrounding commercial receivers (shown in Figure 9 of the consent);	Consultation Section 2.5 Mitigation and Management Measures Sections 6 and 7
	(h) describe the consultation undertaken with directly adjoining sites and nearby properties to develop the strategies in condition B25(f) and B25(g);	Consultation Section 2.5
	(i) describe the community consultation undertaken to develop the strategies in condition B25(g)	Consultation Section 2.5
	(j) include a complaints management system that would be implemented for the duration of the development; and	Enquiries, Complaints and Incident Management Section 7.4 Community Consultation and Complaints Handling Plan (separate document)
	(k) include a Vibration Monitoring system to be installed during demolition, excavation and construction works.	Vibration Monitoring Program Section 7.3
Vibration Criteria		
B29.	Vibration caused by construction at any residence or structure outside the site must be limited to:	Mitigation Measures Section 6

Condition No.	Requirement	Document Reference
	(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).	
B30.	The limits in condition B29 apply unless otherwise outlined in the development's Construction Noise and Vibration Management Plan (see condition B25).	Vibration Criteria Section 4.3 Mitigation and Management Measures Sections 6 and 7
B31	The Applicant must offer and prepare (if the offer is accepted) a pre-dilapidation and post-dilapidation survey at the adjacent properties falling within the cosmetic damage buffer zone shown on Figure 8 of the consent: (a) prior to the commencement of construction; and (b) within one month of the conclusion of construction, or as otherwise agreed with the Planning Secretary.	Construction Vibration Section 5.3 Mitigation Measures Section 6
B32	Should the survey at B31(b) identify any damage, the Applicant must discuss the repairs to be undertaken with the relevant property owners, and repair or pay the full costs associated with repairing any part of the building that is determined to be damaged by the carrying out construction works associated with the development.	Construction Vibration Section 5.3 Mitigation Measures Section 6

2.4 Amended Mitigation Measures

The noise and vibration mitigation measures stated in Appendix 2 of the Development Consent are reproduced in Table 3.

Table 3: Construction noise mitigation and management measures (Condition B24)

Impact Area	Mitigation Measure	Relevant Section
Noise and Vibration	Limiting construction hours to the standard construction hours.	Sections 5.1 and 6
	Site environmental inductions with all employees, contractors and subcontractors.	Sections 6 and 7.2
	Construction respite periods during hours of work.	Sections 5.1 and 6

Impact Area	Mitigation Measure	Relevant Section
	Appropriate selection of quieter and less vibration emitting construction methods.	Section 6
	Implementation of a noise monitoring audit program.	Section 7
	Offset distance between noisy levels of plant and equipment items and sensitive receivers.	Section 6
	Locate compounds away from sensitive receivers.	Section 6
	Plan traffic movements to minimise reversing or noisy movements.	Section 6
	Loading and unloading of materials as far as possible from sensitive receivers.	Section 6
	Optimised site layout to minimise noise emissions from the site.	Section 6

2.5 Consultation on this Plan

The noise and vibration minimisation strategies in this NVMP have been developed in consultation with surrounding receivers in accordance with condition B25(b), (f) and (g) and the CCCHP.

A hard-copy letter notifying surrounding receivers of potential noise and vibration impacts, with a link to the Draft NVMP, was delivered to receivers for feedback on 03 July 2024, requesting feedback be provided by 17 July 2024. Notwithstanding this, receivers continued to have an opportunity to provide feedback (and have this considered in the NVMP's development) up until 25 July 2024.

A hard-copy letter detailing potential noise and vibration impacts, with a link to the Draft NVMP, was also delivered to Ausgrid on 03 July 2024 and follow-up consultation was undertaken via email. Ausgrid confirmed on 24 July 2024 that they had no comments on the Draft NVMP or potential impacts. Communication between Goodman and Ausgrid will remain ongoing throughout the Project.

A copy of each letter delivered to receivers is attached to this NVMP as Appendix B. Records of the outcome of that consultation and how matters raised by the receivers were addressed are presented in Appendix C.

The Project Website will contain the approved management plans and will maintain contact details for the community to deliver feedback going forward. Any feedback or complaints will be managed in accordance with the Section 7.4 of this Plan and the CCCHP.

3. EXISTING ACOUSTIC ENVIRONMENT

3.1 Sensitive Receivers

The Noise Impact Assessment (NIA) identified residential and non-residential sensitive receivers in the surrounding area to the project.

The site is situated in the Artarmon Industrial Precinct and is surrounded by commercial premises. The nearest residential receivers are located around 200-metres southwest of the site on Pacific Highway. Other nearby sensitive receivers include TAFE NSW St Leonards, Bradfield Senior College, North Shore Private Hospital, the Twin Towers Inn, and two (2) childcare centres within commercial buildings.

The nearest sensitive receivers are shown in Figure 1 and detailed in Table 4.

Table 4: Surrounding sensitive receivers

Receiver	Type	Distance (m)	Direction
Residential to the west of the Pacific Hwy	Residential	200m	Southwest
TAFE NSW St Leonards	Educational	180m	Southeast
Bradfield Senior College	Educational	170m	South
North Shore Private Hospital	Medical	200m	Southeast
Twin Towers Inn	Hotel	230m	West
Surrounding commercial premises	Commercial	10-50m	Surrounding
Papilio Early Learning Artarmon	Childcare	90m	Northwest
Explore and Develop Artarmon – Early Learning Centre	Childcare	140m	West

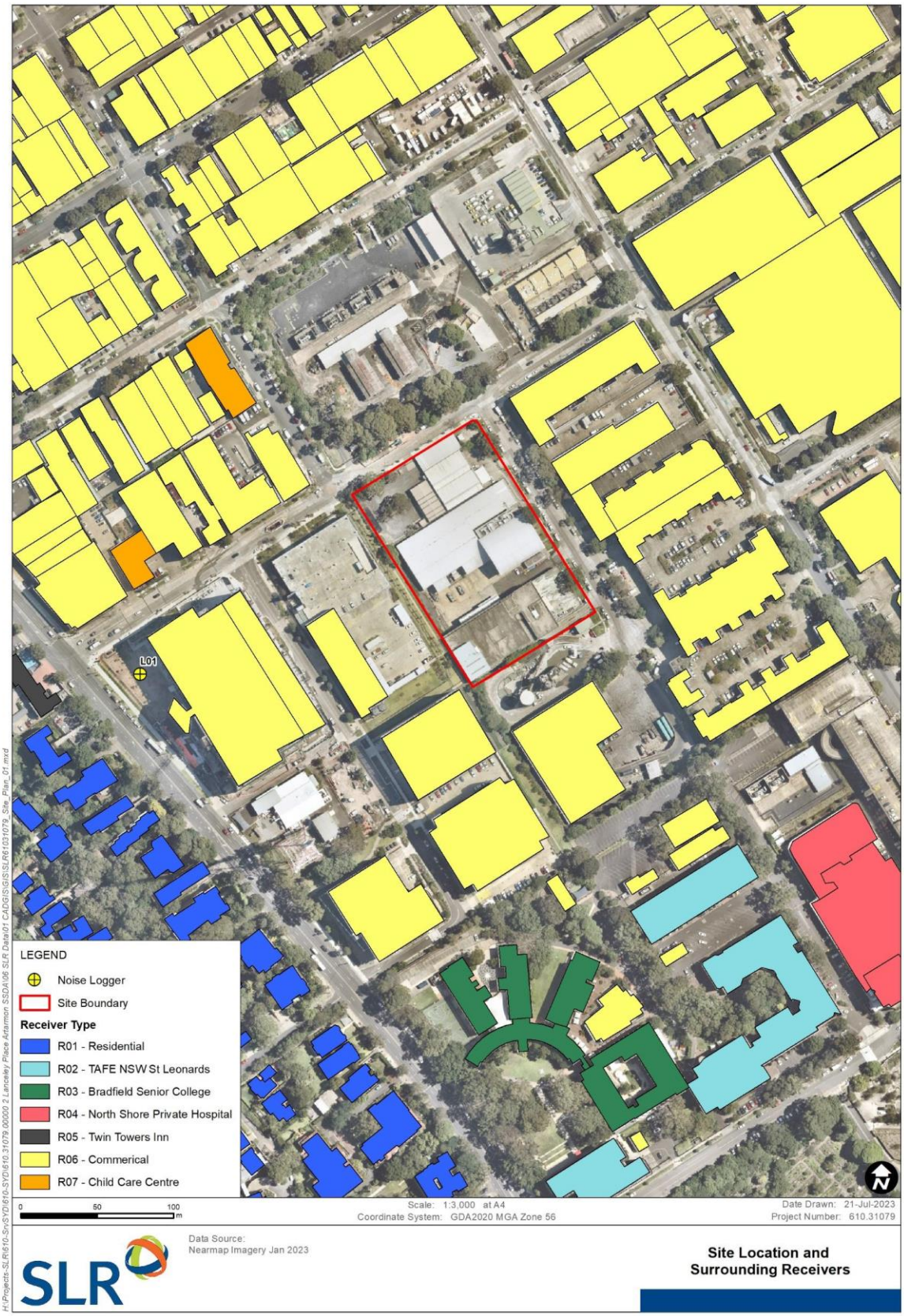


Figure 1: Site location and surrounding receivers (Source: SLR Consulting)

3.2 Background Noise Levels

Unattended noise monitoring was completed adjacent to the nearest residential receivers.[2] The noise monitoring location is shown on Figure 1 and the results are summarised in Table 5.

Table 5: Summary of unattended noise monitoring results

Address	Measured Noise Levels (dB(A))[1]		
	Background Noise (RBL)		
	Day	Evening	Night
2 Broadcast Way, Artarmon	58	55	52

Note 1 The assessment periods include the following hours:

- Day – 7 am to 6 pm Monday to Saturday and 8 am on Sundays and public holidays;
- Evening – 6 pm to 10 pm; and
- Night – 10 pm to 7 am on Monday to Saturday and 10 pm to 8 am on Sundays and public holidays

See the NSW EPA *Noise Policy for Industry*

[2] SLR's NIA utilised the background noise level data collected for a data centre development at 2 Broadcast Way, Artarmon (refer to Aurecon Report '*Main Works – Construction Noise and Vibration Impact Assessment and Management Plan*', reference S3-FAC-AC-REP-01-[1]-INF, dated October 2020).

4. NOISE AND VIBRATION CRITERIA

For residential and other sensitive receptors (human) and potentially sensitive structures (buildings) vibration management levels are fixed values established for either human comfort or structural/cosmetic damage. The levels vary depending on the potential sensitivity of the receptor and do not reply on existing conditions.

4.1 Airborne noise

The *Interim Construction Noise Guideline* (ICNG) sets out guidance for establishing construction noise and vibration levels for assessing and managing noise impacts on residences and other sensitive land uses. For residential receptors, the noise management levels (NMLs) are established based on existing background noise levels i.e., thresholds above which the background noise level may be exceeded. For other sensitive receptors the management levels are fixed values.

4.1.1 Residential receivers

The ICNG approach for determining NMLs at residential receivers is detailed in Table 6.

Table 6: ICNG residential noise management levels

Time of day	Management level $L_{Aeq\ (15\ min)}$*	How to apply
Recommended standard hours: Monday to Friday 7 am to 6 pm Saturday 8 am to 1 pm No work on Sundays or public holidays	Noise affected RBL + 10 dB	The noise affected level represents the point above which there may be some community reaction to noise. • Where the predicted or measured LAeq (15 min) 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 dB(A)	The highly noise affected 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 restricting the hours that the very noisy activities can occur, taking into account: 1. 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 2. if the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.

Time of day	Management level $L_{Aeq\ (15\ min)}$*	How to apply
Outside recommended standard 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 practices have been applied and noise is more than 5 dB(A) above the noise affected level, the proponent should negotiate with the community.

* Noise levels apply at the property boundary that is most exposed to construction noise, and at a height of 1.5 m above ground level. If the property boundary is more than 30 m from the residence, the location for measuring or predicting noise levels is at the most noise-affected point within 30 m of the residence. Noise levels may be higher at upper floors of the noise affected residence.

Table 7 provides the Project specific construction NMLs for receivers nearby the development.

Table 7: Project specific noise management levels

Receiver Type	Noise Management Level ($L_{Aeq\ (15\ min)}$ – dB(A))	
	Standard Construction Hours	Out of Hours (in accordance with B22 and B23)[2]
Residential	68	Inaudible unless otherwise permitted[2]
Educational	65	
Medical	65	
Hotel	70	
Commercial	70	
Childcare	60	

Note 1 RBL = Rating Background Level.

Note 2 Works are only permitted outside of standard construction house under the following circumstances:

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

4.1.2 Non-residential receivers

Other sensitive land uses, consider noise from construction to be disruptive when the properties are being used. The NMLs for non-residential land uses is shown in Table 8. Internal noise levels are to be assessed at the centre of the occupied room. External noise levels are to be assessed at

the most affected point within 50 m of the area boundary. Where internal noise levels cannot be measured, external noise levels may be used.

Table 8: Noise levels for 'other sensitive' land uses, and commercial and industrial premises

Land Use	Noise Management Level, $L_{Aeq\ (15\ min)}$ (dB(A)) (applies when properties are being used)	
	Internal	External
ICNG 'other sensitive' receivers		
Classrooms at schools and other educational institutions	45	55[1]
Hospital wards and operating theatres	45	65[1]
Passive recreation areas (characterised by contemplative activities that generate little noise and where benefits are compromised by external noise intrusion, for example, reading, meditation)	-	60
Industrial	-	75
Non-ICNG 'other sensitive' receivers		
Hotel – daytime and evening[2]	50	70[1]
Hotel – night-time[2]	40	60[1]
Child care centres – sleeping areas[3]	40	60[1]

Note 1 It is assumed that these receivers have fixed windows which conservatively results in internal noise levels being approximately 20 dB(A) lower than the external noise level.

Note 2 Taken from AS2107: Acoustics—Recommended design sound levels and reverberation times for building interiors.

Note 3 Taken from Association of Australian Acoustical Consultants *Guidelines for Child Care Centre Acoustic Assessment*.

4.1.3 Sleep Disturbance

The ICNG requires a sleep disturbance analysis where construction works are planned to extend over more than two (2) consecutive nights (10 pm to 7am). The LA1 noise levels and number of expected LA1 noise events should be predicted in order to determine the likelihood of potential sleep disturbance. The EPA recommends that to minimise the risk of sleep disturbance during the night-time period (10 pm to 7 am), the LA1 noise level outside a bedroom window should not exceed the LA1 (1 min) background noise level by more than 15 dB(A).

Sleep disturbance research presented in the Road Noise Policy concludes that 'Maximum internal noise levels below 50-55 dB(A) are unlikely to cause awakening reactions'. Therefore, given that an open window provides approximately 10 dB in noise attenuation from outside to inside, external noise levels of 60-65 dB(A) are unlikely to result in awakening reactions.

In accordance with conditions B22 and B23, works must adhere to standard construction hours unless they are inaudible at the nearest sensitive receivers or for oversize/overmass deliveries or in the event of an emergency. Consequently, sleep disturbance is considered further within this NVMP.

4.2 Construction Traffic Noise

To assess noise impacts from construction traffic an initial screening test should be undertaken by evaluating whether existing road traffic noise levels would increase by more than 2 dB(A), in line with the Road Noise Policy (RNP). Where the predicted noise increase is 2 dB(A) or less, then no further assessment is required. However, where the predicted noise level increase is greater than 2 dB(A), and the predicted road traffic noise level exceeds the road category specific criterion, then noise mitigation should be considered for those receivers affected. The Road Noise Policy does not require assessment of noise impact to commercial or industrial receivers.

The results of the off-site traffic assessment are shown in Table 9.

Table 9: Traffic noise assessment

Location	Road	RNP Increase Criterion (dB(A))	Predicted Increase (dB(A))	
			Day	Night
Residential receivers on Pacific Highway near Campbell Street	Pacific Highway and Campbell Street	2.0	0.1	0.3

The above assessment shows that the predicted increase in traffic noise levels at the nearest residences on Pacific Highway from development related vehicles is expected to be below 2.0 dB(A). Increases of less than 2.0 dB represent a minor impact that is considered barely perceptible to the average person. The potential impacts from development related traffic on the surrounding roads are expected to be negligible and no consideration of mitigation is required.

4.3 Construction Vibration

Impacts from vibration is considered both in terms of effects on building occupants (human comfort) and the effects on the building structure (structural/cosmetic damage).

4.3.1 Human comfort

The assessment of intermittent vibration outlined in the NSW EPA guideline Assessing Vibration: A Technical Guideline (AVTG) is based on Vibration Dose Values (VDVs). The VDV accumulates the vibration energy received over the daytime and night-time periods. Maximum and preferred VDVs for intermittent vibration arising from construction activities are listed in Table 10. The VDV criteria are based on the likelihood that a person would be annoyed by the level of vibration over the entire assessment period.

Table 10: Vibration dose values for intermittent vibration

Building Type	Assessment Period	Vibration Dose Value[1] ($m/s^{1.75}$)	
		Preferred	Maximum
Critical working areas (e.g., 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.

Note 2 Should the contractor wish to alter the criteria, a detailed assessment on building and structural integrity would be required.

4.3.2 Effects on 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, are located in buildings near to construction works. No such items of equipment have been identified in the Project area.

4.3.3 Structural and Cosmetic Damage Vibration

If vibration from construction works is sufficiently high, it can cause damage to structural elements of affected buildings.

At present, no Australian Standards exist for the assessment of building damage caused by vibration. The German standard (DIN 4150) provides recommended maximum levels of vibration that reduce the likelihood of building damage caused by vibration. To achieve the requirements of the CNVG, British Standard BS 7385:1993 is also considered. Both standards provide safe limit guideline values, of these, DIN 4150 is the more stringent and adopted as the primary structural damage guideline for the NVMP, as presented in Table 11. Vibration measurements that are less than the presented management levels are considered insufficient to cause structural or cosmetic damage to buildings. To note is the German standard states that buildings exposed to higher levels of vibration than the recommended management limits would not necessarily result in damage.

Table 11: 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 (e.g., 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

Note 2 Should the contractor wish to alter the criteria, a detailed assessment on building and structural integrity would be required.

The British Standard BS 7385 recommends vibration limits for transient vibration judged to give a minimal risk of vibration induced damage to affected buildings. The limits for residential and industrial buildings are presented in Table 12.

Table 12: BS 7385 Transient vibration values for minimal risk of damage

Group	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 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%.

4.3.4 Minimum Working Distances for Vibration Intensive Works

Minimum working distances for typical vibration intensive construction equipment are provided in the TfNSW CNVG and are shown in Table 13. 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.

Table 13: Recommended minimum working distances from vibration intensive equipment

Plant Item	Rating / Description	Minimum Working Distance		
		Cosmetic Damage		Human Response (NSW EPA Guideline)
		Residential and Light Commercial (BS 7385)	Heritage Items (DIN 4150, Group 3)	
Vibratory Roller	<50 kN (Typically 1-2 tonnes)	5 m	11 m	15 m to 20 m
	<100 kN (Typically 2-4 tonnes)	6 m	13 m	30 m
	<200 kN (Typically 4-6 tonnes)	12 m	25 m	40 m
	<300 kN (Typically 7-13 tonnes)	15 m	31 m	100 m
	>300 kN (Typically 13-18 tonnes)	20 m	40 m	100 m
	>300 kN (>18 tonnes)	25 m	50 m	100 m
Small Hydraulic Hammer	300 kg (5 to 12t excavator)	2 m	5 m	7 m
Medium Hydraulic Hammer	900 kg (12 to 18t excavator)	7 m	15 m	23 m
Large Hydraulic Hammer	1600 kg (18 to 134t excavator)	22 m	44 m	73 m
Vibratory Pile Drive	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	Handheld	1 m (nominal)	3 m	2 m

Consistent with the CNVG, in relation to human comfort (response), the minimum working distances in Table 13 relate to continuous vibration. For most construction activities, vibration emissions are intermittent in nature and for this reason, higher vibration levels, occurring over shorter periods are allowed (as per *Assessing Vibration: a technical guideline (EPA 2006)).* Where the predicted vibration levels exceed the human comfort objectives, the procedures in Section 6 and 7 of this NVMP are to be followed in order to mitigate the potential impacts at sensitive receivers.

If the predicted ground-borne vibration levels exceed the cosmetic damage screening levels, a different construction method with lower-source vibration levels must be used where feasible and reasonable. In any other circumstances, construction works should not proceed unless attended vibration measurements are undertaken at the commencement of the works to verify the site-specific minimum working distances and/or confirm that damage screening criteria are not exceeded. If there is any risk of exceedance of the cosmetic damage objective, a permanent vibration monitoring system should be installed to warn plant operators (via flashing light, audible alarm, SMS, etc) when vibration levels are approaching the cosmetic damage objective so works can stop and be adjusted as required. Refer to Section 8 of this NVMP for the monitoring program and Appendix A for the Trigger Action Response Plan).

5. ASPECTS, IMPACTS AND RISKS

This section outlines relevant aspects of the construction methodology and the predicted construction noise and vibration impacts. The predicted noise and vibration impacts are discussed as relative to the surrounding community or nearby structures.

5.1 Hours of work

Construction activities for the Project will only be undertaken during the following hours:

- Monday to Friday 7 am to 6 pm
- Saturday 8 am to 1 pm
- No work on Sundays or public holidays

As per B25(b), (f) and (g), specific hours of respite may be established through consultation with affected childcare and surrounding commercial premises for activities that result in these receivers being highly disturbed.

Works outside of the standard construction hours specified above may only be undertaken in the following circumstances:

- Works that are inaudible at the nearest sensitive receivers
- For the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
- Where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Works outside of standard hours (excluding emergency works) must be approved by Goodman prior to commencing. An application to conduct the out of hours works must include a justification. Works deemed to be inaudible must also be supported by a noise assessment detailing the potential noise impact at the nearest receivers.

5.2 Construction works

This NVMP focuses on the construction phases of the Project presented in Table 14.

Table 14: Key phases of the project and equipment required

Phase	Works Activity	Equipment Required
W.01	Vegetation clearing	Chainsaw, chipper, excavator, front end loader, dump truck, water truck
W.02	Demolition	Rock breaker (excavator with hydraulic hammer), dozer, front end loader, dump truck, water truck

The NIA provided a detailed breakdown of the key construction phases, the associated equipment, and their source noise emission. These are presented below in Table 15.

Table 15: Equipment indicative sound power levels per work package

Equipment	Total SWL	Chainsaw[1]	Chipper	Dozer	Dump Truck	Excavator (20t)	Excavator (30t) + Hydraulic Hammer	Front End Loader	Water Truck
Sound Power Level[2] (SWL)		119	120	116	110	105	127	112	107
Estimated on-time in any 15 minutes		5	15	10	10	10	5	10	10
Scenario									
W.01 Vegetation clearing	122	**X**	**X**			**X**		**X**	**X**
W.02 Demolition	123			**X**	**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 and the TfNSW Construction Noise and Vibration Guideline.

5.3 Predicted Impacts

5.3.1 Airborne Noise

The NIA includes a summary of the predicted construction noise levels generated by the activities listed in Table 15. The predicted noise levels at the most-affected sensitive receivers surrounding the Site are shown in

Table 16. Exceedances of the NMLs are shown in Table 17. The predictions represent a realistic worst-case scenario where the equipment in each scenario is working concurrently and the nearest location to each receiver. It is expected that noise levels would frequently be lower than the worst-case levels presented.

Table 16: Predicted construction noise levels – standard daytime construction hours

Receiver Location	Type	NML	Predicted Noise Level – $L_{Aeq\ (15\ min)}$ (dB(A))	
			W.01 Vegetation clearing	W.02 Demolition
Residential to the west of Pacific Hwy	Residential	68	54	55
TAFE NSW St Leonards	Educational	65	62	63
Bradfield Senior College	Educational	65	57	58
North Shore Private Hospital	Medical	65	62	63
Twin Towers Inn	Hotel	70	55	56
Surrounding commercial	Commercial	70	**79**	**80**
Childcare in commercial premises	Childcare	60	**68**	**69**

Table 17: Predicted exceedance at nearest receivers – standard daytime hours

Receiver Location	Type	NML	Predicted exceedance – $L_{Aeq\ (15\ min)}$ (dB)	
			W.01 Vegetation clearing	W.02 Demolition
Residential to the west of Pacific Hwy	Residential	68	-	-
TAFE NSW St Leonards	Educational	65	-	-
Bradfield Senior College	Educational	65	-	-
North Shore Private Hospital	Medical	65	-	-
Twin Towers Inn	Hotel	70	-	-
Surrounding commercial	Commercial	70	9	10
Childcare in commercial premises	Childcare	60	8	9

	= Minor to marginal (1 to 10 dB exceedance)		= Moderate (11 to 20 dB exceedance)		= High (>20 dB exceedance)

The above worst-case predictions indicate the following:

- Construction noise levels are predicted to comply with the NMLs at residential receivers during all assessed work scenarios. This is due to the significant distance and intervening buildings and terrain between the site and nearest residential receivers.
- Construction noise levels are predicted to comply with the NMLs at TAFE NSW St Leonards, Bradfield Senior College, North Shore Private Hospital and the Twin Towers Inn.
- Construction noise levels are predicted to result in minor to moderate exceedances of the NMLs at some of the nearest commercial and child care receivers.
- Works would only occur during Standard Daytime Construction Hours. There is no expectation that evening or night-time work would be required except as otherwise permitted by conditions B22 and B23.

The presented impacts would only be expected to occur when noisy work is being completed close to the site boundaries, relative to each receiver. When work is further from the receiver, or when less noise intensive equipment is being used, the noise levels would be lower.

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 Sections 6 and 7.

5.3.2 Construction Vibration

The major potential sources of vibration from the proposed construction activities would likely be during the demolition of buildings.

Vibration offset distances have been determined from the CNVG minimum working distances for cosmetic damage and human comfort (see Table 13) and the assessment is summarised in Figure 2 for the potential worse-case scenario, which is during the use of a large hydraulic hammer (which may be used during demolition). Buildings within the minimum working distances are shown in the Figure 2.

Figure 2: Construction vibration – large hydraulic hammer scenario

Cosmetic Damage Assessment

Figure 2 shows that commercial building to the south and several structures to the south and west are likely to be within the minimum working distance when large hydraulic hammers are in use at the southern and western boundaries of the construction site. Several commercial buildings and structures on the eastern side are also in close proximity to the minimum working distance buffer.

As per conditions B30 and B31, pre-construction and post-construction condition surveys must be offered and prepared (if the offer is accepted) at the adjacent properties falling within the cosmetic damage buffer zone (a) prior to the commencement of construction; and (b) within one month of the conclusion of construction, or as otherwise agreed with the Department. Should the survey at B31(b) identify any damage, the Project team must discuss the repairs to be undertaken with the relevant property owners, and repair or pay the full costs associated with repairing any part of the building that is determined to be damaged by the carrying out construction works associated with the Project.

As per Section 6 of this NVMP, alternative construction methods will be adopted to reduce the impact on these receivers to levels below the adopted criteria. This may be through the use of pulverisers instead of hydraulic hammers or through the use of smaller hammer (or both).

All residential, hotel, educational and medical buildings are sufficiently distant from the site to be outside the minimum working distance and cosmetic damage impacts at these receivers are unlikely.

Human Comfort Vibration Assessment

Figure 2 indicates that the nearest commercial and childcare receivers surrounding the site are within the human comfort minimum working distance and occupants of these buildings may be able to perceive vibration impacts at times when large hydraulic hammers are in use nearby. Where impacts are perceptible, they would likely only be apparent for relatively short durations when vibration intensive equipment is in use.

All residential, hotel, educational and medical buildings are sufficiently distant from the site to be outside the minimum working distance.

Feasible and reasonable construction vibration mitigation measures should be applied where vibration intensive works are required within the minimum working distances. Construction mitigation and management measures are discussed further in Sections 6 and 7.

6. MITIGATION AND MANAGEMENT MEASURES

This NVMP has been developed to include all reasonable and feasible safeguards to manage construction related noise and vibration impacts and any complaints which may occur due to construction noise and/ or vibration. This section describes the overall strategies for managing and mitigating predicted noise and vibration impacts identified in the EIS. The Project's mitigation measures have been developed in consultation with neighbouring properties predicted to be impacted.

6.1 Standard Mitigation Measures

The mitigation and management measures discussed in this section are based on the environmental requirements and control measures identified in the conditions, the AMMs, the EIS, and guidelines relevant to the works described. Table 18 contains the specific control measures to be implemented during construction to manage noise and vibration impacts, including to mitigate high noise generating works.

Table 18: Environmental Control Measures

ID	Measure/Requirement	When to implement	Responsibility	Reference	Evidence
NV1	Implement community consultation or notification measures in accordance with the CEMP and Community Consultation and Complaints Handling Plan.	Pre-demolition	Goodman	ICNG, CNVG	Website Contact telephone number for community groups Email distribution list Letter-box drop
NV2	Construction works would be carried out during standard construction hours unless otherwise permitted by condition B23.	During construction	Contractor	Conditions B22, B23, AMM	Site inspection records Consultation records
NV3	Works outside of the standard construction hours specified above may only be undertaken in the following circumstances: • Works that are inaudible at the nearest sensitive receivers; • For the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or • Where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm. Works outside of standard hours (excluding emergency works) must be approved by Goodman prior to commencing. An application to conduct the out of hours works must include a justification. Works deemed to be inaudible must also be supported by a noise assessment detailing the potential noise impact at the nearest receivers.	During construction	Contractor	Conditions B22, B23, AMM	Site inspection records Consultation records
NV4	Training will be provided to relevant Project personnel, including relevant sub-contractors, on noise and vibration requirements from this NVMP and the Minister's conditions through inductions, toolboxes or targeted training.	During construction	Contractor	Condition A22, AMM, ICNG, CNVG	Training records Toolboxes Pre-starts

ID	Measure/Requirement	When to implement	Responsibility	Reference	Evidence
NV5	All construction plant and equipment used on the site will be operated in a proper and efficient manner.	During construction	Contractor	Condition A24	Plant onboarding and maintenance records
NV6	All construction plant and equipment used on site will be fitted with properly maintained noise suppression devices in accordance with the manufacturer's specifications.	During construction	Contractor	Condition B25, AMM, ICNG, CNVG	Plant onboarding and maintenance records
NV7	Non-tonal reversing beepers (or an equivalent mechanism) must be fitted and used on all construction vehicles and mobile plant regularly used on site and for any out of hours work. The use of ambient sensitive alarms that adjust output relative to the ambient noise level should be considered	Demolition	Contractor	Condition B25, AMM, ICNG, CNVG	Plant onboarding and maintenance records
NV8	Use alternative construction methodologies where cosmetic damage criteria cannot be achieved. This may include, but not be limited to the use of pulverisers instead of hydraulic hammers or through the use of smaller hammer (or both).	During construction	Contractor	Conditions B25, B29, B30, AMM, ICNG, CNVG	Construction program Site inspection records Monitoring records
NV9	The offset distance between noisy plant and adjacent sensitive receivers is to be maximised. Noise-emitting plant and compounds to be located away from sensitive receivers	During construction	Contractor	Condition B25, AMM, ICNG, CNVG	Site layout
NV10	Noise and vibration monitoring is to be undertaken in accordance with this NVMP.	During construction	Contractor	Condition B25(k), AMM, CNVG	Monitoring records
NV11	Prior to arriving on site, drivers will be advised of designated vehicle routes, parking locations, acceptable delivery hours for the site and other relevant practices (i.e. minimising the use of engine brakes and no extended periods of engine idling).	During construction	Contractor	Condition B7, AMM, CNVG	Induction records Traffic Management Plan Contract notices

ID	Measure/Requirement	When to implement	Responsibility	Reference	Evidence
NV12	All site personnel must adhere to respectable behavioural practices, including no swearing or unnecessary shouting or loud stereos/radios on site and no dropping of materials from height, throwing of metal items and slamming of doors	During construction	Contractor	CNVG	Training records Toolboxes Pre-starts
NV13	Plant used intermittently to be throttled down or shut down.	Demolition	Contractor	Condition B25, AMM, ICNG, CNVG	Toolboxes Pre-starts
NV14	Plan traffic flow, parking and loading/unloading areas to minimise reversing movements within the site.	Pre-demolition	Contractor	Condition B25, AMM, ICNG, CNVG	Traffic/ vehicle management plan
NV15	Pre-construction and post-construction condition surveys must be offered and prepared (if the offer is accepted) at the adjacent properties falling within the cosmetic damage buffer zone (a) prior to the commencement of construction; and (b) within one month of the conclusion of construction, or as otherwise agreed with the Department. Should the survey at B31(b) identify any damage, the Project team must discuss the repairs to be undertaken with the relevant property owners, and repair or pay the full costs associated with repairing any part of the building that is determined to be damaged by the carrying out construction works associated with the Project.	Demolition	Goodman	Conditions B30, B31	Pre-construction dilapidation report
NV16	Work generating high noise and/or vibration levels would be scheduled during less sensitive time periods.	During construction	Contractor	Condition B25(b), (e), (f) and (g), AMM, ICNG, CNVG	Site inspection records Consultation records
NV17	Use quieter and less vibration emitting construction methods where feasible and reasonable.	During construction	Contractor	Condition B25, AMM, ICNG, CNVG	Construction program Site inspection records Monitoring records

ID	Measure/Requirement	When to implement	Responsibility	Reference	Evidence
NV18	Loading and unloading of materials/deliveries is to occur as far as possible from sensitive receivers. Select site access points and roads as far as possible away from sensitive receivers. Dedicated loading/unloading areas to be shielded if close to sensitive receivers.	Demolition	Contractor	Condition B25, AMM, ICNG, CNVG	Site layout
NV19	Only have necessary equipment on site.	Demolition	Contractor	Condition B25, AMM, ICNG, CNVG	Plant/equipment register

6.2 Additional Mitigation Measures

If, following implementation of the standard mitigation measures in Section 6.1, receivers are still subject to high noise and / or vibration impacts, the additional mitigation measures in Table 19 would be applied.

Table 19: Additional mitigation measures

Measure	Description	Abbreviation
Periodic Notification	A high noise works notification is produced and distributed to stakeholders via letterbox drop and distributed to the project email mailing lists. Advanced warning of potential disruptions can assist in reducing the impact on stakeholders.	PN
Verification Modification	Verification monitoring of noise and/or vibration during construction may be conducted at the affected receivers or a nominated representative location. Monitoring can be in the form of either unattended logging (i.e. for vibration with an immediate feedback mechanism such as SMS capabilities) or operator attended surveys (i.e. for specific periods of construction noise). The purpose of the monitoring is to confirm that: • construction noise and vibration from the project are consistent with the predictions in the noise assessment • mitigation and management of construction noise and vibration is appropriate for receivers affected by the works Where noise monitoring finds that the actual noise levels exceed those predicted in the noise assessment then immediate refinement of mitigation measures may be required.	V
Specific Notification	Specific notification in the form of a personalised letter or phone call to identified stakeholders no later than seven calendar days ahead of construction activities that are likely to exceed the noise objectives. Alternatively (or in addition to), communications representatives from the contractor would visit identified stakeholders at least 48 hours ahead of potentially disturbing construction activities and provide an individual briefing. • Letters may be letterbox dropped or hand distributed • Phone calls provide affected stakeholders with personalised contact and tailored advice, with the opportunity to provide comments on the proposed work and their specific needs • Individual briefings are used to inform stakeholders about the impacts of noisy activities and mitigation measures that will be implemented. Individual briefing provide affected stakeholders with personalised contact and tailored advice, with the opportunity to comment on the project. Specific notifications are used to support periodic notifications, or to advertise unscheduled works and must be approved by Goodman prior to implementation/distribution.	SN
Alternative construction methodology	Where the safe working distances for cosmetic/structural damage cannot be achieved, the Contractor will need to consider alternative construction options that achieve compliance with the management levels for damage.	AC

Measure	Description	Abbreviation
Respite Offers	Respite offers should be considered where there are high-noise and vibration-generating activities near receivers. As a guide, work should be carried out in continuous blocks that do not exceed three hours each with a minimum respite period of one hour between each block. The actual duration of each block of work and respite should be flexible to accommodate the usage of, and amenity at, nearby receivers. The purpose of such an offer is to provide residents with respite from an ongoing impact.	RO

6.2.1 Airborne noise

Based on the predicted exceedance noise levels at the nearest receivers in Table 17, additional mitigation measures as per the requirements shown in Table 20 have been determined for works during the proposed construction hours.

Table 20: Additional mitigation measures matrix – construction noise

Time Period	dB(A) above RBL	dB(A) above NML	Additional Mitigation Measures Type[1]
Standard Hours: Mon – Fri (7am – 6pm), Sat (8am – 1pm), Sun/Pub Holiday (Nil)			
Noticeable	5 to 10	0	-
Clearly Audible	> 10 to 20	< 10	-
Moderately Intrusive	> 20 to 30	> 10 to 20	PN, V
Highly Intrusive	> 30	> 20	PN, V
75dB(A) or greater[2]	-	-	PN, V, SN

Note 1 PN = Project notification, SN = Specific notification, individual briefings, or phone call, V = Verification monitoring

Note 2 Applicable to residential receivers only.

What this means in practice is:

- The Periodic Notification (PN) and Verification (V) mitigation measure should be applied to all receivers that have noise impacts greater than 10 dB(A) above the NML during the daytime.
- The Specific Notification (SN) mitigation measure applies to residential receivers with a predicted level greater than or equal to 75 dB(A).

For the commercial and industrial receivers near the site, the NSW Environment Protection Authority's (EPA's) Interim Construction Noise Guideline (ICNG) notes that:

The proponent should assess construction noise levels for the project and consult with occupants of commercial and industrial premises prior to lodging an application where required.

During construction, the proponent should regularly update the occupants of the commercial and industrial premises regarding noise levels and hours of work.

Additionally, the TfNSW CNVG notes regarding commercial and industrial premises that:

Community consultation will be required during the assessment and planning phase of a project (prior to construction) to confirm the location of other sensitive receivers including collecting information on specialised requirements for each receiver (for example education or community facilities that provide Autism-specific services or identifying to location of vibration sensitive equipment in medical facilities). This may be achieved by completing a door-knock exercise or completing specific notifications prior to construction.

The following consultation procedure is therefore recommended for the commercial receivers where noise levels are predicted to exceed 75 dB(A) and 80 dB(A) respectively (as shown in Table 17), or where vibration intensive activities will occur within the minimum working distances provided in Table 13.

- For commercial receivers, specific notifications in the form of a personalised letter should be provided to these receivers at least seven days prior to the commencement of works. In addition to providing the likely noise/vibration impacts and proposed hours (including respite periods), the letter should provide an opportunity to comment on the project as well as a point of contact for complaints.
- The construction contractor should continue to provide notifications to the above receivers in the form of a letterbox drop at monthly intervals, and when new activities are likely to commence. The letterbox drop should indicate the likely noise/vibration impacts and proposed hours (including respite periods) for the upcoming works.

6.2.2 Vibration

The minimum working distances of vibration intensive works from off-site receivers are shown in Section 4.3.4, which is based on recommendations of the TfNSW CNVG. These minimum working distances will be adopted during the Project works. These safe working distances are defined for both cosmetic damage (BS 7385) and human comfort (the NSW Vibration Guideline). Where vibration generating works are required within these distances, additional mitigation measures outline in Table 21 will be implemented for the works.

Table 21: Additional mitigation measures matrix – construction vibration

Construction Hours	Receiver Perception	Reference vibration management level (VML)	Additional management measures
Standard hours Mon – Fri (7am – 6pm), Sat (8am – 1pm), Sun/Pub Holiday (Nil)	Human disturbance	Table 10	PN, V, RO
	Building damage	Table 11 Table 12	V, AC

6.2.3 Exceedance of Management Levels

Where construction activities are found exceeding management levels, particularly in the case of high noise generating works, the following actions will be undertaken:

- Alternate work methodologies and plant will be investigated and considered to lower noise and vibration levels of construction works at the relevant sensitive receivers.
- Excessively noisy or vibration generating activities will cease or be reduced. Remedial measures would be implemented prior to recommencing works, and monitoring undertaken to verify noise or vibration levels if necessary.
- Plant and machinery condition will be checked and verified for noise levels as required.
- In the event of high vibration levels in relation to cosmetic damage, measures would be put in place to reduce vibration to within acceptable levels. Such measures may include reducing equipment size, changing operational settings, using other plant in lieu of that which is generating the vibration.

Impacts measured or observed to be above that predicted will be managed in accordance with the Trigger Action Response Plan in Appendix A.

All stakeholder communications and investigations processes are detailed in the Community Consultation and Complaints Handling Plan.

7. COMPLIANCE MANAGEMENT

7.1 Roles and Responsibilities

The Goodman Project Team's organisational structure and overall roles and responsibilities are outlined in the CEMP. Specific responsibilities for the implementation of this NVMP are presented in Table 24.

Table 24: Key responsibilities

Role	Responsibilities
Contractor Project Manager	• Ensuring appropriate resources are available for the implementation of this NVMP • Assessing data from inspections and providing project-wide advice to ensure a consistent approach and outcomes are achieved • Providing necessary training for project personnel to cover noise and vibration management • Reviewing and update of this NVMP, where necessary • Commissioning suitably qualified consultants to complete noise and vibration monitoring. Ensuring environmental coordinators appropriately undertake attended noise and vibration measurements required by this NVMP • 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 7.4.
Environmental Site Representative	• Coordinating noise and/or vibration monitoring program, where required • Review control measures in accordance with the NVMP • Identifying and reporting any high or non-compliant noise and vibration emissions
Site Personnel	• 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.

7.2 Training

All project personnel, contractors and sub-contractors working on site will undergo training relating to Project specific construction noise and vibration issues. The training will include:

- Existence of this NVMP within the CEMP
- Requirement A22 for compliance with the conditions of the SSD Consent as relates to their work
- Standard construction hours

- Noise and vibration sensitive receivers
- Project specific likely noise and vibration impacts and mitigation measures
- Roles and responsibilities
- Corrective actions, management and reporting, and

Further details regarding staff induction and training are outlined in the CEMP.

7.3 Monitoring and Inspections

7.3.1 Noise Monitoring Program

Attended noise measurements will be undertaken at the start of noise intensive works that occur are near sensitive receivers to verify the levels are as predicted and to check the effectiveness of mitigation and management measures.

Attended noise monitoring will also be undertaken in response to multiple complaints for the same activity. 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.

The monitoring will take place during the expected noisiest construction periods and be representative/indicative of the impacts at the potentially affected sensitive receivers.

A noise monitoring report will be prepared after each attended monitoring survey.

All items of acoustic instrumentation utilised will be designed to comply with AS/NZS *IEC 61672.1-2004 Electroacoustics – Sound level meters* (AS IEC 61672) and carry current calibration certificates.

7.3.2 Vibration Monitoring Program

Structural Damage Monitoring

Where vibration intensive works (such as large hydraulic hammers) are required within the minimum working distances of sensitive receivers or structures vibration will be monitored continuously for the duration of works within the minimum working distances. Vibration monitoring should be undertaken by an Acoustical Consultant to ensure acceptable levels of vibration are satisfied.

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 6.2.2).

The identification of a suitable vibration monitoring location will consider the following:

- vibration monitoring equipment shall be placed outside at the footings or foundations of the building of interest closest to the vibrating plant;
- the surface should be solid and rigid to best represent the vibration entering the structure of the building under investigation;

- the vibration sensor or transducer shall not be mounted on loose tiles, loose gravel or other resilient surfaces;
- the vibration sensor or transducer shall be directly mounted to the vibrating surface using either adhesive, double sided tape or a magnetic mounting plate onto a steel washer, plate or bracket which shall be either fastened or glued to the surface of interest; and
- where a suitable mounting surface is unavailable, then a metal ground spike shall be driven into solid ground adjacent to the building of interest, and the vibration sensor or transducer shall be mounted on that.

The vibration monitoring system will be configured to record the peak vibration levels and to trigger an alert (message or audible/visual alarm) when predetermined vibration thresholds are exceeded. The thresholds correspond to an “Operator Warning Level” and an “Operator Halt Level”, where the Warning Level is 75% of the Halt Level.

Exceedance of the “Operator Warning Level” does not require construction activity to cease but rather alerts the construction contractor to proceed with caution at reduced force or load.

An exceedance of the “Operator Halt Level” requires construction activity to cease and the construction contractor to undertake a detailed analysis of the building structure, vibration source, dominant frequencies and dynamic characteristics of the structure to determine the applicable safe vibration level. Where the applicable safe vibration level is exceeded, the construction contractor would be required to implement an alternative construction technique.

Actions to be carried out if the exceedance alarms are triggered are detailed in Appendix A.

The vibration monitoring data will be downloaded and reported on a weekly basis whilst vibration intensive works are occurring within the applicable safe working distances.

Attended vibration monitoring will, if required, be conducted by an Acoustical Consultant. Attended vibration monitoring will also be carried out in response to complaints or to structural damage criterion exceedances. This monitoring will provide direct feedback to the operators in order to allow appropriate modification of construction techniques.

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

Human Comfort Monitoring

Attended vibration monitoring will be conducted by an Acoustic Consultant. Attended vibration monitoring will be carried out in response to multiple complaints regarding the same activity. This monitoring will provide direct feedback to the operators in order to allow appropriate modification of construction techniques where required.

Vibration would be measured using an accelerometer located on the floor within the most affected/sensitive room of the affected premises. The accelerometer would be mounted in accordance with the requirements of AS 2775-2004: Mechanical mounting of accelerometers.

7.3.3 Inspections

Inspections would be undertaken to verify the implementation of noise and vibration mitigation measures from this NVMP. Inspections would be conducted weekly in accordance with CEMP.

7.4 Enquiries, Complaints and Incident Management

Enquiries, complaints and incident management will be undertaken as per the Community Consultation and Complaints Handling Plan, including all feedback relating to noise and vibration.

A monthly Complaints Register will be maintained to record any community feedback regarding noise and vibration impacts, including information on location of complainant, time/s of occurrence of alleged noise or vibration impacts (including nature of impact particularly with respect to vibration), perceived source, prevailing weather conditions and similar details that could be utilised to assist in the investigation of the complaint.

All resident complaints will be responded to in the timeframe objectives identified in the Community Consultation and Complaints Handling Plan. Complaints are able to be made via phone and email and contact details will be included on site signage and on the project website. Where required, noise/vibration monitoring will be undertaken as per Section 7.3.

Incidents will be managed in accordance with the Trigger Action Response Plan in Appendix A and the corrective actions set out in the CEMP.

7.5 Auditing

Audits will be undertaken to assess the effectiveness of environmental controls, compliance with this Plan, Condition, AMMs and other relevant approvals, licenses and guidelines.

Audit requirements are detailed in the CEMP.

7.6 Reporting

Monitoring reports would be prepared and 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
- Serial number of monitoring/measurement equipment
- Construction activities being undertaken during measurements
- Locations of construction equipment and distance from monitoring location
- Tabulation of the measured L_{Aeq} and L_{Amax} noise levels during construction works (for each activity) along with a comparison to the predicted noise levels and notes identifying the noise levels from individual construction sources should be included (noise monitoring only)
- Measured LA90 background noise level in absence of the construction works along with notes on the noise sources driving the levels (noise monitoring only)
- Tabulation of the measured vibration levels during construction works (for each activity) along with a comparison to the relevant vibration criteria together with notes identifying the principal vibration sources (vibration monitoring only)

- Measured background vibration level in absence of the construction works (vibration monitoring only)
- Summary of measurements exceeding the criteria levels and descriptions of the plant or operations causing these exceedances (if available) (noise and vibration monitoring)
- Operator observations noting any extraneous noise/vibration sources or other points of relevance.

8. REVIEW AND IMPROVEMENT

8.1 Continuous Improvement

Continuous improvement of this NVMP will be achieved by the ongoing evaluation of environmental management performance against environmental policies, objectives and targets for the purpose of identifying opportunities for improvement. Details on continuous improvement commitments are in the CEMP.

The continuous improvement process will be designed to:

- Identify areas of opportunity for improvement of environmental management and performance
- Determine the cause or causes of non-conformances and deficiencies
- Develop and implement a plan of corrective and preventative action to address any non- conformances and deficiencies
- Verify the effectiveness of the corrective and preventative actions
- Document any changes in procedures resulting from process improvement identified through the following:
    - As a result of any investigations into any exceedances or non-conformances that determine changes to this NVMP are required to prevent reoccurrences
    - To take into account changes to the environment or generally accepted environmental management practices, new risks to the environment, or changes in law, and
    - In response to internal or external audits or annual management reviews.
- Where requested or required by the Department or any other Authority
- Make comparisons with objectives and targets, and
- Meet the requirements of the Consent.

8.2 Update and Amendment

The processes described in the CEMP may result in the need to update or revise this NVMP, and any revisions to the NVMP will be in accordance with the CEMP.

APPENDIX A: TRIGGER ACTION RESPONSE PLAN

The following Trigger Action Response Plan (TARP) shall be used to manage noise and vibration impacts that are higher than expected.

In the event of an incident, response will be carried out as detailed below. All Condition Amber and Condition Red occurrences will be recorded in the Construction Contractor's Monthly Report to the Principal and discussed during the toolbox talks.

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

- Trigger of Condition Red for noise impacts during the standard daytime construction hours
- Any works occurring outside the standard daytime construction hours, where those works have not been agreed in writing by the relevant regulatory authority
- Trigger of Condition Red for vibration impacts at sensitive receivers.

Key Element	Trigger/ Response	Condition Green	Condition Amber	Condition Red
Noise impacts at sensitive receiver location	Trigger	Noise levels do not exceed applicable NMLs	Noise levels exceed applicable NMLs	Noise levels exceed Highly Noise Affected criteria (75 dB(A))
	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 for high-noise generating works determined through community consultation, as detailed in Section 6.1 and Section 0.
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 cosmetic damage 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 cosmetic damage limits, then a different

Key Element	Trigger/ Response	Condition Green	Condition Amber	Condition Red
				construction method or equipment must be utilised.

APPENDIX B: COMMUNITY NOTIFICATION LETTERS

03 July 2024

Dear Business Owner,

WORKS NOTIFICATION
2-8 Lanceley Place & 14 Campbell Street, Artarmon

As you may be aware from the newsletters provided by Urbis dated December 2022 and March 2024, Goodman Property Services (Aust) Pty Ltd has received approval for the demolition of existing buildings at 2-8 Lanceley Place and 14 Campbell Street, Artarmon. The site location is presented in Figure 1. This work represents the first stage of the approved State Significant Development of the site (SSD-48478458) and will be undertaken whilst the new application for a Data Centre (SSD-66777221) is assessed by the NSW Department of Planning, Housing and Infrastructure.

What are the activities involved?
The works will involve vegetation clearing, demolition of existing structures on the lots, establishment of site construction offices and environmental controls.

When will the works take place?
The demolition stage is scheduled to commence early September 2024 and is planned for completion by December 2024, weather permitting, during which time you may experience minor disturbances.

The works will be carried out Monday to Friday between the hours of 7am and 6pm, and on Saturdays between 8am to 1pm. There is no expectation that evening or night-time work would be required.

How will this affect me and my business?
Noise and vibration modelling has been undertaken to determine impacts on surrounding receivers under a 'worst-case' scenario. The commercial premises immediately surrounding the site are predicted to experience minor to marginal noise increases above current background levels and minor vibration under this scenario. This may be disruptive at times.

What mitigation measures will be implemented?
To minimise inconvenience during the demolition period, the following mitigation measures are proposed:

- *Pre- and post- dilapidation surveys on properties located within the cosmetic damage zone*
- *High noise and vibration works will be scheduled during less sensitive time periods*
- *Employing quieter and less vibration emitting construction equipment*
- *Non-tonal reversing beepers are fitted on all construction vehicles*
- *Stationary noise sources will be enclosed or shielded where feasible*
- *Verification monitoring of noise and vibration in the form of unattended and attended logging*

Where can I find more information?
The draft Demolition Noise and Vibration Management Plan, prepared to satisfy condition B24 of the SSD conditions of consent, is available on Goodman's dedicated Project Website for the purposes of consultation with affected receivers: https://au.goodman.com/property-lease-site/2-8-lanceley-place .

Goodman will also publish project information, updates, and management plans on the project website when they become available.

The NSW Major Projects website contains information relating to the development approval and Environmental Impact Statement: https://www.planningportal.nsw.gov.au/major-projects/projects/lanceley-place-multi-level-warehouse-artarmon.

How do I provide feedback?
Should you wish to comment on the draft Demolition Noise and Vibration Sub-Plan, please email igay@wolfpeak.com.au by the 17th of July 2024.

Figure 1: Development Site Location

03 July 2024

Dear North Shore Private Hospital,

WORKS NOTIFICATION
2-8 Lanceley Place & 14 Campbell Street, Artarmon

Goodman Property Services (Aust) Pty Ltd has received approval for the demolition of existing buildings at 2-8 Lanceley Place and 14 Campbell Street, Artarmon. The site location is presented in Figure 1. This work represents the first stage of the approved State Significant Development of the site (SSD-48478458) and will be undertaken whilst the new application for a Data Centre (SSD-66777221) is assessed by the NSW Department of Planning, Housing and Infrastructure.

What are the activities involved?
The works will involve vegetation clearing, demolition of existing structures on the lots, establishment of site construction offices and environmental controls.

When will the works take place?
The demolition stage is scheduled to commence early September 2024 and is planned for completion by December 2024, weather permitting, during which time you may experience minor disturbances.

The works will be carried out Monday to Friday between the hours of 7am and 6pm, and on Saturdays between 8am to 1pm. There is no expectation that evening or night-time work would be required.

How will this affect me and my business?
Noise modelling has been undertaken to determine impacts on surrounding receivers under a 'worst-case' scenario. North Shore Private Hospital is not predicted to experience any noise above current background noise levels under this scenario. The draft Demolition Noise and Vibration Management Plan, prepared to satisfy condition B24 of the SSD conditions of consent, is available on the Goodman Project Website for further information: https://au.goodman.com/property-lease-site/2-8-lanceley-place

What mitigation measures will be implemented?
To minimise the potential for noise impacts during the demolition period, the following mitigation measures are proposed:

- *High noise works will be scheduled during less sensitive time periods*
- *Employing quieter construction equipment*
- *Non-tonal reversing beepers are fitted on all construction vehicles*
- *Stationary noise sources will be enclosed or shielded where feasible*
- *Verification monitoring of noise in the form of unattended and attended logging*

Where can I find more information?
Goodman will publish project information, updates, and management plans on the dedicated project website: https://au.goodman.com/property-lease-site/2-8-lanceley-place.

The NSW Major Projects website contains information relating to the development approval and Environmental Impact Statement: https://www.planningportal.nsw.gov.au/major-projects/projects/lanceley-place-multi-level-warehouse-artarmon.

How do I provide feedback?
Should you wish to comment on the attached Demolition Noise and Vibration Sub-Plan, please email igay@wolfpeak.com.au by the 17th of July 2024.

Figure 1: Development Site Location

03 July 2024

Dear Business Owner,

WORKS NOTIFICATION
2-8 Lanceley Place & 14 Campbell Street, Artarmon

As you may be aware from the newsletters provided by Urbis dated December 2022 and March 2024, Goodman Property Services (Aust) Pty Ltd has received approval for the demolition of existing buildings at 2-8 Lanceley Place and 14 Campbell Street, Artarmon. The site location is presented in Figure 1. This work represents the first stage of the approved State Significant Development of the site (SSD-48478458) and will be undertaken whilst the new application for a Data Centre (SSD-66777221) is assessed by the NSW Department of Planning, Housing and Infrastructure.

What are the activities involved?
The works will involve vegetation clearing, demolition of existing structures on the lots, establishment of site construction offices and environmental controls.

When will the works take place?
The demolition stage is scheduled to commence early September 2024 and is planned for completion by December 2024, weather permitting.

The works will be carried out Monday to Friday between the hours of 7am and 6pm, and on Saturdays between 8am to 1pm. There is no expectation that evening or night-time work would be required.

How will this affect me and my business?
Noise modelling has been undertaken to determine impacts on surrounding receivers under a 'worst-case' scenario. Businesses over 150m from the site are not predicted to experience any noise above current background noise levels under this scenario. The draft Demolition Noise and Vibration Management Plan, prepared to satisfy condition B24 of the SSD conditions of consent, can be accessed on the Goodman Project Website for more information: https://au.goodman.com/property-lease-site/2-8-lanceley-place.

What mitigation measures will be implemented?
To minimise the potential for noise impacts during the demolition period, the following mitigation measures are proposed:

- *High noise works will be scheduled during less sensitive time periods*
- *Employing quieter construction equipment*
- *Non-tonal reversing beepers are fitted on all construction vehicles*
- *Stationary noise sources will be enclosed or shielded where feasible*
- *Verification monitoring of noise in the form of unattended and attended logging*

Where can I find more information?
Goodman will publish project information, updates, and management plans on the dedicated project website: https://au.goodman.com/property-lease-site/2-8-lanceley-place.

The NSW Major Projects website contains information relating to the development approval and Environmental Impact Statement: https://www.planningportal.nsw.gov.au/major-projects/projects/lanceley-place-multi-level-warehouse-artarmon.

How do I provide feedback?
Should you wish to comment on the attached Demolition Noise and Vibration Sub-Plan, please email igay@wolfpeak.com.au by the 17th of July 2024.

Figure 1: Development Site Location

03 July 2024

Dear AusGrid,

WORKS NOTIFICATION
2-8 Lanceley Place & 14 Campbell Street, Artarmon

As you may be aware from previous consultation, Goodman Property Services (Aust) Pty Ltd has received approval for the demolition of existing buildings at 2-8 Lanceley Place and 14 Campbell Street, Artarmon. The site location is presented in Figure 1. This work represents the first stage of the approved State Significant Development of the site (SSD-48478458) and will be undertaken whilst the new application for a Data Centre (SSD-66777221) is assessed by the NSW Department of Planning, Housing and Infrastructure.

What are the activities involved?
The works will involve vegetation clearing, demolition of existing structures on the lots, establishment of site construction offices and environmental controls.

When will the works take place?
The demolition stage is scheduled to commence early September 2024 and is planned for completion by December 2024, weather permitting, during which time you may experience disturbances.

The works will be carried out Monday to Friday between the hours of 7am and 6pm, and on Saturdays between 8am to 1pm. There is no expectation that evening or night-time work would be required.

How will this affect me and my business?
Noise and vibration modelling has been undertaken to determine impacts on surrounding receivers under a 'worst-case' scenario. The AusGrid substation at 2/6 Campbell Street falls within the minimum working distance buffer for vibration cosmetic damage and human comfort and is therefore predicted to experience minor to marginal noise increases from current background levels and some vibration impacts under this scenario. This may be disruptive at times.
The draft Demolition Noise and Vibration Management Plan, prepared to satisfy condition B24 of the SSD conditions of consent, can be accessed from the Goodman Project Website for more information: https://au.goodman.com/property-lease-site/2-8-lanceley-place.

What mitigation measures will be implemented?
To minimise inconvenience during the demolition period, the following mitigation measures are proposed:

- *Pre- and post- dilapidation surveys on properties located within the cosmetic damage zone*
- *High noise and vibration works will be scheduled during less sensitive time periods*
- *Employing quieter and less vibration emitting construction equipment*
- *Non-tonal reversing beepers are fitted on all construction vehicles*
- *Stationary noise sources will be enclosed or shielded where feasible*
- *Verification monitoring of noise and vibration in the form of unattended and attended logging*

Where can I find more information?
Goodman will publish project information, updates, and management plans on the dedicated project website: https://au.goodman.com/property-lease-site/2-8-lanceley-place.

The NSW Major Projects website contains information relating to the development approval and Environmental Impact Statement: https://www.planningportal.nsw.gov.au/major-projects/projects/lanceley-place-multi-level-warehouse-artarmon.

How do I provide feedback?
Should you wish to comment on the attached Demolition Noise and Vibration Sub-Plan, please email igay@wolfpeak.com.au by the 17th of July 2024.

Figure 1: Development Site Location

03 July 2024

Dear TAFE St Leonards,

WORKS NOTIFICATION
2-8 Lanceley Place & 14 Campbell Street, Artarmon

As you may be aware from the newsletters provided by Urbis dated December 2022 and March 2024, Goodman Property Services (Aust) Pty Ltd has received approval for the demolition of existing buildings at 2-8 Lanceley Place and 14 Campbell Street, Artarmon. The site location is presented in Figure 1. This work represents the first stage of the approved State Significant Development of the site (SSD-48478458) and will be undertaken whilst the new application for a Data Centre (SSD-66777221) is assessed by the NSW Department of Planning, Housing and Infrastructure.

What are the activities involved?
The works will involve vegetation clearing, demolition of existing structures on the lots, establishment of site construction offices and environmental controls.

When will the works take place?
The demolition stage is scheduled to commence early September 2024 and is planned for completion by December 2024, weather permitting.

The works will be carried out Monday to Friday between the hours of 7am and 6pm, and on Saturdays between 8am to 1pm. There is no expectation that evening or night-time work would be required.

How will this affect me and my business?
Noise modelling has been undertaken to determine impacts on surrounding receivers under a 'worst-case' scenario. Businesses over 150m from the site are not predicted to experience any noise above current background noise levels under this scenario. The draft Demolition Noise and Vibration Management Plan, prepared to satisfy condition B24 of the SSD conditions of consent, can be accessed on the Goodman Project Website for more information: https://au.goodman.com/property-lease-site/2-8-lanceley-place

What mitigation measures will be implemented?
To minimise the potential for noise impacts during the demolition period, the following mitigation measures are proposed:

- *High noise works will be scheduled during less sensitive time periods*
- *Employing quieter construction equipment*
- *Non-tonal reversing beepers are fitted on all construction vehicles*
- *Stationary noise sources will be enclosed or shielded where feasible*
- *Verification monitoring of noise in the form of unattended and attended logging*

Where can I find more information?
Goodman will publish project information, updates, and management plans on the dedicated project website: https://au.goodman.com/property-lease-site/2-8-lanceley-place.

The NSW Major Projects website contains information relating to the development approval and Environmental Impact Statement: https://www.planningportal.nsw.gov.au/major-projects/projects/lanceley-place-multi-level-warehouse-artarmon.

How do I provide feedback?
Should you wish to comment on the attached Demolition Noise and Vibration Sub-Plan, please email igay@wolfpeak.com.au by the 17th of July 2024.

Figure 1: Development Site Location

APPENDIX C: COMMUNITY CONSULTATION RECORDS

Noise and Vibration Consultation Register

Last updated: 26/07/2024

Stakeholder	Address	Unit #	Impact?	Date	Method	Feedback Received?	Primary Contact	Contact Details	Preferred Method	Comment	Actions	Outcome	Resolved?
North Shore Private Hospital	3 Westbourne Street		None	18/07/2024	Email	No							
Tech Trader	3 Lanceley Place	Unit 01	Noise and Vibration	4/07/2024	Letter-box notification	No							
Ausgrid	1 Broadcast Way		Noise and Vibration	4/07/2024	Letter-box notification Email	No	Royce Cox	rcox@ausgrid.com.au	Email	There has been no feedback.	N/A	No additional response received from stakeholder	N/A
EuropCar	1 Campbell Street	Unit 1b	Noise and Vibration	4/07/2024	Letter-box notification	No							
The Carkit Company	1 Campbell Street	Unit 1a	Noise and Vibration	4/07/2024	Letter-box notification	No							
Home HQ	1 Frederick St		None	4/07/2024	Letter-box notification	No							
Evangelical Formosan Church	10 Carlotta Street		None	4/07/2024	Letter-box notification	No							
Hanson Concrete Plant	10 Lanceley Place		Noise and Vibration	4/07/2024	Letter-box notification	No							
Explore and Develop Artarmon	11-13 Campbell Street		None	4/07/2024	Letter-box notification	No							
Quad Services	12 Carlotta		None	4/07/2024	Letter-box notification	No							
Cleanaway Resource Recovery Centre	12 Lanceley Place		Noise and Vibration	4/07/2024	Letter-box notification	No							
Sydney Premium Detailing	16 Carlotta Street		None	4/07/2024	Letter-box notification	No							
Daikin Trade	16/18 Carlotta Street		None	4/07/2024	Letter-box notification	No							
EuropCar	1c Clarendon Street		Noise and Vibration	4/07/2024	Letter-box notification	No							
NextDC	2 Broadcast Way		None	4/07/2024	Letter-box notification	No							
Prestige Wraps	20 Carlotta Street		None	4/07/2024	Letter-box notification	No							
TAFE NSW / Bradfield High	213 Pacific Highway		None	4/07/2024	Letter-box notification	No							
Blue Dot Studios	24 Carlotta Street		None	4/07/2024	Letter-box notification	No							
Twin Towers Inn	260-264 Pacific Highway		None	4/07/2024	Letter-box notification	No							
Storage Works	269 Pacific Highway		None	4/07/2024	Letter-box notification	No							
Bayswater Car Rental	285 Pacific Highway		None	4/07/2024	Letter-box notification	No							
	3 Lanceley Place	Unit 05	Noise and Vibration	4/07/2024	Letter-box notification	No							
Gillespies Hire and Sales	3 Lanceley Place	Unit 06	Noise and Vibration	4/07/2024	Letter-box notification	No							
Jennings Plumbing Services	3 Lanceley Place	Unit 04	Noise and Vibration	4/07/2024	Letter-box notification	No							
Tech Trader	3 Lanceley Place	Unit 02	Noise and Vibration	4/07/2024	Letter-box notification	No							
Twin Loop Binding	3 Lanceley Place	Unit 03	Noise and Vibration	4/07/2024	Letter-box notification	No							
Artarmon Mazda	3-5 Campbell Street		Noise and Vibration	4/07/2024	Letter-box notification	No							
Storage King	5 Laneley Place		Noise and Vibration	4/07/2024	Letter-box notification	No							
Artarmon Deli	6 Carlotta Street		None	4/07/2024	Letter-box notification	No							
Papilio Early Learning Artarmon	6 Clarendon Street		Noise and Vibration	4/07/2024	Letter-box notification	No							
Anis Car and Truck	7 Campbell Street		None	4/07/2024	Letter-box notification	No							
Food Distribute	7-9 Lanceley Place		Noise and Vibration	4/07/2024	Letter-box notification	No							
Lugosi Auctioneers and Valuers	7-9 Lanceley Place		Noise and Vibration	4/07/2024	Letter-box notification	No							
Wyvern Smash Repairs	8 Carlotta Street		None	4/07/2024	Letter-box notification	No							
Storage Works	9 Campbell Street		None	4/07/2024	Letter-box notification	No							
	2-8 Campbell Street	Unit 11	Noise and Vibration	3/07/2024	Letter-box notification	No							
	2-8 Campbell Street	Unit 19	Noise and Vibration	3/07/2024	Letter-box notification	No							
	2-8 Campbell Street	Unit 22	Noise and Vibration	3/07/2024	Letter-box notification	No							
AP	2-8 Campbell Street	Unit 06	Noise and Vibration	3/07/2024	Letter-box notification	No							
Artarmon Tool Manufacturing	2-8 Campbell Street	Unit 03	Noise and Vibration	3/07/2024	Letter-box notification	No							
Australian ….	2-8 Campbell Street	Unit 20	Noise and Vibration	3/07/2024	Letter-box notification	No							
Candela	2-8 Campbell Street	Unit 14	Noise and Vibration	3/07/2024	Letter-box notification	No							
Coffee Pump	2-8 Campbell Street	Unit 23	Noise and Vibration	3/07/2024	Letter-box notification	No							
ColBros Electrical	2-8 Campbell Street	Unit 21	Noise and Vibration	3/07/2024	Letter-box notification	No							
Custom Power	2-8 Campbell Street	Unit 16	Noise and Vibration	3/07/2024	Letter-box notification	No							
Designbuild	2-8 Campbell Street	Unit 09	Noise and Vibration	3/07/2024	Letter-box notification	No							
DNA Connect	2-8 Campbell Street	Unit 13	Noise and Vibration	3/07/2024	Letter-box notification	No							
East Coast Audio Visual	2-8 Campbell Street	Unit 12	Noise and Vibration	3/07/2024	Letter-box notification	No							
Essence Design	2-8 Campbell Street	Unit 05	Noise and Vibration	3/07/2024	Letter-box notification	No							
Geoff Gay	2-8 Campbell Street	Unit 02	Noise and Vibration	3/07/2024	Letter-box notification	No							
Geoff Howden	2-8 Campbell Street	Unit 17	Noise and Vibration	3/07/2024	Letter-box notification	No							
Hard Art	2-8 Campbell Street	Unit 08	Noise and Vibration	3/07/2024	Letter-box notification	No							
Ogalo	2-8 Campbell Street	Unit 18	Noise and Vibration	3/07/2024	Letter-box notification	No							
Owen International Proprietory	2-8 Campbell Street	Unit 15	Noise and Vibration	3/07/2024	Letter-box notification	No							
Powerform Control	2-8 Campbell Street	Unit 01	Noise and Vibration	3/07/2024	Letter-box notification	Yes	Peter McConaghy	peterm@powerform.com.au 9460 8881	Email	Email received 04/07/24 notifying Goodman of the unavailability of the NVMP on the Project Website. Email received 11/07/24: The plan says letters were delivered on 22nd May - I don't think that is true. It was more like the end of June. Sect 3.3 says background noise was measured at 58dB(A) during the day. It then seems to use 60 as the rating background level when coming up with the noise levels in table 7. Why is that? Given decibels are a logarithmic scale 2dB could be significant. Especially because you're planning to exceed it by 12dB which should put it in the moderate exceedance (table 17) for surrounding commerical and childcare. Which buildings are you offering condition surveys to? I'm across Lanceley Place and I don't believe we've heard anything about it.	Email response provided 04/07/24 by Goodman providing a pdf copy of the NVMP and notifying that it will be uploaded to the Project Website. Email response provided 16/07/24 by WolfPeak detailing the updates to the draft noise report will reflect the actual dates of consultation, receiver types, such as commercial premises, offices, and retail outlets, management levels are pre-determined by the NSW Interim Construction Noise Guidelines as 70 dB(A) and Pre-dilapidation and post-dilapidation surveys will be offered to adjacent properties within the cosmetic damage buffer zone indicated on Figure 8 of the development consent (SSD-48478458 Development Consent, 21 December 2023),	No additional response received from stakeholder	Yes
Snap Print Solutions	2-8 Campbell Street	Unit 04	Noise and Vibration	3/07/2024	Letter-box notification	No							
State Interiors	2-8 Campbell Street	Unit 07	Noise and Vibration	3/07/2024	Letter-box notification	No							
	76 Reserve Road	Unit 08	Noise	3/07/2024	Letter-box notification	No							
	76 Reserve Road	Unit 17	Noise	3/07/2024	Letter-box notification	No							
Artact Art and Framing	76 Reserve Road	Unit 03	Noise	3/07/2024	Letter-box notification	No							
Avania	76 Reserve Road	Unit 13	Noise	3/07/2024	Letter-box notification	No							

Ave Pty Ltd	76 Reserve Road	Unit 18	Noise	3/07/2024	Letter-box notification	No							
BDC Services	76 Reserve Road	Unit 09	Noise	3/07/2024	Letter-box notification	No							
Celmec International	76 Reserve Road	Unit 07	Noise	3/07/2024	Letter-box notification	No							
Cosmac Surgical/Axcess Home Health	76 Reserve Road	Unit 21	Noise	3/07/2024	Letter-box notification	No							
Fulcrum 3D	76 Reserve Road	Unit 04	Noise	3/07/2024	Letter-box notification	No							
Haribo Australia	76 Reserve Road	Unit 16	Noise	3/07/2024	Letter-box notification	No							
IRT Access	76 Reserve Road	Unit 15	Noise	3/07/2024	Letter-box notification	No							
Mutoh Australia	76 Reserve Road	Unit 19	Noise	3/07/2024	Letter-box notification	No							
My Coffee Fix	76 Reserve Road	Unit 02	Noise	3/07/2024	Letter-box notification	No							
Play Workshop	76 Reserve Road	Unit 10	Noise	3/07/2024	Letter-box notification	No							
Progressive Risk Management	76 Reserve Road	Unit 14	Noise	3/07/2024	Letter-box notification	No							
Rylock Windows and Doors	76 Reserve Road	Unit 11	Noise	3/07/2024	Letter-box notification	No							
Totalability	76 Reserve Road	Unit 20	Noise	3/07/2024	Letter-box notification	No							
Two Tease Architectural Hardware	76 Reserve Road	Unit 22	Noise	3/07/2024	Letter-box notification	No							
YSS Shower Screens	76 Reserve Road	Unit 12	Noise	3/07/2024	Letter-box notification	No							
	78 Reserve Road	Unit 11	Noise and Vibration	3/07/2024	Letter-box notification	No							
	78 Reserve Road	Unit 03	Noise and Vibration	3/07/2024	Letter-box notification	No							
	78 Reserve Road	Unit 04	Noise and Vibration	3/07/2024	Letter-box notification	No							
Bates Landscapes	78 Reserve Road	Unit 02	Noise and Vibration	3/07/2024	Letter-box notification	No							
Delta Diesel Services	78 Reserve Road	Unit 05	Noise and Vibration	3/07/2024	Letter-box notification	No							
enLighten	78 Reserve Road	Unit 08	Noise and Vibration	3/07/2024	Letter-box notification	No							
hsy autoparts	78 Reserve Road	Unit 07	Noise and Vibration	3/07/2024	Letter-box notification	No							
Hy-Performance Valves	78 Reserve Road	Unit 14	Noise and Vibration	3/07/2024	Letter-box notification	No							
JDV Projects	78 Reserve Road	Unit 16	Noise and Vibration	3/07/2024	Letter-box notification	No							
MultiBase	78 Reserve Road		Noise and Vibration	3/07/2024	Letter-box notification	No							
Rich's	78 Reserve Road	Unit 13	Noise and Vibration	3/07/2024	Letter-box notification	No							
Rotric Constructions	78 Reserve Road	Unit 10	Noise and Vibration	3/07/2024	Letter-box notification	No							
Slate NSW	78 Reserve Road	Unit 06	Noise and Vibration	3/07/2024	Letter-box notification	No							
Texas Productions/GasGas	78 Reserve Road	Unit 11	Noise and Vibration	3/07/2024	Letter-box notification	No							
The Roo Brothers Catering	78 Reserve Road	Unit 09	Noise and Vibration	3/07/2024	Letter-box notification	No							
The Traffic Marshal	78 Reserve Road	Unit 12	Noise and Vibration	3/07/2024	Letter-box notification	No							
Tiger Coffee	78 Reserve Road	Unit 15	Noise and Vibration	3/07/2024	Letter-box notification	No							
Videocraft Equipment	78 Reserve Road	Unit 01	Noise and Vibration	3/07/2024	Letter-box notification	No							
Fluid Seals and Packings	80 Reserve Road	Unit 03	Noise	3/07/2024	Letter-box notification	No							
Go Electrical	80 Reserve Road	Unit 06	Noise	3/07/2024	Letter-box notification	No							
Pacific Mist Watering Systems	80 Reserve Road	Unit 04	Noise	3/07/2024	Letter-box notification	No							
Piper's Plumbing	80 Reserve Road	Unit 04	Noise	3/07/2024	Letter-box notification	No							
Plumbers' Co-op	80 Reserve Road	Unit 01	Noise	3/07/2024	Letter-box notification	No							
The Roofing Specialists	80 Reserve Road	Unit 04	Noise	3/07/2024	Letter-box notification	No							
Vision Building	80 Reserve Road	Unit 02	Noise	3/07/2024	Letter-box notification	No							
Amarisco Picture Framing	82 Reserve Road	Unit 17	Noise	3/07/2024	Letter-box notification	No							
Australian Glass	82 Reserve Road	Unit 07	Noise	3/07/2024	Letter-box notification	No							
Big Picture	82 Reserve Road	Unit 16	Noise	3/07/2024	Letter-box notification	No							
Bristol Paints Artarmon	82 Reserve Road	Unit 08	Noise	3/07/2024	Letter-box notification	No							
Business	82 Reserve Road	Unit 09	Noise	3/07/2024	Letter-box notification	No							
Duagon	82 Reserve Road	Unit 13	Noise	3/07/2024	Letter-box notification	No							
Hyland Printing	82 Reserve Road	Unit 11	Noise	3/07/2024	Letter-box notification	No							
Liquid Asset Management	82 Reserve Road	Unit 14	Noise	3/07/2024	Letter-box notification	No							
Matrix	82 Reserve Road	Unit 12	Noise	3/07/2024	Letter-box notification	No							
Orana Car & Truck Rental	82 Reserve Road	Unit 15	Noise	3/07/2024	Letter-box notification	No							
Sydney Paint Stripping	82 Reserve Road	Unit 10	Noise	3/07/2024	Letter-box notification	No							
National Storage	11 Lanceley Place	Unit 07	Noise		Letter-box notification	No							
Tanaka Real Estate	269 Pacific Highway	Level 1	None		Website	No							
Fox Sports	4 Broadcast Way		None		Website	No							
Bunnings Artarmon	71 Reserve Road		None		Website	No							
Gore Hill Cemetery	Pacific Highway		None		Website	No							

LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

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APPENDIX E: EROSION AND SEDIMENT CONTROL PLAN

PRIMARY EROSION & SEDIMENT CONTROL PLAN

2-8 LANCELEY PLACE & 14 CAMPBELL STREET

MAY 2024

wolfpeak.com.au

Authorisation

Author Name:	Melanie Kleine	**Reviewer / Approver:**	Derek Low
Position:	Senior Environmental Consultant	**Position:**	Principal
Signature:		**Signature:**	
Date:	27/05/24	**Date:**	31/05/24

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Revision	Date	Details
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Report Name: Primary Erosion and Sediment Control Plan

Project No.: 1089

Prepared for:

Goodman Property Services (Aust.) Pty Ltd

Prepared by:

WolfPeak Pty Ltd

T: 1800 979 716

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CONTENTS

GLOSSARY/ABBREVIATIONS

Abbreviation	Expanded Text
ANZECC	Australian and New Zealand Environment and Conservation Council
AMM	Amended Mitigation Measures
Blue book	Managing Urban Stormwater: Soils and Construction. Landcom, (4th Edition) March 2004
CEMP	Construction Environmental Management Plan
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 the consent
CPESC	Certified Professional in Erosion and Sediment Control
DPHI	Department of Planning, Housing and Infrastructure
EIS	[Reference Project EIS]
EP&A Act	*Environmental Planning and Assessment Act 1979* (NSW)
ESC	Erosion and Sediment Control
ESCP	Erosion and Sediment Control Plan
Goodman	Goodman Property Services (Aust) Pty Ltd
Minister, the	Minister of the NSW Department of Planning, Housing and Infrastructure (DPHI)

1. INTRODUCTION

1.1 Project Description

Goodman lodged a State Significant Development Application (SSDA – 48478458) with an accompanying Environmental Impact Statement (EIS) with the Department of Planning, Housing, and Infrastructure (the Department) for the redevelopment of 2-8 Lanceley Place, Artarmon (the Site) in March 2023. The Site is legally described as Lots 11-15 in DP 233037 and covers an area of 14,025 square metres in the centre of the Artarmon Industrial Precinct. On 21 December 2023, consent was granted for the demolition of the existing buildings and the construction of a three-storey warehouse and distribution centre on the Site, including onsite car parking and ancillary offices.

Goodman plans to deliver the works in stages, as follows:

- Stage 1: Site establishment and demolition of buildings and structures (the Project). Stage 1 is anticipated to occur in the second half of 2024, with works expected to take approximately 8-12 weeks.
- Stage 2: Main works construction. Stage 2 will be paused until determination of a second development application (SSDA – 66777221) for the construction of a data centre on the Site. Should SSDA – 66777221 be approved, then Goodman will discontinue works under SSDA – 48478458 and instead develop data centre on the Site under that consent.

1.2 Purpose and objectives of the Plan

This Primary Erosion and Sediment Control Plan (ESCP)forms part of the Construction Environmental Management Plan (CEMP) for the Project. The Primary ESCP applies to Stage 1 construction (site establishment and demolition). A separate ESCP will be developed for the construction of the data centre (once approved).

The purpose of this Primary ESCP is to provide a framework for managing impacts to soils and water quality arising from soil loss (erosion) and deposition (sedimentation) during Stage 1 of the Project. This Plan sets out the process for the development of progressive ESCPs for different stages of construction as the site evolves through clearing and demolition.

The key objective of this ESCP is to ensure all Consent conditions, the Amended Mitigation Measures (AMMs) and applicable commitments are described, scheduled and assigned responsibility as outlined in:

- *Environmental Impact Statement State Significant Development Application (SSD-48478458) Lanceley Place Multi-level Warehouse 2-8 Lanceley Place & 14 Campbell Street, Artarmon, March 2023*
- *Submissions Report Lanceley Place Multi Level Warehouse, SSD-48478458,*
- *SSD-48478458 Development Consent, 21 December 2023*, and
- All relevant legislation and other requirements described in Section 2 of this Plan.

1.3 Environmental Performance Objectives

Table 1 identifies the Project performance objectives:

Table 1 Performance objectives

Objective	Target/Indicator	How Addressed
Project statutory compliance	The Project receives no Non-compliances	Non-Compliance Register
Environmental protection	No environmental incidents[1] occur throughout the Project delivery	Environmental Incident Register
Management plan conformity	The CEMP and associated sub-plans are implemented by all Project personnel, including contractors	Induction, Training, Audit and Inspection Records

[1] As defined by *SSD-48478458 Development Consent, 21 December 2023*

2. REQUIREMENTS

2.1 Relevant Legislation

2.1.1 Legislation

Legislation relevant to soil and water management for this project includes:

- *Protection of the Environment Operations Act 1997* (POEO Act)
- *Protection of the Environment Operations (Clean Air) Regulations 2010* (NSW)
- *Environmental Planning and Assessment Act 1979* (EP&A Act)
- *Water Management Act 2000*
- *Contaminated Land Management Act 1997* (NSW), and
- *Dangerous Goods Act 1975* (NSW)

Relevant provisions of the above legislation are explained in the legal and compliance tracking register included in the CEMP.

2.1.2 Guidelines and Standards

The main guidelines, specifications and policy documents relevant to this plan include:

- *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZECC and ARMCANZ 2000).
- ANZG (2018). Australian and New Zealand Guidelines for Fresh and Marine Water Quality (known as 'ANZG Guidelines'),
- *Department of Environment and Conservation (DEC): Bunding & Spill Management. Insert to the Environment Protection Manual for Authorised Officers - Technical section "Bu" November 1997.*
- *National Code of Practice for the Storage and Handing of Workplace Dangerous Goods* [NOHSC: 2017 (2001)]
- *Managing Urban Stormwater: Soils and Construction. Landcom, (4th Edition) March 2004* (the "BlueBook"). Volume 1 and Volume 2. - Volume 2A
- *Best Practice Erosion and Sediment Control* (International Erosion Control Association (IECA), 2008), and

2.2 Ministers Conditions of Consent

The requirements of the Consent relevant to this plan are shown in Table 2, with cross reference to indicate where each requirement is addressed within this Primary ESCP.

Table 2 Conditions requirements for this plan

Condition No.	Requirement	How Addressed
B11.	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
B12.	The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B11 for the duration of construction of the development.	Section 4
C3.	As part of the CEMP required under condition C2 of this consent, the Applicant must include the following: (b) Erosion and Sediment Control Plan	This Plan

2.3 Amended Mitigation Measures

The mitigation measures stated in Appendix 2 of the Development Consent are reproduced in Table 3.

Table 3 Amended Soil and Water Mitigation Measures

Impact Area	Mitigation Measure	Relevant Section
Soils and Water	Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP), or equivalent, would be implemented for the construction of the Proposal. The SWMP and ESCPs would be developed in accordance with the principles and requirements of Managing Urban Stormwater – Soils & Construction Volume 1 ('Blue Book') (Landcom, 2004) with a staged approach.	This Plan
	Measures will include sediment basins, construction entry/ truck shakers, sediment fences, diversion drains and drainage pit protection	Section 4
Stormwater Management	Installation of sediment basin	Section 4
	Sediment fences and diversion drains located around perimeter of site	Section 4
	Stabilised site access at the entry to the works area	Section 4
	Minimising extent of disturbed areas on site at once time	Section 4
	Progressive stabilisation of disturbed areas or previously completed earthworks	Section 4
	Regular monitoring and implementation of remedial works to maintain efficiency of all controls	Section 4

3. ENVIRONMENTAL ASPECTS AND IMPACTS

3.1 Existing Environment

The following sections summarise what is known about factors influencing soils and water within and adjacent to the Project corridor. The key reference documents are the:

- EIS
- RtS
- Consent
- EIS Appendix 18A
- RtS Appendix 6
- RtS Appendix 10.

3.1.1 Topography and soil characteristics

The site is noted to have an existing topography consisting of a fall of approximately 5m across the site. The fall is in a generally easterly direction towards Lanceley Place. It is noted that the site has a highpoint at approximately PL 85m AHD located at the southern corner of the site, The site RL ranges from 85m to RL 71m AHD. There is a significant drop in elevation located on the western border of the site consisting of a shotcrete retaining wall.

The 1:100 000 Sydney Geological Map (1983) indicates that the site is underlain by Ashfield Shale (Rwa) comprising black to dark-grey shale and laminate.

As noted within the detailed site investigation (1 October 2021, Tetra Tech Coffey), fill present on site does not contain widespread of significant sources of contamination, however minor contamination, including trace ash and slag and asbestos contaminated material (ACM) was identified in a number of locations. This material will be managed in accordance with the unexpected contamination finds procedure within the CEMP and the Hazardous Materials Management Plan to be prepared by the selected contractor.

3.1.2 Surface Water

The Project is located within a highly disturbed, industrial area within the Flat Rock Creek Catchment. Rainwater from the site is collected in street stormwater drainage and directed east through a series of open channels and piped drainage system into Flat Rock Creek and subsequently Long Bay in Middle Harbour.

3.1.3 Groundwater

As outlined in the amended groundwater assessment report (21 August 2023, PSM) prepared in response to submissions, groundwater inflows are expected during the excavation phase of the project. Groundwater inflows during construction have been modelled with results summarised in Table 5 below.

Table 54 Construction groundwater inflows

	Best estimate	Long term – lower bound	Long term – upper bound
Estimated inflow (L/s)	0.005	0.004	0.084
Total estimated inflow (ML/year)	0.14	0.12	2.65

Measurements indicated that groundwater within the site has a slightly acidic to neutral pH and indicative of freshwater. Moderate levels of dissolved oxygen levels were recorded in groundwater with the exception of boreholes that are located along the northern boundary of the site. Redox potential measurement indicate oxidising groundwater conditions within the site. Analysis of groundwater samples collected from the shale aquifer beneath the site identified heavy metals (nickel, copper, zinc) and dichloromethane. However, the assessment concludes that these analytes are unlikely to pose a significant risk to health or ecological receptors.

A search of groundwater bore licences for the area identified three registered groundwater bores within a 500m radius of the site. The North Shore Hospital abstracts groundwater for 'domestic' purposes from a bore located approximately. 150m southeast of the site, and a depth of 180m. The other two bores were registered as monitoring bores.

Stage 1 works (involving clearing and demolition) will not intercept with groundwater and therefore groundwater is not discussed further.

3.1.4 Rainfall

Historical rainfall statistics of the locality summarised in Table 6 have been obtained from the nearest BoM Station 66062 previously located at Sydney Observatory Hill approximately 4.8km south east of the project. Mean rainfall is highest during late summer through to early winter peaking in June. The lowest average rainfall is in late winter and early spring. Seasonal rainfall is unpredictable. Average annual rainfall for the site is 1211.1mm.

Table 65 Summary of rainfall records

Stat	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
	Summer		Autumn			Winter			Spring			Summer	
Mean rainfall (mm)	101.2	119.3	131.6	126.5	117.4	133.1	96.3	80.2	68.1	76.7	83.8	77.1	1211.1
Median rainfall (mm)	78.2	93.6	101.9	95.2	90.2	102.8	72.2	54.9	51.9	55.4	66.8	59.7	1164
Mean number of days of rain ≥ 1 mm	8.6	9	9.9	8.9	8.6	8.8	7.4	7.1	7.1	7.9	8.3	7.9	99.5

Red = highest values, blue = lowest values

Rainfall erosivity factor design rainfall depth

The rainfall erosivity factor is a measure of the ability of rainfall to cause erosion (referred as “R” in the Revised Universal Soil Loss Equitation RUSLE). The rainfall erosivity factor is used to determine the soil loss in tonnes per hectare over one year and is used in calculations when sizing construction sediment basins.

The rainfall erosivity factor which is referred to as the ‘R’ Factor has been assessed from an Intensity Frequency Duration Table prepared for the site based on the 2-year, 6 hours storm event of 12.8mm/hour. The R Factor value of 3540 is calculated from the 2-year ARI, 6 Hour storm of 12.8mm/hour being ‘S’, where $R = 164.74(1.1177)^{s}S0.6444$, as per the Blue Book - Appendix A2.

The nearest ‘Blue Book’ centre for detailed rainfall depths is Sydney which is approximately 6kms south-east of The Project (Blue Book Volume 1- Table 6.3a). As the Project runoff flows to Middle Harbour, it has been assessed as ‘sensitive’ in accordance with Blue Book Volume 1- Sect. 6.3.4 – (f), therefore, the Project has adopted the 5-day 80th percentile rainfall depth for Sydney of 29.7mm.[2]

3.1.5 Flooding

The Civil Engineering Report Incorporating Water Cycle Management Strategy (Costin Roe Consulting, 2 June 2023) prepared in response to submissions to the EIS included a review of available flood studies to determine flood behaviour in relation to the project (Section 7). Review of the available information, including Councils adopted flood study, showed that the site is not subject to flooding. As such, flooding is not discussed further.

3.1.6 Erosion Risk

The Project is located on disturbed and Glenorie Soils Landscapes Soil erosion hazard refers to the susceptibility of a parcel of land to erosion. The control of the soil erosion hazard at a construction site is a primary tool in the development of the ESCP. Soils within the Glenorie soil landscape have high soil erosion hazard; with soil texture assumed to be Type D (dispersible), containing a significant portion of fine material that will not settle unless flocculated.

3.1.7 Acid Sulfate Soils

An assessment of the potential for salinity and acid sulphate soils was undertaken as part of the EIS. Salinity results were outlined in the Geotechnical Report (referenced PSM4669- 003L) completed by PSM. PSM confirmed that the soils on the site are classified as “non saline”. An assessment on acid sulphate soils was not conducted by PSM noting the location and geology the potential for acid sulphate soils is low. The site is not identified as being acid sulfate affected on any known registers. As such Acid Sulfate Soils are not discussed further.

[2] Disturbance period <6months as per section 5.2 of the Blue Book.

3.2 Construction activities

Site clearing and demolition could result in adverse impacts to soils and water if not properly managed. The potential for impacts on soil and water will depend on a number of factors. Primarily, impacts will be dependent on the nature, extent and magnitude of construction activities and their interaction with the natural environment. Potential impacts attributable to Stage 1 construction might include:

- Reduction in water quality
- Increased turbidity and eutrophication of receiving water bodies
- Smothering of terrestrial and aquatic flora and fauna
- Promotion of weed growth (through increased nutrient loading)
- Exposure and mobilisation of contaminated materials

Section 4 of this Primary ESCP provides the mitigation measures that will be implemented to avoid or minimise the impacts.

4. ENVIRONMENTAL CONTROL MEASURES

4.1 Key Management Strategies

An initial ESCP has been developed for Stage 1 of the Project and is included in Appendix A. Progressive ESCP will be developed and updated as required as the work progresses and the sites changes, in accordance with Section 4.3.

The following strategies and principles are to be employed in developing and implementing progressive ESCPs.

Training and awareness

Training and awareness of risks associated with erosion and sedimentation, controls and management practices and the purpose and implementation of ESCP's will be provided consistent with the training commitments within the CEMP.

Minimising the extent and duration of disturbance

Minimising the extent of soil disturbance and exposure will be undertaken by employing the following principles:

- Staging of clearing and demolition operations were possible.
- Maximising and maintaining surface vegetative cover.
- Special emphasis on management of construction activities adjacent to creeks or areas of concentrated flows (e.g. drains).
- Use of temporary covers on stockpiles and temporarily exposed soil surfaces.

Stormwater flow controls

Stormwater flow controls into and off the site will be managed by:

- Separating 'clean' run-on water from 'dirty' (e.g. turbid) construction area run-off
- Constructing permanent drainage structures early in the project including:
    - Detention sumps and traps
    - Catch drains with linings (e.g. concrete, rock, bidum. grass or jute mesh)
    - Culverts and associated inlet and outlet protection (e.g. dissipaters)
- Controlling runoff during the construction of embankments (e.g. fill shaping and the construction of temporary dykes and batter drains)
- Maximising the diversion of turbid construction runoff into sediment controls
- Diverting formation runoff through sediment traps and into pits and the stormwater drainage system as soon as practical to reduce surface flow lengths and velocities
- According to the Blue Book, sites with less than 2,500 m^2 of disturbed area, or those with an average annual soil loss from the total area of land disturbance that is less than

150 m^3 per year are not required to have a sediment basin. On this basis, assessment has determined that a sediment basin is not required for the Project.

Erosion control measures to prevent on-site damage

The following measures will be undertaken to prevent on-site damage:

- Implementing erosion controls such as sand bags and silt fences within the various sub-catchments to reduce flow velocities and increase the effectiveness and efficiency of sediment controls in the lower areas (e.g. weir type structures, diversion banks, progressive revegetation).
- Ensure stockpiles are covered/stabilised if rain is expected.
- Ensure stockpiles are located:
    - So that the appropriate erosion and sediment control measures can be installed and will operate effectively
    - Outside of the tree protection zone (in accordance with AS 4970-2009) of trees identified for retention.
- Implementing appropriate measures for haul roads and access tracks to reduce potential erosion hazard. Such measures may include:
    - Ensuring the access tracks are stabilized (e.g. utilising existing hardstand, selection of stable material such as road base or the use of geo binding agents);
    - Breaking up the slope.

Sediment control measures to prevent off-site damage

The following measures will be undertaken to prevent off-site damage:

- Constructing control measures as close to the potential source of sediment as possible.
- If reasonable and feasible, temporary sediment basins should be installed in accordance with the details provided in "*Stormwater flow controls'* above.
- Ensuring turbid water captured on site is managed in accordance with the 'Blue Book' after cessation of rainfall with one or a combination of:
    - Flocculation with gypsum (or approved alternative flocculant)
    - Pump-out for construction purposes or dust control.
- Stormwater pits to be lined with appropriate controls to prevent sediment entering stormwater drains.
- Water not to be released from site without achieving acceptable water quality standards and subsequent issue of dewatering permit.
- Implement measures to control waste water from plant wash down, saw cutting, drilling or other activities that have the potential to release pollutants into clean water streams (e.g. water recycling, sediment traps or sand bags).

- Controlling the deposition of mud and soil material onto local roads with the use of a ‘cattle grid’.
- Dust suppression via water carts, restricting plant and vehicle movements to designated routes and limiting vehicle speeds etc.

Stabilisation

To temporarily stabilise areas, the following principles will be followed during construction:

- Disturbed areas that are inactive or shut down for more than 14 days (works may continue later) must be stabilised to prevent erosion
- Temporary stabilisation methods for these areas should achieve a cover factor of 0.1 or less.

Specific measures and requirements to meet the objectives of this Plan and to address impacts on soil and water are outlined in Table 76. These measures will be the responsibility of the selected contractor.

Dewatering

Assessment in accordance with the Blue book has determined that a sediment basin is not required for Stage 1 works. Nevertheless, any active discharge of water from the Project (i.e., where water is moved offsite via direct action such as pumping rather than flowing off the project as a result of heavy rainfall) is to achieve.

- TSS < 50 mg/L; and
- pH 6.5 to 8.5 and
- no visible oil and grease
- Or as required by DPHI.

Water can be treated using gypsum or alternative flocculating agents as approved by Council. The general recommended dosage is 30kg/100m^3. Spreading it very evenly over the entire pond surface is essential for proper treatment of sediment-laden water.

If the water is going to be used within the construction site for dust suppression and will drain back into a capture system or evaporate (i.e., no runoff will leave the site boundary), it does not require treatment.

4.2 Erosion and Sediment Management Measures

Specific measures and requirements to meet the objectives of this ESCP and to manage the generation, handling and disposal of waste are outlined in Table 7.

Table 76 Erosion and Sediment Measures

ID	Measure/Requirement	When to implement	Responsibility	Reference	Evidence
	General				
SW1	Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP) will be implemented for the construction of the Project. The SWMP and ESCPs would be developed in accordance with the principles and requirements of *Managing Urban Stormwater – Soils & Construction Volume 1 ('Blue Book') (Landcom, 2004)* with a staged approach.	Pre-construction Construction	Contractor	Conditions B11 and B12 Development consent Appendix 2 (AMM)	This Plan
SW2	Training will be provided to all project personnel, including relevant sub-contractors on sound erosion and sediment control practices	Pre-construction Construction	Project manager/ environmental site representative	Managing Urban Stormwater: Soils and Construction Volumes 1	Training records, toolboxes, pre-starts
	Erosion and sediment control				

ID	Measure/Requirement	When to implement	Responsibility	Reference	Evidence
SW3	An initial erosion and sediment control plan has been prepared for the site (Appendix A). Progressive Erosion and Sediment Control Plans (PESCPs) will be prepared and implemented in advance of construction. PESCPs will be updated as required and may include: • Installation of sediment basin • Sediment fences and diversion drains located around perimeter of site • Stabilised site access at the entry to the works area (e.g. shakers) • Pit protection • Minimising extent of disturbed areas on site at once time • Progressive stabilisation of disturbed areas or previously completed earthworks • Regular monitoring and implementation of remedial works to maintain efficiency of all controls	Pre-construction Construction	Contractor	Conditions B11 and B12 Development consent Appendix 2 (AMM) Managing Urban Stormwater: Soils and Construction Volumes 1	ESCPs, inspection checklists, photos
SW4	Hardstand material, rumble grids or similar will be provided at exit points from construction areas onto public roads to minimise the tracking of soil and particulates onto public roads	Pre-construction Construction	Contractor	Conditions B11 and B12 Development consent Appendix 2 (AMM) Managing Urban Stormwater: Soils and Construction Volumes 1	ESCPs, inspection checklists, photos

ID	Measure/Requirement	When to implement	Responsibility	Reference	Evidence
SW5	Site compounds, access tracks, stockpile sites and temporary work areas will be designed and located to minimise erosion	Pre-construction Construction	Contractor	Managing Urban Stormwater: Soils and Construction Volume 1	ESCPs
SW6	Works will be programmed to minimise the extent and duration of unstabilised soil surfaces.	Pre-construction Construction	Contractor	Managing Urban Stormwater: Soils and Construction Volume 1	Works programs, ESCPs
SW7	Clean and dirty water runoff will be adequately separated to avoid mixing where possible through the use of diversions, clean water drains, and the early installation of permanent drainage infrastructure	Pre-construction Construction	Contractor	Managing Urban Stormwater: Soils and Construction Volume 1	ESCPs
SW8	Stabilisation will be implemented for dormant areas exposed for four weeks or more (including stockpiles and batters); by providing soil surface protection (i.e. geotextile fabric, stabilised mulch, soil binder or spray grass)	Construction	Contractor	Managing Urban Stormwater: Soils and Construction Volume 1	ESCPs, inspection checklists, photos
SW9	Drains, banks or diversions will be formed (and stabilised where required) to direct runoff from disturbed areas to areas with adequate sediment control devices, and away from drainage lines.	Construction	Contractor	Managing Urban Stormwater: Soils and Construction Volume 1	ESCPs, inspection checklists, photos
	Site stabilisation and restoration				
SW10	Management and procedures for site stabilisation will be in accordance with the ESCP	Construction	Contractor	Managing Urban Stormwater: Soils and Construction Volume 1	ESCPs

ID	Measure/Requirement	When to implement	Responsibility	Reference	Evidence
SW11	The rehabilitation of disturbed areas will be undertaken progressively as construction stages are completed	Construction	Contractor	Managing Urban Stormwater: Soils and Construction Volume 1	ESCPs, inspection checklists, photos
	Spill prevention and response				
SW12	Management for spill prevention and response will be in accordance with the CEMP.	Pre-construction Construction	Contractor	Best practice	Spill response procedure
SW13	Emergency spill kits will be kept on site at locations. All personnel will be made aware of the spill kit locations and will be trained in their use	Construction	Contractor	Managing Urban Stormwater: Soils and Construction Volume 1	ESCPs, inspection checklists, photos
SW14	A schedule of all hazardous materials and their SDS's kept on site during construction will be maintained for the duration of the project.	Construction	Contractor	Best practice	Hazardous materials schedule
SW15	The ancillary facilities will be managed within the ESCP. The following measures will be included to limit sediment and other contaminations entering receiving waterways: • Chemicals will be stored within a sealed or bunded area not any areas of concentrated water flow or poorly drained areas, or on slopes steeper than 1:10 • Vehicle movements will be restricted to designated pathways where feasible and appropriate controls will be in place where plant is stored • Areas that will be exposed for extended periods, such as car parks and main access roads, will be stabilised where feasible	Construction	Contractor	Managing Urban Stormwater: Soils and Construction Volume 1	ESCPs

ID	Measure/Requirement	When to implement	Responsibility	Reference	Evidence
SW16	All spills and associated environmental incidents are to be reported in accordance with the CEMP	Construction	Contractor	Best practice	Incident reports
	Monitoring and inspections				
SW17	Nominated project personnel will conduct site inspections of erosion and sedimentation controls in accordance with the CEMP.	Construction	Contractor	Managing Urban Stormwater: Soils and Construction Volume 1	Inspection checklists, photos
SW18	Any rectification measures which are identified will be addressed and / or recorded to ensure appropriate rectification within the nominated timeframe.	Construction	Contractor	Managing Urban Stormwater: Soils and Construction Volume 1	Inspection checklists, photos
SW19	Monitoring of rainfall events will be undertaken daily during normal work days.	Construction	Contractor	Managing Urban Stormwater: Soils and Construction Volume 1	Observation only.

4.3 Guidelines for Progressive ESCPS

Progressive ESCPs will be prepared for the sites in accordance with the Blue Book. ESCPs will be implemented in advance of site disturbance and will be updated as required as the work progresses and the sites change.

The management of soil erosion on site will require adaptive management as construction and work activities change. Changing rainfall and wind conditions during the life of the project will require constant monitoring. Adaptive management principles and contingency planning for likely events (such as summer storm events) are to be incorporated into the development and review of progressive ESCPs. Weekly monitoring of short to medium-term weather forecasts for planning and site 'securing' purposes is essential.

Progressive ESCP's will be prepared by the suitably qualified and experienced professional, in consultation with site environmental representative and Site Supervisors, and they will formulate practical documents for implementation in the field. ESCPs will be developed with consideration to other environmental aspects (e.g. sensitive vegetation, contaminated soils).

The Blue Book outlines the requirements of all ESCP's:

- All ESCPs should contain a drawing that clearly shows the site layout and, where appropriate, the approximate locations of best management practices.
- Where these drawings are to scale, the scale should be at 1:500 or larger. A narrative should accompany the drawing that describes how erosion control and soil and water management will be achieved on site, including ongoing maintenance of structures.
- The following background information should be presented on the drawing(s):
    - Location of site boundaries and adjoining roads
    - Approximate grades and indications of direction(s) of fall
    - Approximate location of trees and other vegetation, showing items for removal or retention (consistent with any other plans attached to the application)
    - Location of site access, proposed roads and other impervious areas (e.g. parking areas and site facilities)
    - Existing and proposed drainage patterns with stormwater discharge points north point and scale.
- On the drawing or in a separate commentary, show how the various soil conservation measures will be carried out on site, including:
    - Timing of works
    - Locations of lands where a protective ground cover will, as far as is practicable, be maintained access protection measures
    - Nature and extent of earthworks, including the amount of any cut and fill
    - Where applicable, the diversion of runoff from upslope lands around the disturbed areas

- Location of all soil and other material stockpiles including topsoil storage, protection and reuse methodology
- Location and type of proposed erosion and sediment control measures
- Site rehabilitation proposals, including schedules
- Frequency and nature of any maintenance program
- Other site-specific soil or water conservation structures.

5. COMPLIANCE MANAGEMENT

5.1 Roles and Responsibilities

The Goodman Project Team's organisational structure and overall roles and responsibilities are outlined in the CEMP. Specific responsibilities for the implementation of environmental controls are detailed in Table 8.

Table 87 Roles and responsibilities

Role	Responsibilities
Contractor Project Manager	• Ensuring appropriate resources are available for the implementation of this ESCP • Assessing data from inspections and providing project-wide advice to ensure a consistent approach and outcomes are achieved • Providing necessary training for project personnel to cover erosion and sediment control • Reviewing and update of this ESCP, where necessary
Site Environmental Representative	• Implementation of this Plan • Communicating and inspecting all erosion and sediment controls in accordance with the ESCP • Administering training on erosion and sediment control
Supervisor	• Implementation and maintenance of erosion and sediment controls in accordance with the ESCP • Daily monitoring of weather forecast and conditions • Daily monitoring of dust, sediment tracking and erosion controls
All personnel	• No personnel are to move or alter erosion and sediment control devices without direction from site environmental representative or site supervisor

5.2 Training

All project personnel, contractors and sub-contractors working on site will undergo training relating to Project specific erosion and sediment control issues. The training will include:

- Existence of this ESCP within the CEMP

- Requirement A22 for compliance with the conditions of the SSD Consent as relates to their work
- Key requirements around implementation and maintenance of erosion and sediment controls
- Roles and responsibilities
- Corrective actions, management and reporting, and

Further details regarding staff induction and training are outlined in the CEMP.

5.3 Monitoring and Inspections

Inspections would be undertaken to verify the implementation of the control measures specified in the ESCP.

Inspection and monitoring requirements relevant to soil and water management for the Project are identified in Table 9. Inspections are to be undertaken site wide at the frequencies identified, so long as it is safe to do so.

Table 98 Inspection and monitoring requirements relevant to soil and water management

Item	Frequency	Standards	Records	Responsibility
Environmental site inspections	Weekly	Inspection to be undertaken by environment site representative	Environmental inspection checklist	Contractor
Rainfall inspections (10mm or greater rainfall in 24hrs)	Within 24hours after the event	Inspection to be undertaken by environment site representative	Environmental inspection checklist	Contractor
Shutdown inspection	Prior to site closure longer than 3 days	Inspection to be undertaken by environment site representative	Environmental inspection checklist	Contractor
Visual surveillance	Daily	Dust monitoring Sediment tracking Erosion and sediment controls	Site diary and photos as relevant	Contractor

5.4 Weather monitoring

Forecasts are to be monitored daily and the site managed to avoid erosion and sedimentation and to minimise the impact of heavy rainfall and wind.

Weather may also be monitored via the nearest BoM Station located at Observatory Hill (Station ID: 066214), approximately 4.8km south east of the project, which provides 30min data on temperature, wind and rainfall.

5.5 Auditing

Audits (both internal and external) will be undertaken to assess the effectiveness of environmental controls, compliance with this Plan, Conditions, AMMs and other relevant approvals, licenses and guidelines.

Audit requirements are detailed in the CEMP.

5.6 Reporting

Reporting requirements are documented in [the CEMP.

6. REVIEW AND IMPROVEMENT

6.1 Continuous Improvement

Continuous improvement of this Plan will be achieved by the ongoing evaluation of environmental management performance against environmental policies, objectives and targets for the purpose of identifying opportunities for improvement.

The continuous improvement will be designed to:

- Identify areas of opportunity for improvement of environmental management and performance,
- Determine the cause or causes of non-conformances and deficiencies,
- Develop and implement a plan of corrective and preventative action to address any non- conformances and deficiencies,
- Verify the effectiveness of the corrective and preventative actions,
- Document any changes in procedures resulting from process improvement identified through the following:
    - As a result of any investigations into any exceedances or non-conformances that determine changes to this Plan are required to prevent reoccurrences,
    - To take into account changes to the Environment or generally accepted environmental management practices, new risks to the Environment, any Hazardous Substances, Contamination or changes in Law, and
    - In response to internal or external audits or annual management reviews.
    - Where requested or required by the DPHI or any other Authority,
    - Make comparisons with objectives and targets, and
    - Meet approval requirements and conditions such as EPL requirements.

6.2 Update and Amendment

Any revisions to the ESCP will be in accordance with the process outlined in the CEMP. A copy of the updated plan and changes will be distributed to all relevant stakeholders in accordance with the approved document control procedure in the CEMP.

APPENDIX A EROSION AND SEDIMENT CONTROL PLAN (ESCP)

LANCELEY PLACE MULTI-LEVEL WAREHOUSE EROSION SEDIMENT CONTROL PLAN

General Notes:

BACKGROUND

1. This Erosion and Sediment Control Plan (ESCP) has been prepared to enable field staff to be aware of onsite environmental constraints and to provide guidance on the installation of environmental controls measures.
2. This ESCP should be read in conjunction with the Construction Environmental Management Plan (CEMP), including sub-pans, and supporting environmental documentation.
3. All erosion and sediment controls generally to be constructed and maintained in accordance with the 'blue book'.
4. Weather should be monitored, and controls inspected:
    a. After rainfall (>10mm in 24hours);
    b. at minimum weekly,

    where safe to do so. Maintenance to be carried out as required.
5. Controls shown on plan are indicative only. Exact location and type will be modified to suit site conditions provided they are located within the boundaries of this ESCP and outside of sensitive areas.
6. Any chemicals to be stored in a bunded area which can hold 110% of the largest containers volume or 200% of the total volume contained within the bund (whichever is greater).
7. Spill kits are to be located as marked on this ESCP. Contain and report all spills immediately.
8. This plan is to be revised as site conditions or construction methods are determined.

INSTRUCTIONS AND STAGING

Install erosion and sediment controls as noted on this ESCP and in the order outlined below. Ensure the necessary erosion and sediment controls are in place prior to utilisation, ground disturbance or construction works in the area.

1. Minimise disturbance to only that necessary. Install and maintain barrier fence, flagging or tape to define project limits
2. Ensure offsite clean water is diverted around the works via the existing street stormwater infrastructure.
3. All vehicle access is to be through the dedicated, stabilised access points are to be established. They are to be installed in accordance with typical layout on page 3.
4. Install controls around active stormwater pits with potential to receive flow from construction water.
5. Install sediment fence downslope of the area as depicted on page 2 in accordance with SD 6-8 (page 3). These perimeter controls must remain in place until all upslope works are competed and stable or until alternative sediment controls are provided.
6. Once all of the above measures are complete and stable, construction works, and utilisation of the area can proceed.

DEWATERING AND DIRTY WATER TREATMENT REQUIREMENTS

1. Any active discharge of water from the project (i.e., where water is moved offsite via direct action such as pumping rather than flowing off the project as a result of heavy rainfall) is to achieve.
    a. TSS < 50 mg/L; and
    b. pH 6.5 to 8.5 and
    c. no visible oil and grease

    Or as required by DPHI.
2. Water can be treated using gypsum or alternative flocculating agents as approved by Council. The general recommended dosage is 30kg/100m^3. Spreading it very evenly over the entire pond surface is essential for proper treatment of sediment-laden water.
3. If the water is going to be used within the construction site for dust suppression and will drain back into a capture system or evaporate (i.e., no runoff will leave the site boundary), it does not require treatment.

Project Number	Revision	Revision Description	Prepared By	Position	Signature	Approved By	Position	Signature	Date
1089	1.0	Prepared for commencement of demolition works	Melanie Kleine	Senior Environmental Consultant		Derek Low	Principal		31/05/24

Figure 1. Area covered by this ESCP (source: Nearmap).

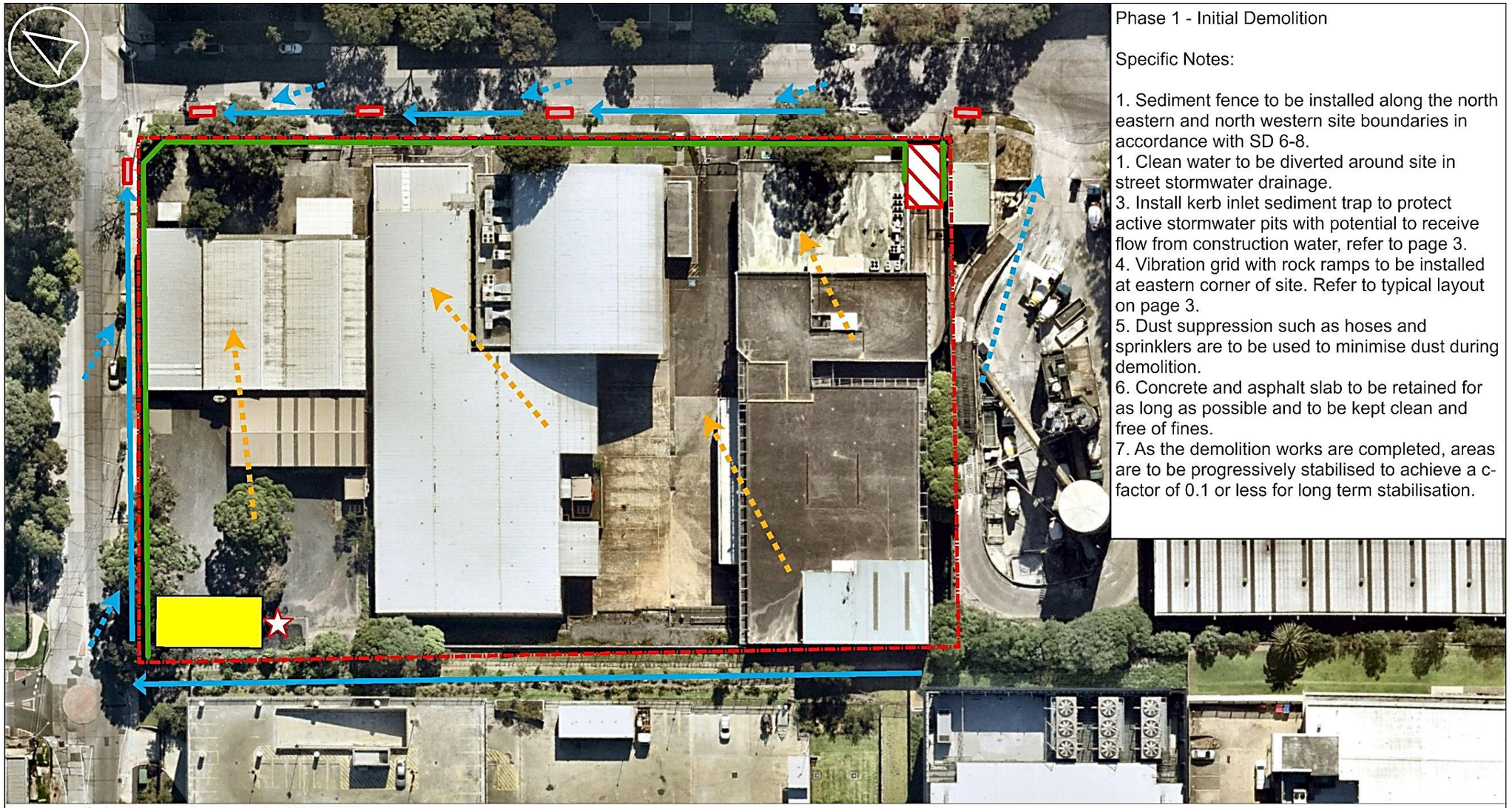
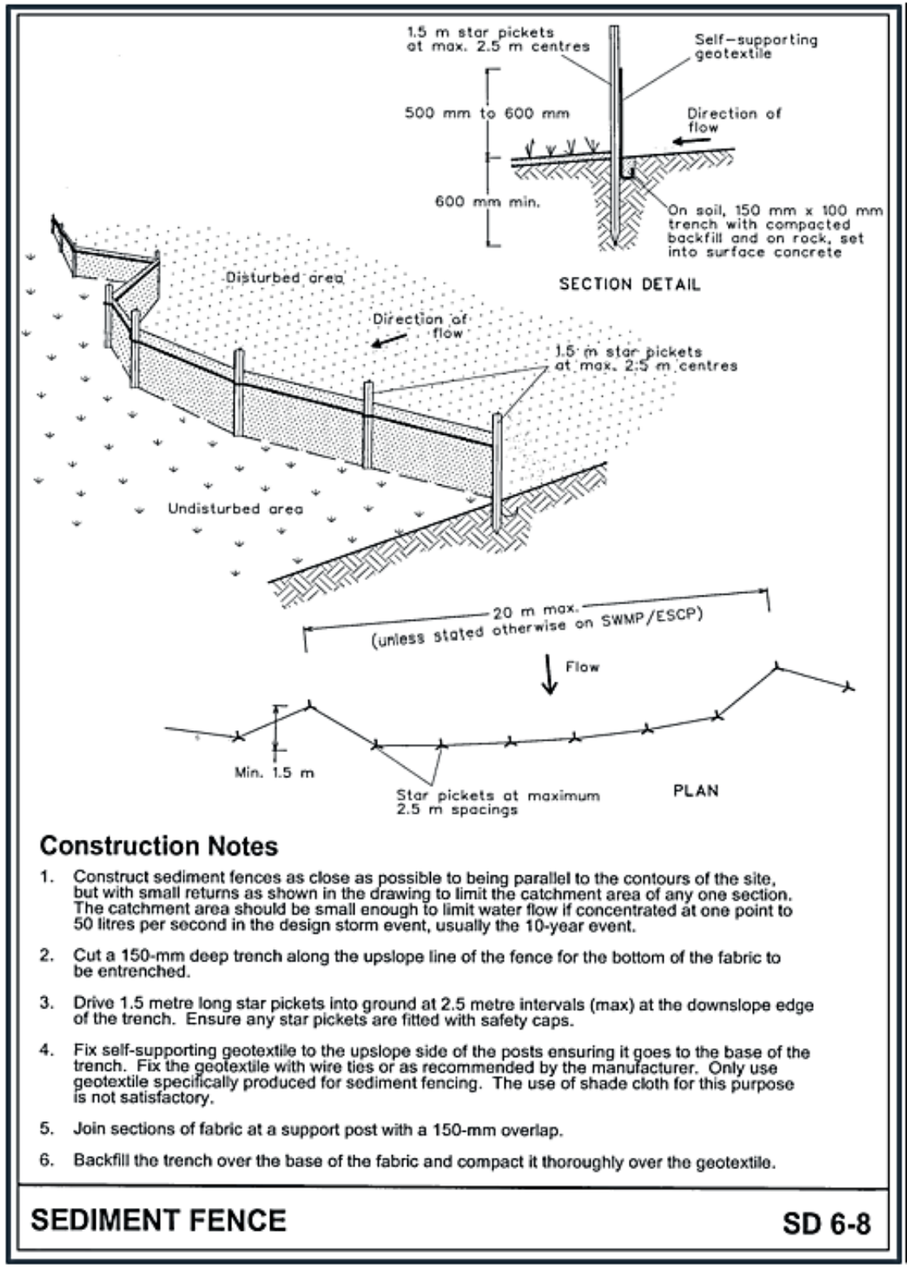


Figure 2. Primary erosion and sediment control plan



Construction Notes

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE **SD 6-8**

The recommended spacing of multiple sandbag sediment traps along the road kerb is presented in Table 1:

Table 1: Typical spacing of sediment traps along a road kerb [1]

Kerb grade (%)	Spacing (m)
0.5	30
1.0	15
2.0	8
3.0	5
4.0	4
5.0	3

[1] Sourced from Fifield (2001) *Designing for Effective Sediment and Erosion Control on Construction Sites*. Forester Communications, California.

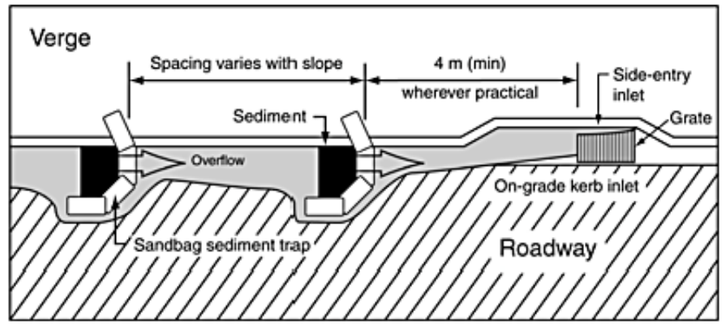


Figure 1 – Placement of sandbag sediment traps along an on-grade roadway kerb

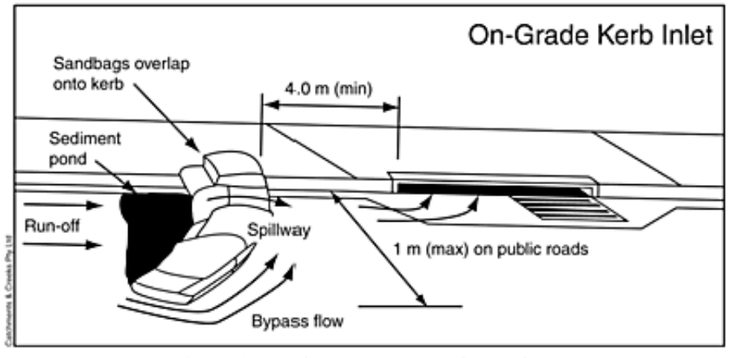


Figure 2 – On-grade kerb inlet sediment trap formed from sandbags

Figures 1 and 2 show the typical layout of a vibration grid within an extended rock pad. The rock pad normally needs to be formed above natural ground level to accommodate the sediment collection chamber beneath the vibration grid.

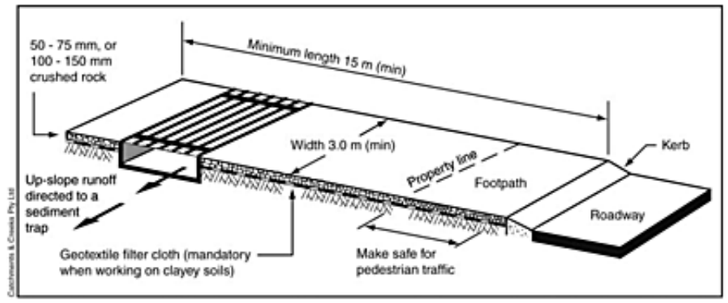


Figure 1 – Typical layout of vibration grid with rock ramps

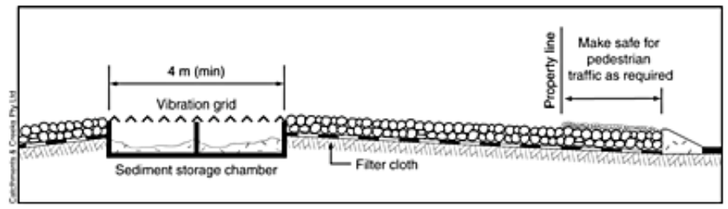


Figure 2 – Typical layout of vibration grid with rock ramps

There are many variations in the design of vibration grids as can be seen in Photos 2, 3 and 4. Figure 3 shows the typical dimensions of a vibration grid formed from metal angles.

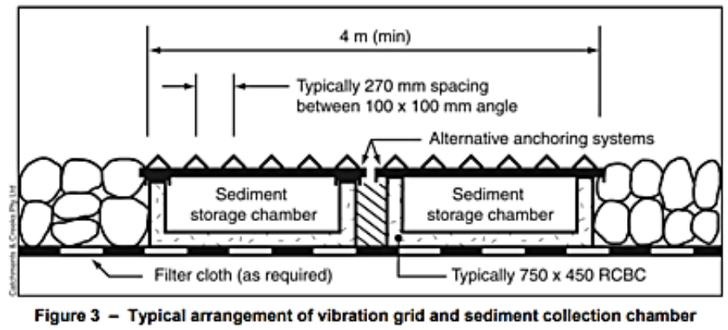


Figure 3 – Typical arrangement of vibration grid and sediment collection chamber

Figure 3. SD 6-8 sourced from Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) 'blue book', On-grade kerb inlet sediment trap and typical layout of vibration grid sourced from IECA Best Practice Erosion and Sediment Control (BPESC)

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APPENDIX F: DEMOLITION WASTE MANAGEMENT PLAN

CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN

2-8 LANCELEY PLACE & 14 CAMPBELL STREET

MAY 2024

wolfpeak.com.au

Authorisation

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Signature:		**Signature:**	
Date:	28/05/24	**Date:**	29/05/24

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Report Name: Construction and Demolition Waste Management Plan

Project No.: 1089

Prepared for:

Goodman Property Services (Aust.) Pty Ltd

Prepared by:

WolfPeak Pty Ltd

CONTENTS

GLOSSARY/ABBREVIATIONS

Abbreviation	Expanded Text
AMM	Amended Mitigation Measures
CDWMP	Construction and Demolition Waste Management Plan
CEMP	Construction Environmental Management Plan
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 the consent
EP&A Act	*Environmental Planning and Assessment Act 1979 (NSW)*
EPA	NSW Environmental Protection Authority
POEO Act	*Protection of the Environment Operations Act 1997*
POEO Waste Regulation	*Protection of the Environment Operations (Waste) Regulation 2014*
Waste Classification Guidelines	*Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).*

1. INTRODUCTION

1.1 Project Description

Goodman lodged a State Significant Development Application (SSDA – 48478458) with an accompanying Environmental Impact Statement (EIS) with the Department of Planning, Housing, and Infrastructure (the Department) for the redevelopment of 2-8 Lanceley Place, Artarmon (the Site) in March 2023. The Site is legally described as Lots 11-15 in DP 233037 and covers an area of 14,025 square metres in the centre of the Artarmon Industrial Precinct. On 21 December 2023, consent was granted for the demolition of the existing buildings and the construction of a three-storey warehouse and distribution centre on the Site, including onsite car parking and ancillary offices.

Goodman plans to deliver the works in stages, as follows:

- Stage 1: Site establishment and demolition of buildings and structures (the Project). Stage 1 is anticipated to occur in the second half of 2024, with works expected to take approximately 8-12 weeks.
- Stage 2: Main works construction. Stage 2 will be paused until determination of a second development application (SSDA – 66777221) for the construction of a data centre on the Site. Should SSDA – 66777221 be approved, then Goodman will discontinue works under SSDA – 48478458 and instead develop data centre on the Site under that consent.

1.2 Purpose and objectives of the Plan

This Construction and Demolition Waste Management Plan (CDWMP) forms part of the CEMP for the Project. The CDWMP applies to Stage 1 construction (site establishment and demolition). A separate CDWMP will be developed for the construction of the data centre (once approved).

This CDWMP has been prepared to manage impacts associated with the generation, handling and disposal of waste during Stage 1 works.

The key objective of the CDWMP is to ensure all Consent conditions, the Amended Mitigation Measures (AMMs) and applicable commitments are described, scheduled and assigned responsibility as outlined in:

- *Environmental Impact Statement State Significant Development Application (SSD-48478458) Lanceley Place Multi-level Warehouse 2-8 Lanceley Place & 14 Campbell Street, Artarmon, March 2023*
- *Submissions Report Lanceley Place Multi Level Warehouse, SSD-48478458,*
- *SSD-48478458 Development Consent, 21 December 2023*, and
- All relevant legislation and other requirements described in Section 2 of this Plan.

The contractor must not commence demolition until the CDWMP is approved by the Department. The most recent version of this CDWMP will be implemented for the entire duration of Stage 1 construction.

1.3 Environmental Performance Objectives

Table 1 identifies the Project performance objectives:

Table 1 Performance objectives

Objective	Target/Indicator	How Addressed
Project statutory compliance	The Project receives no Non-compliances	Non-Compliance Register
Environmental protection	No environmental incidents[1] occur throughout the Project delivery	Environmental Incident Register
Management plan conformity	The CEMP and associated sub-plans are implemented by all Project personnel, including contractors	Induction, Training, Audit and Inspection Records

[1] As defined by *SSD-48478458 Development Consent, 21 December 2023*

2. ENVIRONMENTAL REQUIREMENTS

2.1 Relevant Legislation

2.1.1 Legislation

Legislation relevant to waste and resource management for this Project includes:

- *Environmentally Hazardous Chemicals Act 1985*
- *Protection of the Environment Operations Act 1997* (the POEO Act)
- *Protection of the Environment Operations (Waste) Regulation 2014* (the POEO Waste Reg)
- *Waste Avoidance and Resource Recovery Act 2001*
- *Work Health and Safety Act 2011*.

Relevant provisions of the above legislation are explained in the legal and compliance tracking register included in the CEMP.

2.1.2 Guidelines and Standards

The main guidelines, specifications and policy documents relevant to this plan include:

- *NSW Waste and Resource Recovery Strategy 2014-21* (EPA 2014)
- *NSW EPA's Waste Classification Guidelines* (EPA 2014)
- *National Waste Policy* (2018)
- *AS2601: 2001 The Demolition of Structures*
- *Code of Practice for the Safe Removal of Asbestos 2nd Edition* (National Occupational Health and Safety Commission 2005a)
- *Code of Practice for the Management and Control of Asbestos in Workplaces* (National Occupational Health and Safety Commission 2005b)
- *Storing and Handling Liquids: Environmental Protection – Participants Manual (NSW Department of Environment and Climate Change* (DECC 2007)
- Current waste orders and exemptions (EPA 2024).

2.2 Ministers Conditions of Consent

The requirements of the Consent relevant to this plan are shown in Table 2, with cross reference to indicate where each requirement is addressed within this CDWMP .

Table 2: Condition requirements for this plan

Condition No.	Requirement	Relevant Section
B42	Prior to the commencement of construction of the development, the Applicant must prepare a Construction and Demolition Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of the CEMP in accordance with condition C2 and must:	This Plan Sections 1.2 and 1.3
	(a) detail the quantities of each waste type generated during demolition and construction and the proposed reuse, recycling and disposal locations; and	Section 4.3.1 Section 4.3.2
	(b) be implemented for the duration of construction works.	Sections 1.2 and 1.3 Section 6
B10	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 4.1
B38	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and NSW Government 15 Lanceley Place Multi-level Warehouse Department of Planning and Environment (SSD-48478458) (b) for liquids, the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual'	Section 4.4.4
B39	In the event of an inconsistency between the requirements of conditions B38(a) and B38(b), the most stringent requirement must prevail to the extent of the inconsistency	Section 4.4.4
B43	The Applicant must: (a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Planning Secretary. (b) implement the most recent version of the Construction and Demolition Waste Management Plan approved by the Planning Secretary.	Sections 1.2 and 1.3
B40	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Section 4.4.4

Condition No.	Requirement	Relevant Section
B44	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 4.4
B45	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).	Section 3
B46	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 4.5
B47	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	Section 4.1
B48	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.	Sections 4.4 and 6.2
B50	The Applicant must ensure that any asbestos encountered during the remediation and construction works for the development is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including: (a) Work Health and Safety Regulation 2017; (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace December 2022; (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos December 2022; and (d) Protection of the Environment Operations (Waste) Regulation 2014	Section 4.3 Hazardous Materials Management Plan
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 B11); (c) Construction Noise and Vibration Management Plan (see condition B25); (d) Construction and Demolition Waste Management Plan (see condition B42); and (e) Community Consultation and Complaints Handling	This Plan

2.3 Amended Mitigation Measures

Table 3 below, lists the relevant amended mitigation measures applicable to the demolition stage of the Project.

Table 3: Amended Mitigation Measures

Impact Area	Mitigation Measure	Relevant Section
Traffic and Transport	Equipment, materials and waste will be kept within the construction site boundary	Section 4.4
Waste	Clear and correct labelling on all waste and recycling bins, indicating the correct type or types of waste to be placed into a given bin	Section 4.4.2
	Signposts and directions to location of waste storage areas.	Section 4.4
	Emergency contact information for reporting issues associated with waste or recycling management	Section 6.1

3. WASTE CLASSIFICATION

The classification of waste is undertaken in accordance with the EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (2014). Under the guidelines waste is classified into six waste classes:

- Special waste
- Liquid waste
- Hazardous waste
- Restricted solid waste
- General solid waste (putrescible), and
- General solid waste (non-putrescible).

The process for classifying these wastes is described below.

Step 1: Is it 'special waste'?

Establish if the waste should be classified as special waste. The potential environmental impacts of special waste need to be managed to minimise the risk of harm to the environment and human health. Special wastes are: clinical and related, asbestos, waste tyres. Definitions are provided in the guidelines.

Note: Asbestos and clinical wastes must be managed in accordance with the requirements of Clauses 42 and 43 of the POEO Waste Regulation.

Step 2: If not special, is it 'liquid waste'?

If the waste is not special waste, it must be decided whether it is 'liquid waste'. Liquid waste means any waste that: has an angle of repose of less than 5° above horizontal becomes free-flowing at or below 60° Celsius or when it is transported is generally not capable of being picked up by a spade or shovel.

Liquid wastes are sub-classified into:

- sewer and stormwater effluent;
- trackable liquid waste according to the POEO Waste Regulation Schedule 1 Waste to which waste tracking requirements apply;
- non-trackable liquid waste.

Step 3: If not liquid, has the waste already been pre-classified by the NSW EPA?

The EPA has pre-classified several commonly generated wastes in the categories of hazardous, general solid waste (putrescibles) and general solid waste (non-putrescibles). If a waste is listed as 'pre-classified', no further assessment is required.

Step 4: If not pre-classified, is the waste hazardous?

If the waste is not special waste (other than asbestos waste), liquid waste or pre-classified, establish if it has certain hazardous characteristics and can therefore be classified as hazardous waste.

Hazardous waste includes items such as explosives, flammable solids, substances liable to spontaneous combustion, oxidizing agents, toxic substances and corrosive substances.

Step 5: If the waste does not have hazardous characteristics, undertake chemical assessment to determine classification.

If the waste does not possess hazardous characteristics, it needs to be chemically assessed to determine whether it is hazardous, restricted solid or general solid waste (putrescible and non-putrescible). If the waste is not chemically assessed, it must be treated as hazardous.

Waste is assessed by comparing Specific Contaminant Concentrations (SCC) of each chemical contaminant, and where required the leachable concentration using the Toxicity Characteristics Leaching Procedure (TCLP), against Contaminant Thresholds (CT).

Step 6: Is the general solid waste putrescible or non-putrescible?

If the waste is chemically assessed as general solid waste, a further assessment is available to determine whether the waste is putrescible or non-putrescible. The assessment determines whether the waste is capable of significant biological transformation. If this assessment is not undertaken, the waste must be managed as general solid waste (putrescible).

4. WASTE MANAGEMENT

4.1 Import of waste

In accordance with condition B47, waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

As per B10 the import of soil/fill must only be VENM, ENM, or other material approved in writing by EPA. Accurate records of the volume and type of fill to be used must be retained and be made available to the Planning Secretary upon request.

4.2 Potential Waste Streams

The types of wastes which are expected to be generated during demolition works are outlined in Table 4.

Table 4: Classification of potential waste streams

Waste types	Classification	Proposed reuse/recycling/disposal
Sediment fencing, geotextile materials	General solid waste (non-putrescible)	Reuse at other sites where possible or disposal to landfill
Concrete	General solid waste (non-putrescible)	Off-site recycling for filling, levelling or road base
Bricks and pavers	General solid waste (non-putrescible)	Cleaned for reuse as footings, broken bricks for internal walls, crushed for landscaping or driveway use, off-site recycling
Gyprock or plasterboard	General solid waste (non-putrescible)	Off-site recycling or returned to supplier
Sand or soil	General solid waste (non-putrescible)	Off-site recycling
Metals such as fittings, appliances and bulk electrical cabling, including copper and aluminium	General solid waste (non-putrescible)	Off-site recycling at metal recycling compounds and remainder to landfill
Conduits and pipes	General solid waste (non-putrescible)	Off-site recycling
Timber	General solid waste (non-putrescible)	Off-site recycling, Chip for landscaping, Sell for firewood *Treated*: reused for formwork, bridging, blocking, propping or second-hand supplier *Untreated*: reused for floorboards, fencing, furniture, mulched second hand supplier Remainder to landscape supplies.

Waste types	Classification	Proposed reuse/recycling/disposal
Doors, Windows, Fittings	General solid waste (non-putrescible)	Off-site recycling at second hand building supplier
Insulation material	General solid waste (non-putrescible)	Off-site disposal
Glass	General solid waste (non-putrescible)	Off-site recycling, glazing or aggregate for concrete production
Asbestos	Hazardous waste	Off-site disposal at a licenced landfill facility.
Fluorescent light fittings and bulbs	Hazardous waste	Off-site recycling or disposal; contact *FluoroCycle* for more information
Paint	Hazardous waste	Off-site recycling, Paintback collection or disposal
Synthetic Rubber or carpet underlay	General solid waste (non-putrescible)	Off-site recycling; reprocessed and used in safety devices and speed humps
Ceramics including tiles	General solid waste (non-putrescible)	Off-site recycling at a crushing and recycling company
Vegetation (logs, mulched timber excluding weeds	General solid waste (non-putrescible)	Offsite disposal at facility lawfully permitted to receive it
Noxious weeds	General solid waste (non-putrescible)	Offsite disposal at facility lawfully permitted to receive it

4.3 Hazardous Materials

Any asbestos encountered during Stage 1 of the Project will be monitored, handled, transported and disposed of by appropriately qualified and licensed contractor engaged by the principal Contractors. All handling of asbestos materials will be undertaken in accordance with the NSW *Work Health and Safety Regulation 2017*, SafeWork NSW Code of Practice – *How to Manage and Control Asbestos in the Workplace, December 2022*, SafeWork NSW Code of Practice – *How to Safely Remove Asbestos, December 2022;* and *Protection of the Environment Operations (Waste) Regulation 2014*. Prior to construction or demolition, all known asbestos will be removed from the site.

The Contractor will prepare a Hazardous Materials Management Plan (HMMP) as required by Condition B50 and in accordance with the Amended Mitigation Measure HR2. The HMMP will be developed providing specific information about responsibilities and procedures for managing asbestos and hazardous materials during Project demolition.

All asbestos waste must be tracked in accordance with clauses 76 and 79 of the POEO Waste Regulation. Waste operators, transporters, and waste and recycling facilities must provide information to the EPA when consigning, transporting or accepting more than 100 kilograms of asbestos waste, or more than 10 square metres of waste asbestos sheeting, in any single load.

Refer to the HMMP for the procedures and controls for managing hazardous waste.

4.4 Waste Storage

Where waste is required to be handled and stored on site prior to either reuse or off-site recycling/disposal, it will be stored so as to ensure there are no off site impacts to air quality, soils, waters or community and managed so as not to attract pests and vermin.

4.4.1 Stockpiles

It is anticipated that stockpiles of waste concrete, brick, concrete, timber, glass and metals will be generated as part of the demolition. Small amounts of spoil and green waste is also expected to be generated during site establishment and clearing activities.

These materials will be segregated and stockpiled on site before being sent off site for recycling or disposal. Stockpiles will be signposted, with mitigation measures applied for the management of dust, odour, erosion and sedimentation.

Further details on soil and water management measures are outlined in the Project erosion and sediment control plan (which forms part of the CEMP, separate to this document).

4.4.2 Other Waste

All waste placed in skips or bins for disposal or recycling will be adequately contained to ensure that the waste does not fall, blow, wash or otherwise escape from the site. Waste containers and storage areas are to be kept clean and in a good state of repair.

Bins are to be clearly marked, indicating the correct type or types of waste that can be placed into a given bin/skip. Contractors will be required to regularly remove/empty the bins to approved disposal or recycling facilities.

4.4.3 Contaminated material

The potential to encounter contaminated material during Stage 1 works is limited as works are restricted to site clearing, and demolition of structure, buildings and the slab. Ground intrusion will be limited.

However, in the event unexpected contaminated material is discovered during the course of demolition, the Unexpected Finds Procedure appended to the CEMP will be implemented. Contaminated material will be cordoned off, secured / stabilised prior to it being removed from site to a facility lawfully permitted to receive it. In line with condition B49, details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.

Refer to the Unexpected Finds Procedure for further details.

4.4.4 Dangerous Goods Storage

In accordance with the Approval, quantities of dangerous goods stored and handled at the site will be below threshold quantities defined in the Hazardous and Offensive Development Application Guidelines – ‘Applying SEPP 33’ at all times.

A small amount of chemicals, fuels and oils may be required to held on site in order to service mobile plant used in Stage 1 works. These materials will be limited to small receptacles and will be held in their correct packaging, within a stored bunded area/s. Safety Data Sheets will be available for all dangerous goods held.

4.5 Waste disposal

All waste materials removed from the site for recycling, recovery or disposal will only be directed to waste management facilities or premises lawfully permitted to accept the materials, according to their classification.

Sections 4.2, 4.5.1 and 4.5.2 identify the predicted waste types, volumes and likely disposal destinations.

During Stage 1 works, records demonstrating proper disposal must be retained. The records must include details on the waste collected / removed from site, the date of collection, the waste type/classification, the volume, the relevant transporter's details and the details of the receiving facility/ies.

4.5.1 Demolition Waste Quantities

The estimated demolition waste generation rates used are shown in Table 5 below.[2]

Table 5: Estimated demolition waste types and quantities

Area	Are size (m[2)]	Waste types and quantities (m3)								
		Timber / gyprock	Concrete	Brick	Metal	Asphalt	Granular base	Green waste	Other (General Solid Waste non-putrescible)[2]	Asbestos
Warehouse 1	2083	8	933	427	48	-	-		37	To be determined[3]
Warehouse 2	1092	4	489	224	25	-	-		20	
Warehouse 3	800	3	358	164	18	-	-		14	
Brick Office	315	39	2334	468	9	-	-		49	
Garage	249	1	112	51	6	-	-		4	
Carpark	2194	-	-	-	-	55	219	100	-	
Glass office building	617	77	4572	916	18	-	-		96	
Concrete Office Building	150	19	1112	223	4	-	-		23	
Concrete car park	10970	-	3291	-	658	-	-		549	
Concrete Hardstand	2256	-	758	-	152	-	-		126	
Other[1]	-	-	<10	<5	-	-	-		<50	

Notes:

1. Includes materials for site environmental controls and site office waste
2. Building and demolition waste.
3. As per the AMM, the Contractor will prepare and implement a Hazardous Materials Management Plan (HMMP) providing specific information about organisational responsibilities for managing asbestos and hazardous materials on the property. Asbestos quantities will be determined following completion of hazardous materials surveys, conducted in accordance with the HMMP; WHS Regulation; SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace; SafeWork NSW Code of Practice – How to Safely Remove Asbestos December 2022; and POEO (Waste) Regulation.

[2] Waste types and quantities have been estimated for the clearing and demolition using The Hills' Development Control Plan and Light Duty Asphalt Pavements - Design, Specification and Construction 2002 published by the Australian Asphalt Pavement Association in calculating car park waste demolition quantities.

4.5.2 Disposal Locations

Table 6 lists several waste disposal locations nearby to the Project that are equipped to receive the predicted demolition waste streams. Note that additional locations may be identified and utilised by the demolition waste contractor. In all cases waste will only be directed to facilities lawfully permitted to receive the waste type and volume.

Table 6: Disposal locations

Licence Holder	Licence Number	Premises	LGA	Catchment	Activity Type	Scale	Distance from Project Area
KIMBRIKI ENVIRONMENTAL ENTERPRISES PTY LIMITED	13091	Kimbriki Resources Recovery Centre Kimbriki Rd Terrey Hills NSW 2084	Warringah	Terrey Hills	Solid Waste/ Hazardous Waste	Any Capacity	Approximately 30-minute drive (22km)
BINGO INDUSTRIES LIMITED	20763	BINGO Recycling Centre Artarmon 10 McLachlan Ave Artarmon NSW 2064	Willoughby	Artarmon	Solid Waste	Max 500kgs	Approximately 10-minute drive (2km)
CLEANAWAY PTY LTD	4922	Artarmon Resource Recovery Centre 12 Lanceley Place, Artarmon. NSW 2064	Willoughby	Artarmon	Solid Waste	Max 500kgs	Approximately 1 minute drive (0.1km)

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5. ENVIRONMENTAL CONTROL MEASURES

Specific measures and requirements to meet the objectives of this CDWMP and to manage the generation, handling and disposal of waste are outlined in Table 7.

Table 7: Environmental Control Measures

ID	Measure/Requirement	When to implement	Responsibility	Reference	Evidence
WM1	Training will be provided to relevant Project personnel, including relevant sub-contractors, on noise and vibration requirements from this CDWMP and the Minister's conditions through inductions, toolboxes or targeted training.	During construction	Contractor	Condition A22	Training records Toolboxes Pre-starts
WM2	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal. The import of soil/fill must only be VENM, ENM, or other material approved in writing by EPA. Accurate records of the volume and type of fill to be used must be retained and be made available to the Planning Secretary upon request.	During construction	Contractor	Conditions B10, B47	Material tracking registers Inspection records
WM3	All liquid and non-liquid wastes to be taken off site must be assessed and classified in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	During construction	Contractor	Condition B45 Waste Classification Guidelines	Waste register Waste classification reports
WM4	Waste must be secured and maintained	During construction	Contractor	Condition B44	Inspection records
WM5	Where waste is required to be handled and stored on site prior to either reuse or off-site recycling/disposal, it will be stored: • within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties. • so as to ensure there are no off site impacts to air quality, soils, waters or community and managed so as not to attract pests and vermin.	During construction	Contractor	Condition B48	Inspection records Complaints register
WM6	Equipment, materials and waste will be kept within the construction site boundary	During construction	Contractor	AMM	Inspection records Complaints register

ID	Measure/Requirement	When to implement	Responsibility	Reference	Evidence
WM7	Stockpiles will be signposted, with mitigation measures applied for the management of dust, odour, erosion and sedimentation.	During construction	Contractor	Conditions B44, B48 AMM	Inspection records
WM8	All waste placed in skips or bins for disposal or recycling will be adequately contained to ensure that the waste does not fall, blow, wash or otherwise escape from the site. Waste containers and storage areas are to be kept clean and in a good state of repair.	During construction	Contractor	Conditions B44, B48	Inspection records
WM9	Bins are to be clearly marked, indicating the correct type or types of waste that can be placed into a given bin/skip. Contractors will be required to regularly remove/empty the bins to approved disposal or recycling facilities.	During construction	Contractor	Condition B44 AMM	Inspection records Waste register
WM10	Quantities of dangerous goods stored and handled at the site will be below threshold quantities defined in the Hazardous and Offensive Development Application Guidelines – 'Applying SEPP 33' at all times.	During construction	Contractor	Condition B40	Inspection records
WM11	Chemicals, fuels and oils will be stored appropriately in correct packaging, within stored bunded area. Safety Data Sheets will be available for all dangerous goods held.	During construction	Contractor	Condition B44	Inspection records SDS's
WM12	Prepare and implement and Hazardous Materials Management Plan to ensure asbestos and other hazardous materials are safely managed and properly disposed of.	During construction	Contractor	Condition B50 AMM WHS Act 2017	Inspection records Clearance reports Disposal records
WM13	All waste materials removed from the site for recycling, recovery or disposal will only be directed to waste management facilities or premises lawfully permitted to accept the materials, according to their classification.	During construction	Contractor	Condition B46 POEO Waste Regulation	Waste register Disposal records
WM14	During Stage 1 works, records demonstrating proper disposal must be retained. The records must include details on the waste collected / removed from site, the date of collection, the waste type/classification, the volume, the relevant transporter's details and the details of the receiving facility/ies.	During construction	Contractor	Condition B46 POEO Waste Regulation	Waste register Disposal records

ID	Measure/Requirement	When to implement	Responsibility	Reference	Evidence
WM15	All asbestos waste must be tracked in accordance with clauses 76 and 79 of the POEO Waste Regulation. Waste operators, transporters, and waste and recycling facilities must provide information to the EPA when consigning, transporting or accepting more than 100 kilograms of asbestos waste, or more than 10 square metres of waste asbestos sheeting, in any single load	During construction	Contractor	Condition B46 POEO Waste Regulation	Waste register Disposal records
WM16	In the event unexpected contaminated material is discovered during the course of demolition, the Unexpected Finds Procedure appended to the CEMP will be implemented. Contaminated material will be cordoned off, secured / stabilised prior to it being removed from site to a facility lawfully permitted to receive it. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.	During construction	Contractor	Conditions B49, B46 POEO Waste Regulation	Unexpected finds report
WM17	Complete environmental site inspections in accordance with Section 6.3 and the CEMP	During construction	Contractor	Condition B48	Inspection records

6. COMPLIANCE MANAGEMENT

6.1 Roles and Responsibilities

The Goodman Project Team's organisational structure and overall roles and responsibilities are outlined in the CEMP. Specific responsibilities for the implementation of this CDWMP are presented in Table 8.

Table 8: Key responsibilities

Role	Responsibilities
Contractor Project Manager	• Ensuring appropriate resources are available for the implementation of this CDWMP • Assessing data from inspections and providing project-wide advice to ensure a consistent approach and outcomes are achieved • Providing necessary training for project personnel to cover waste management • Reviewing and update of this CDWMP, where necessary • Ensuring the project team is suitable competent to complete inspections and recommend mitigation measures as required by this CDWMP • Ensuring waste is managed and disposed in accordance with this CDWMP.
Environmental Site Representative	• Complete waste management inspections and review control measures in accordance with the CDWMP.
Site Personnel	• Observing any adverse impacts associated with waste management and disposal and report these to the Project Manager. • Taking action to prevent or minimise impacts associated with waste management.

6.2 Training

All project personnel, contractors and sub-contractors working on site will undergo training relating to Project specific construction noise and vibration issues. The training will include:

- Existence of this CDWMP within the CEMP
- Requirement A22 for compliance with the conditions of the SSD Consent as relates to their work
- Key requirements around waste storage, classification and proper disposal
- Roles and responsibilities
- Corrective actions, management and reporting, and

Further details regarding staff induction and training are outlined in the CEMP.

6.3 Monitoring and Inspections

Inspections would be undertaken to verify the implementation of the control measures specified in the CDWMP. Inspections would be conducted weekly in accordance with CEMP.

6.4 Reporting

During Stage 1 works, records demonstrating proper disposal must be retained. The records must include details on the waste collected / removed from site, the date of collection, the waste type/classification, the volume, the relevant transporter's details and the details of the receiving facility/ies.

7. REVIEW AND IMPROVEMENT

7.1 Continuous Improvement

Continuous improvement of this Plan will be achieved by the ongoing evaluation of environmental management performance against environmental policies, objectives and targets for the purpose of identifying opportunities for improvement.

The continuous improvement will be designed to:

- Identify areas of opportunity for improvement of environmental management and performance,
- Determine the cause or causes of non-conformances and deficiencies,
- Develop and implement a plan of corrective and preventative action to address any non- conformances and deficiencies,
- Verify the effectiveness of the corrective and preventative actions,
- Document any changes in procedures resulting from process improvement identified through the following:
    - As a result of any investigations into any exceedances or non-conformances that determine changes to this Plan are required to prevent reoccurrences,
    - To take into account changes to the Environment or generally accepted environmental management practices, new risks to the Environment, any Hazardous Substances, Contamination or changes in Law, and
    - In response to internal or external audits or annual management reviews.
    - Where requested or required by the DPHI or any other Authority,
    - Make comparisons with objectives and targets, and
    - Meet approval requirements and conditions such as EPL requirements.

7.2 Update and Amendment

Any revisions to the CDWMP will be in accordance with the process outlined in the CEMP. A copy of the updated plan and changes will be distributed to all relevant stakeholders in accordance with the approved document control procedure in the CEMP.

LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

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APPENDIX G: COMMUNITY CONSULTATION AND COMPLAINTS HANDLING

COMMUNITY CONSULTATION & COMPLAINTS HANDLING PLAN

2-8 LANCELEY PLACE & 14 CAMPBELL STREET

JULY 2024

wolfpeak.com.au

Authorisation

Author Name:	Imogen Gay	**Reviewer / Approver:**	Derek Low
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Signature:		**Signature:**	
Date:	13/05/2024	**Date:**	31/05/24

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Revision	Date	Details
0.0	13/05/2024	Draft prepared for internal review
1.0	31/05/24	For issue to client
2.0	18/07/24	Updates from community consultation

Report Name: Community Consultation and Complaints Handling Plan

Project No.: 1089

Prepared for:

Goodman Property Services (Aust.) Pty Ltd

Prepared by:

WolfPeak Pty Ltd

CONTENTS

1. INTRODUCTION

1.1 Project Description

Goodman lodged a State Significant Development Application (SSDA – 48478458) with an accompanying Environmental Impact Statement (EIS) with the Department of Planning, Housing, and Infrastructure (the Department) for the redevelopment of 2-8 Lanceley Place, Artarmon (the Site) in March 2023. The Site is legally described as Lots 11-15 in DP 233037 and covers an area of 14,025 square metres in the centre of the Artarmon Industrial Precinct. On 21 December 2023, consent was granted for the demolition of the existing buildings and the construction of a three-storey warehouse and distribution centre on the Site, including onsite car parking and ancillary offices.

Goodman plans to deliver the works in stages, as follows:

- Stage 1: Site establishment and demolition of buildings and structures (the Project). Stage 1 is anticipated to occur in the second half of 2024, with works expected to take approximately 8-12 weeks.
- Stage 2: Main works construction. Stage 2 will be paused until determination of a second development application (SSDA – 66777221) for the construction of a data centre on the Site. Should SSDA – 66777221 be approved, then Goodman will discontinue works under SSDA – 48478458 and instead develop data centre on the Site under that consent.

1.2 Purpose and objectives of the Plan

The purpose of this Community Consultation and Complaints Handling Plan (this Plan) is to prioritise trusting relationships with stakeholders involved in the Project, and the community in which the Project will operate. This Plan details the commitment to engage transparently with stakeholders and facilitate continual improvement.

This Plan will detail the processes for:

- Achieving objectives and targets
- Consultation strategies
- Identification of stakeholders
- Responsibilities for implementing the Plan; and
- Grievances and complaints handling.

2. REQUIREMENTS

2.1 Guidelines and Standards

The main guidelines, specifications and policy documents relevant to this plan include:

- *Undertaking Engagement Guidelines for State Significant Projects, DPHI, March 2024*

- *Community Participation Plan, DPHI, April 2024*
- *Social Impact Assessment Guidelines for State Significant Projects, DPHI, February 2023*

2.2 Minister's Conditions of Consent

SSDA – 48478458 conditions C1 – C3 set out the requirements of the preparation of the Construction Environmental Management Plan (CEMP), in particular condition C3 states:

> *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 B11);*
>
> *(c) Construction Noise and Vibration Management Plan (see condition B25);*
>
> *(d) Construction and Demolition Waste Management Plan (see condition B42); and*
>
> *(e)* ***Community Consultation and Complaints Handling****.*

This CCCHP has been prepared to address condition C3(e).

3. RESPONSIBILITIES

The Goodman Project Manager is primarily responsible for implementing this Plan.

Key contacts for site management and compliance with this Plan are provided in Table 1, below.

Table 1: Site Management Contacts

Position	Name	Phone (work)	Email
Goodman Project Administrator	Kerolous Shnuda	+61 405 477 137	Kerolous.shnuda@goodman.com.au
Goodman Head of Project Delivery	James Crouch	+61 0406 619 335	James.crouch@goodman.com.au
Contractor Project Manager	Tim Elliot	0423 355 554	tim.elliot@deltagroup.com.au

4. CONSULTATION STRATEGY

4.1 Expectations and Obligations

In the post-approval stage of the Project, Goodman must continue to engage with the community, Willoughby City Council, and government agencies in line with the Consent. The community should be able to track the progress of the Project, raise concerns, contact authorities where concerns are not addressed, and make a complaint with the Department at any time.

As per the core values and public participation spectrum of the International Association of Public Participation (IAP2), Goodman's obligations are to:

- **Inform** the community
- **Consult** with them by listening and acknowledging community concerns and provide evidence that concerns are considered in decision making
- **Involve** them by making sure that their issues are reflected in any alternatives developed; and
- **Collaborate** by looking to the community for advice and innovation in solving issues and concerns and incorporating their advice into the decision-making process to the maximum extent possible.

Each stakeholder will have a tailored consultation activity that meets their required level of engagement based upon their level of influence or interest in the Project, as determined by Table 2, below.

Table 2: IAP2 Public Participation Spectrum of Engagement

Inform	Consult	Involve	Collaborate
Low interest / low influence	High interest / low influence	Low interest / high influence	High interest / high influence
Provide stakeholders with timely and accurate information on the activities and aspects of the project that may be of interest to them.	Seek a degree of feedback and information from these stakeholders. The information provided may be used to inform the decision-making process.	Work in consultation to manage aspects of the Project which are reliant on the permissions from these stakeholder groups. To also seek a degree of feedback that may be used for the decision-making process.	Partner with these stakeholders throughout the Project's lifecycle, seeking to ensure objectives, concerns and aspirations are consistently understood and considered in the decision-making process.

4.2 Consultation Approaches

Choice of consultation activity will depend on the objective of the engagement and the level of stakeholder interest in the Project as determined using Table 3, above. Table 4, below, identifies the most effective consultation activities for the scope of this Project.

Table 4: Project consultation activities.

Activity	Description	Engagement Level	Timing
Project Website and contacts	An online Project description will include construction management documentation, construction progress updates, the Complaints Register, and audit reports. Project management contact details will be provided on the Project website for community enquiries.	Inform	Information will be available online more than 48 hours before the commencement of demolition. Ongoing enquiries will be managed and recorded in a public register, updated regularly (monthly, at a minimum)
Community Notification Fact Sheets/Flyers	Hard-copy notifications detailing the activities involved with demolition works, timing, impacts, proposed mitigation measures and emergency contact numbers will be delivered in a letter-box drop. Further notification will occur for high noise / vibration generating work in accordance with the CNVMP.	Consult	All notification, except for unexpected emergency works, should be undertaken at least 7 days prior to commencement of demolition. A community letter-box drop will be undertaken as the primary form of notification a week from commencement.

5. IDENTIFICATION OF STAKEHOLDERS

The Project stakeholders relevant to the assessment of the Project are identified in the Appendix 4 of the EIS, and documented in Figure 1, below. This CCCHP addresses the consultation relevant to Stage 1 works only.

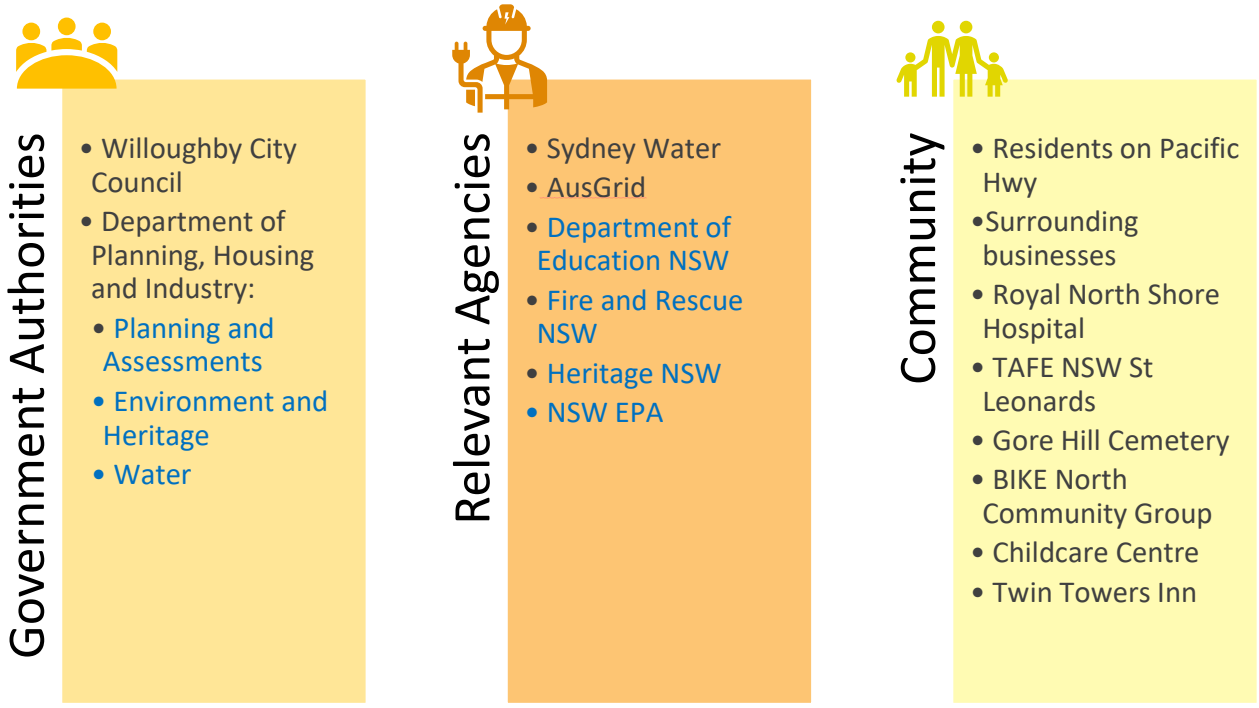

Figure 1: Project Stakeholders (blue text identifies stakeholders relevant to assessment of the Project, black text identifies stakeholders relevant to Stage 1 works)

6. COMMUNITY STAKEHOLDER STRATEGIES

Only the community stakeholders who are identified in the EIS to be impacted have been allocated a strategy for consultation during Stage 1 of the Project. A complete list of community stakeholders, and their details, is provided in Appendix A.

Table 5, below, details the predicted community stakeholder impacts, level of engagement required, and chosen consultation strategy.

Table 5: Community Stakeholder Strategies

Community Stakeholder	Impacts	Level of engagement	Consultation Activity
Surrounding businesses	• Additional traffic • Increased noise	Involve	> A letterbox drop informing them of planned demolition works and Project contacts

Community Stakeholder	Impacts	Level of engagement	Consultation Activity
	• Vibration • Air quality reduction		> Flyer with construction updates advising of progress of current works and advice of commencement of ground works > Personal consultation via a visit to update on progress or resolution of complaints, if required.
North Shore Private Hospital	• Increased noise	Consult	> Email in lieu of a letterbox drop and continual email or phone construction updates advising of progress > Personal consultation via a visit, if requested.
Childcare Centres **TAFE NSW**	• Increased noise • Additional traffic • Vibration • Air quality reduction	Involve	> A letterbox drop informing them of planned demolition works and Project contacts > Flyer with construction updates advising of progress of current works and advice of commencement of ground works > Personal consultation via a visit to update on progress or resolution of complaints, if required.
Gore Hill Cemetery	• Potential for small increases in noise	Inform	> Project website and complaints contact details
BIKE North	• Temporary impediments to shared-use paths through increased driveway usage on Campbell St	Inform	> Project website and complaints contact details
Residents on Pacific Highway	• Potential for small increases in noise	Inform	> Project website and complaints contact details
Twin Towers Inn	• Potential for small increases in noise	Inform	> A letterbox drop informing them of planned demolition works and Project contacts

A map of the location of community stakeholders relative to the Project is provided in Figure 2.

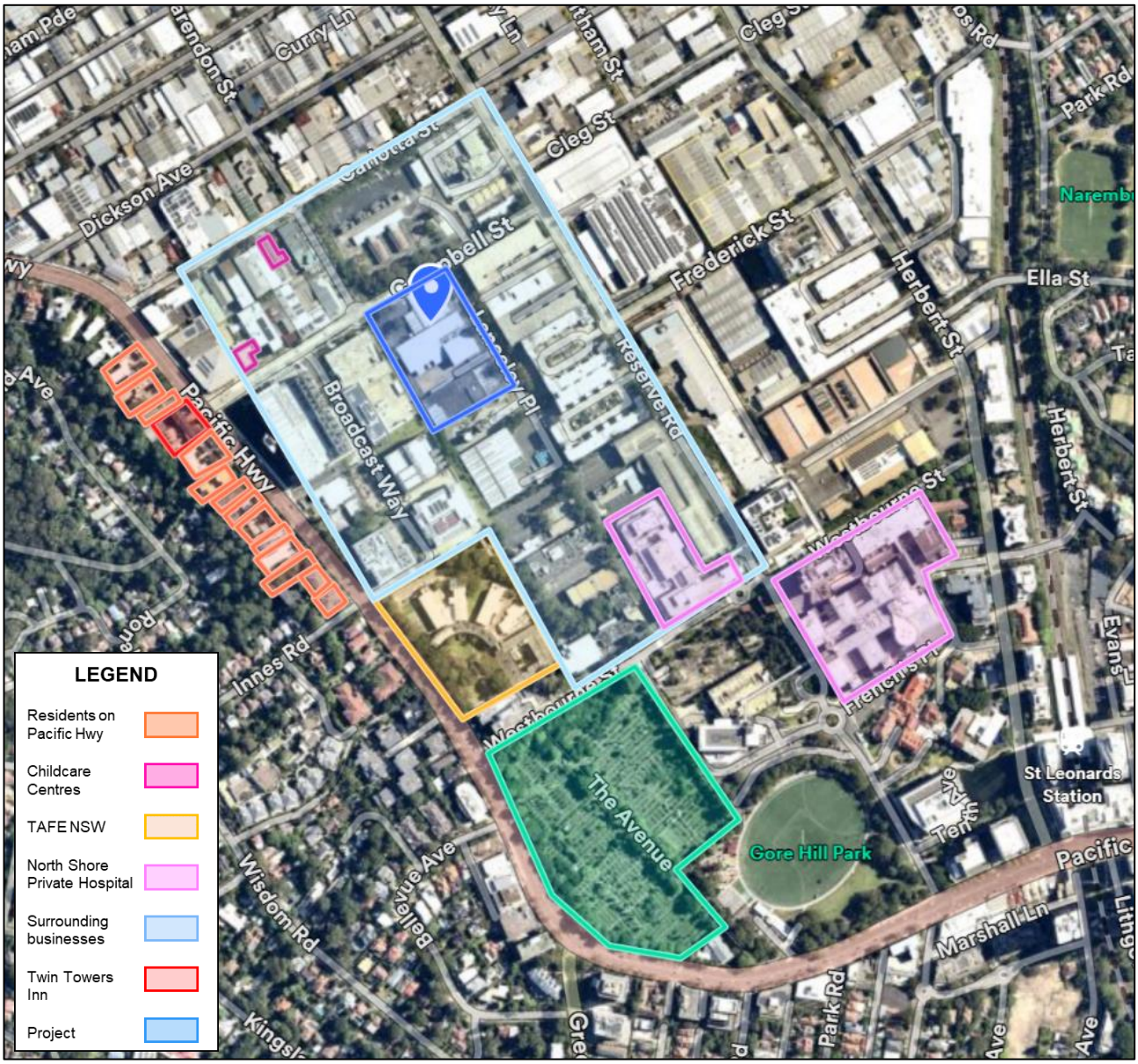

Figure 2: Location of Community Stakeholders

7. NOISE AND VIBRATION CONSULTATION

As per B25(b), (f) and (g), mitigation measures was established through consultation with affected childcare and surrounding commercial premises for activities that result in these receivers being highly disturbed. The Noise and Vibration Management Plan (NVMP) for demolition has been prepared in consultation with receivers as per this Plan. Appendix C and D of the NVMP includes the notification letter and the correspondence with stakeholders.

Feasible and reasonable mitigation measures will be applied as per the NVMP where exceedances of the Noise Management Levels are predicted. Section 6.2 of the NVMP identifies additional consultation to be completed in the event that receivers are subject to high noise / vibration impacts after implementation of the mitigation measures from that document.

8. COMPLAINTS HANDLING

8.1 Communication Channels

Any concerns or complaints from the community will be investigated, and the outcomes and actions of the investigation reported back to the relevant stakeholder/s.

Complaints may be raised through the following:

- In person (to site based personnel)
- Via the Project website: https://au.goodman.com/property-lease-site/2-8-lanceley-place#contact
- Via mail: 2-8 Lanceley Place and 18 Campbell Street, Artarmon
- Via phone: 61408618928.

Goodman will endeavour to respond to any complaints within 1 working day of receiving it.

8.2 Complaints Register

The Project will maintain a register of community concerns, complaints and external communications. All enquiries and complaints will be recorded in the Complaints Register, which will be updated regularly as stakeholder communications are received. In accordance with condition C14(a)(vii) the complaints register will be made publicly available on the Project website, and will be updated monthly.

8.3 Issues Resolution

Genuine and timely complaints management is integral to building and maintaining trust in the community during the construction and operation of the Project. Figure 3, below, illustrates the enquiry and complaints management process. This process should be implemented for every complaint received during the demolition phase to respond appropriately to issues raised and

minimise the likelihood of reoccurrence. In all cases, a complaint should be investigated, have the relevant corrective actions identified and implemented (if required) and be documented.

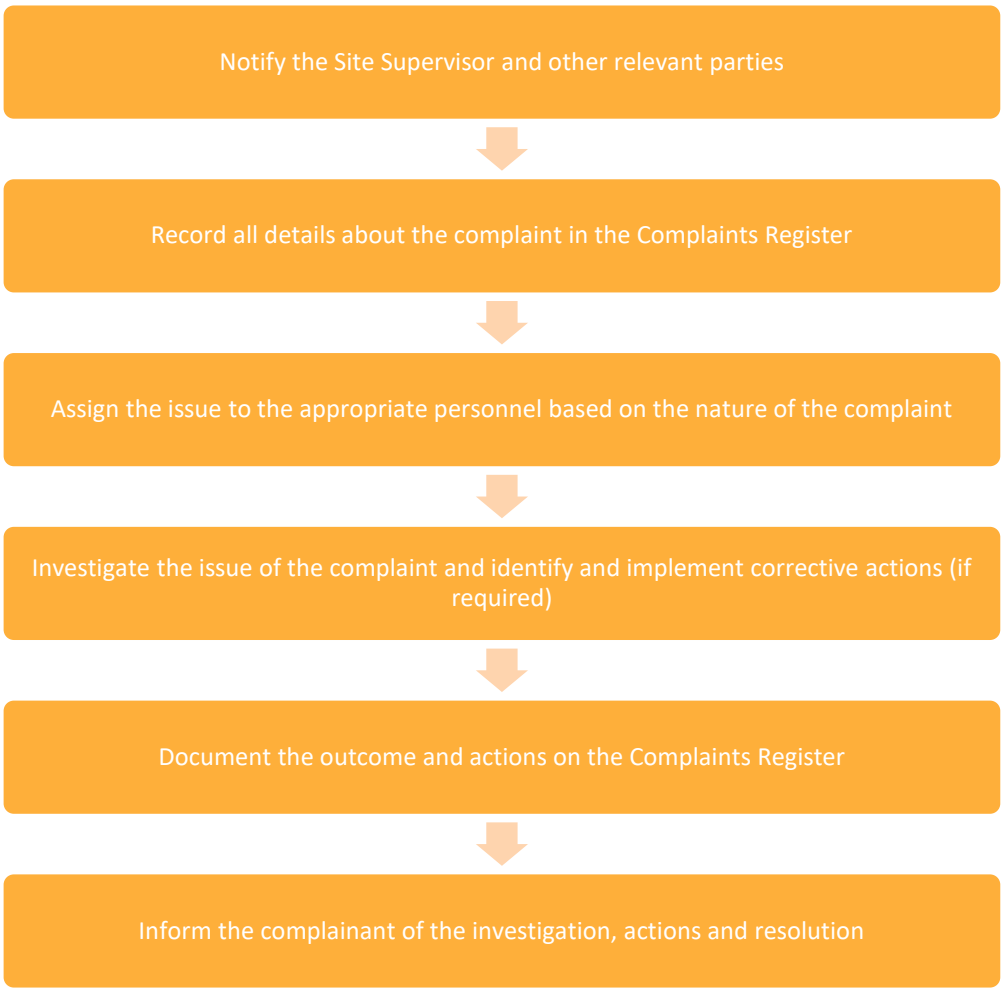

Figure 3: Complaints management process

APPENDIX A – COMMUNITY STAKEHOLDER TABLE

Stakeholder	Address	Stakeholder Group	Method of Consultation
Gore Hill Cemetery	211 Pacific Highway, St Leonards NSW 2065	Place of worship or reflection	Project website
Twin Towers Inn	260-264 Pacific Highway, Greenwich NSW 2065	Commercial	Letter-box drop
Papilio Early Learning Artarmon	6 Clarendon St, Artarmon NSW 2064	Commercial	Letter-box drop
Explore and Develop Artarmon – Early Learning Centre	11-13 Campbell St, Artarmon NSW 2064	Commercial	Letter-box drop
North Shore Private Hospital	Westbourne St, St Leonards NSW 2065	Medical	Email
National Storage	11 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
Tiger Clean	11 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
WineVault/Winearc	11 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
Spare Room	5 Lanceley place, Artarmon NSW 2064	Commercial	Letter-box drop
Australian Liquidity Centre	5a Broadcast Way, Artarmon NSW 2064	Commercial	Letter-box drop
Avania	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Mutoh Australia	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Progressive Risk Management	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop

Stakeholder	Address	Stakeholder Group	Method of Consultation
Rylock Windows and Doors	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Two Tease Architectural Hardware	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
YSS Shower Screens	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
My Coffee Fix	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Artact Art and Framing	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Fulcrum 3D	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Celmec International	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Unit 08	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
BDC Services	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Play Workshop	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
IRT Access	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Haribo Australia	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Unit 17	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Ave Pty Ltd	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Totalability	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop

Stakeholder	Address	Stakeholder Group	Method of Consultation
Cosmac Surgical/Axcess Home Health	76 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Fluid Seals and Packings	80 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Go Electrical	80 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Pacific Mist Watering Systems	80 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Piper's Plumbing	80 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Plumbers' Co-op	80 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
The Roofing Specialists	80 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Vision Building	80 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Amarisco Picture Framing	82 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Australian Glass	82 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Big Picture	82 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Bristol Paints Artarmon	82 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Unit 09	82 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Duagon	82 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Hyland Printing	82 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop

Stakeholder	Address	Stakeholder Group	Method of Consultation
Liquid Asset Management	82 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Matrix	82 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Orana Car & Truck Rental	82 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Sydney Paint Stripping	82 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Tech Trader	3 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
Ausgrid	1 Broadcast Way, Artarmon NSW 2064	Commercial	Letter-box drop
EuropCar	1 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
The Carkit Company	1 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Hanson Concrete Plant	10 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
Suez Cleanaway Resource Recovery Centre	12 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
EuropCar	1c Clarendon Street, Artarmon NSW 2064	Commercial	Letter-box drop
AP	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Artarmon Tool Manufacturing	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Unit 11	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Candela	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop

Stakeholder	Address	Stakeholder Group	Method of Consultation
Coffee Pump	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
ColBros Electrical	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Custom Power	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Designbuild	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
DNA Connect	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
East Coast Audio Visual	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Essence Design	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Geoff Gay	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Geoff Howden	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Hard Art	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Ogalo	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Owen International Proprietory	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Powerform Control	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Snap Print Solutions	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
State Interiors	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Unit 19	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop

Stakeholder	Address	Stakeholder Group	Method of Consultation
Unit 22	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Unit 20	2-8 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Unit 05	3 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
Gillespies Hire and Sales	3 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
Jennings Plumbing Services	3 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
Tech Trader	3 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
Twin Loop Binding	3 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
Artarmon Mazda	3-5 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Storage King	5 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
Bates Landscapes	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Delta Diesel Services	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
enLighten	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
hsy autoparts	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Hy-Performance Valves	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
JDV Projects	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
MultiBase	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop

Stakeholder	Address	Stakeholder Group	Method of Consultation
Rich's	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Rotric Constructions	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Slate NSW	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Texas Productions/GasGas	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
The Roo Brothers Catering/Pan Italiana	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
The Traffic Marshal	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Tiger Coffee	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Videocraft Equipment	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Unit 11	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Unit 03	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Unit 04	78 Reserve Road, Artarmon NSW 2064	Commercial	Letter-box drop
Food Distribute	7-9 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
Lugosi Auctioneers and Valuers	7-9 Lanceley Place, Artarmon NSW 2064	Commercial	Letter-box drop
Boral Concrete	88 Reserve Road, Artarmon NSW 2064	Commercial	Project website
Home HQ	1 Frederick St, Artarmon NSW 2064	Commercial	Letter-box drop

Stakeholder	Address	Stakeholder Group	Method of Consultation
Evangelical Formosan Church	10 Carlotta Street, Artarmon NSW 2064	Place of worship	Letter-box drop
Quad Services	12 Carlotta Street, Artarmon NSW 2064	Commercial	Letter-box drop
Sydney Premium Detailing	16 Carlotta Street, Artarmon NSW 2064	Commercial	Letter-box drop
Daikin Trade	16/18 Carlotta Street, Artarmon NSW 2064	Commercial	Letter-box drop
NextDC	2 Broadcast Way, Artarmon NSW 2064	Commercial	Letter-box drop
Prestige Wraps	20 Carlotta Street, Artarmon NSW 2064	Commercial	Letter-box drop
TAFE NSW / Bradfield High	213 Pacific Highway, St Leonards NSW 2065	Education	Letter-box drop
Blue Dot Studios	24 Carlotta Street, Artarmon NSW 2064	Commercial	Letter-box drop
Storage Works	269 Pacific Highway, Artarmon NSW 2064	Commercial	Letter-box drop
Tanaka Real Estate	269 Pacific Highway, Artarmon NSW 2064	Commercial	Letter-box drop
Bayswater Car Rental	285 Pacific Highway, Artarmon NSW 2064	Commercial	Letter-box drop
Fox Sports	4 Broadcast Way, Artarmon NSW 2064	Commercial	Project website
Artarmon Deli	6 Carlotta Street, Artarmon NSW 2064	Commercial	Letter-box drop
Anis Car and Truck	7 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Bunnings Artarmon	71 Reserve Road, Artarmon NSW 2064	Commercial	Project website

Stakeholder	Address	Stakeholder Group	Method of Consultation
Wyvern Smash Repairs	8 Carlotta Street, Artarmon NSW 2064	Commercial	Letter-box drop
Storage Works	9 Campbell Street, Artarmon NSW 2064	Commercial	Letter-box drop
Residential properties on westbound side Pacific Highway[1]	Pacific Highway	Residential	Project website

[1] As per the noise impact assessment these receivers are not predicted to experience any noise above the applicable noise management levels.

LIMITATIONS

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APPENDIX H: UNEXPECTED FINDS PROCEDURE

HOLD POINT : Evidence of Contamination Observed.

If observations indicate presence of potential contamination, then STOP all work in the immediate area and prevent further activity in the area.

Do not touch or disturb the item/ materials.

If material is suspected to be asbestos, cover with geofabric and secure.

Set up appropriate barricades to prevent access to the area.

Notify the Site Supervisor, and Goodman representative

Record the following details of the unexpected contamination find:

- Location of the potential contamination
- Visual appearance
- Odour (if any)
- Depth
- Surrounding material and works being undertaken at the time of discovering the material

As soon as reasonably practicable, Contractor to provide above details to Goodman representative

If required, Goodman / Contractor to obtain assistance from a suitably qualified and experienced contaminated land consultant in identifying the potential hazard to human health or environment.

Sampling and laboratory analysis of materials may be undertaken in accordance with relevant guidelines.

Where remediation is required a Remediation Action Plan will be prepared.

HOLD POINT: Any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site

HOLD POINT RELEASE: Submission of final disposal location and the results of any associated testing must be submitted to the Planning Secretary by Goodman.

Contaminated material to managed / removed in accordance with relevant guidelines.

If contaminated material disposed off site refer to CDWMP for guidance on management, handling, classification, disposal and tracking requirements.

Construction activities to recommence in accordance with the CEMP, once affected area has been cleared.

APPENDIX I: CONTINGENCY PLAN

Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
Traffic Management Plan				
• Traffic Noise	• Trigger	• Noise levels do not exceed imposed noise constraints, as outlined within the NIA, nor has there been a traffic-related noise complaint.	• Noise levels marginally (<10dBA) in excess of imposed noise constraints or receipt of a single traffic-related noise complaint.	• Noise levels greatly (>10dBA) in excess of imposed noise constraints or consistent traffic-related noise complaints.
	• Response	• No response required.	• Undertake all feasible and reasonable 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. • As with Condition Amber, if noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised. • Response to also be consistent with the NVMP.
• Traffic Guidance Scheme (TGS)	• Trigger	• No observable traffic issues caused by construction traffic.	• Minor inconsistencies with TGS to onsite operations (e.g. covered signs, missing signs and fallen cones).	• Near miss or incident occurring regardless of/as a result of TGS being implemented.
	• Response	• No response required. • Continue monitoring TGS implementation under CTMP.	• Traffic Controller to amend TGS on site and to keep a log of all changes.	• Stop work until an investigation has been undertake into the incident. • Amend the TGS to ensure that the safety of all workers and community members are addressed.
• Queuing	• Trigger	• No queuing identified.	• Queuing identified within site, but not on to public road.	• Queuing identified on the public road.
	• Response	• No response required. • Continue monitoring program.	• Review the delivery schedule prepared by the contractor. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Drivers' Code of Conduct	• As with Condition Amber, plus: Review and investigate construction activities If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies Temporary halting of activities and resuming when conditions have improved Stop all transportation into and out of the site Review CTMP and update where necessary, provide additional training.
Air Quality				
• Dust Emissions	• Trigger	• Daily inspections show that there is no visible dust leaving the site.	• Daily inspections show that there is visible dust leaving the site.	• Daily inspections show that there is visible dust leaving the site multiple times during a day OR from multiple locations within the site.
	• Response	• Monitor weather conditions and stop works if dust generation is excessive. • Continue implementation measures of the CEMP	• During periods of unsuitable weather (high winds and high temperatures), avoid or minimise dust generating activities where possible, or increase frequency of dust suppression activities. • Remove, suppress, stabilise or cover materials that have a potential to produce dust as soon as possible, unless being used on site.	• Where possible, locate high dust generating activities away from sensitive receivers. • Record any exceptional events that cause dust and/or air emissions on or off site and note action taken to resolve situation.
• Dust Complaints	• Trigger	• No complaints received during construction.	• An air-quality related complaint is received from a nearby resident.	• Further complaints are received after the additional mitigation measures have been implemented.
	• Response	• Monitor weather conditions and stop works if dust generation is excessive. • Continue implementation measures of the CEMP	• During periods of unsuitable weather (high winds and high temperatures), avoid or minimise dust generating activities where possible, or increase frequency of dust suppression activities. • Remove, suppress, stabilise or cover materials that have a potential to produce dust as soon as possible, unless being used on site.	• Where possible, locate high dust generating activities away from sensitive receivers. • Record any exceptional events that cause dust and/or air emissions on or off site and note action taken to resolve situation.
Noise and Vibration				

Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
• Noise Impacts at Sensitive Receiver	• Trigger	• Noise levels do not exceed noise management levels.	• Noise levels exceed applicable noise management levels.	• Noise levels exceed Highly Noise Affected threshold at a sensitive receiver. • Noise complaints received.
	• Response	• Continue implementing existing measures in accordance with the NVMP.	• Implement every practical and logical mitigation and management strategy to keep noise levels below the Highly Noise Affected threshold.	• Implement every practical and logical mitigation and management strategy to reduced noise levels below the Highly Noise Affected threshold. • If noise levels cannot be kept below the imposed restrictions, an alternative construction method or equipment will be used.
• Vibration Impacts at Sensitive Receivers	• Trigger	• Vibration-intensive tasks carried out beyond the equipment's recommended working distance.	• Vibration intensive works undertaken within minimum working distance for the specific equipment in use.	• Vibration levels exceed applicable vibration limits.
	• Response	• Continue to implement existing measures in accordance with NVMP.	• 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 will be utilised.
Unexpected Finds				
• Unexpected Contamination Find	• Trigger	• No contamination uncovered during earthworks.	• Areas of possible contamination uncovered during earthworks.	• Areas of potentially hazardous substance identified during earthworks.
	• Response	• Continue to implement existing measures in accordance with CEMP.	• Implement Contamination Unexpected Finds Protocol	• Implement Contamination Unexpected Finds Protocol
• Unexpected Heritage Find	• Trigger	• No Aboriginal or historical artefacts found	• Unanticipated archaeological items uncovered	• Potential human remains discovered
	• Response	• No action.	• Implement mitigation measures H1-H6 in the CEMP as relevant.	• Implement mitigation measures H1-H6 (including H4) in the CEMP as relevant.
Waste Management				
• Waste	• Trigger	• Inspections identified no waste from demolition and construction generated outside of dedicated bins and stockpiles.	• Inspections identified minimal waste from demolition and construction generated outside of dedicated bins and stockpiles.	• Inspections identified large quantities of waste from demolition and construction generated outside of dedicated bins and stockpiles. • Complaints received regarding waste management.
	• Response	• Continue to implement existing measures in accordance with CDWMP	• Clean up the waste immediately and dispose according to CDWMP requirements. • Toolbox talk with all workers to discuss waste management requirements.	• Clean up the waste immediately and dispose according to CDWMP requirements. • Toolbox talk with all workers to discuss waste management requirements.
Erosion and Sediment Control				
• Erosion	• Trigger	• No evidence of erosion	• Minor gully or tunnel erosions or rilling. Evidence of sediment leaving the site	• Significant gully or tunnel erosions present or rolling. Evidence of sediment leaving site
	• Response	• Continue to implement existing measures in accordance with ESCP.	• Site manager will inspect the site every rainfall event and at least weekly. • Construct additional erosion and sediment control works to ensure desired protection	• Environmental consultant to inspect the site. • Review of erosion and sediment structures and ESCP. • Remediate as soon as practical
Community				

Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
• Submission	• Trigger	• General feedback/comment (no complaint or query).	• Enquiry made by formal or informal channels.	• Complaint made by formal or informal channels.
	• Response	• Implement CCCHP.	• Implement CCCHP.	• Implement CCCHP.