

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-71052213		
ID	Management / Mitigation Measure	Timing
Administrative Commitments		
A1	Commitment to Minimise Harm to the Environment Selleys will commit to implement all reasonable and feasible measures, to prevent and/or minimise any harm to the environment, that may result from the construction or operation of the proposed development	Prior to construction, during construction, and during operation.
A2	Terms of Approval Selleys will carry out the project generally in accordance with the: (a) Environmental Impact Statement; (b) Drawings; (c) Management and Mitigation Measures; (d) Any Conditions of Approval. If there is any inconsistency between the above, the Conditions of Approval shall prevail to the extent of the inconsistency.	Prior to construction, during construction, and during operation.
A3	Occupation Certificate Selleys will ensure that Occupation Certificates are obtained prior to the occupation of the facilities.	Prior to operation.
A4	Compliance Selleys will ensure compliance with any reasonable requirement(s) of the Secretary of the NSW DPE arising from the assessment of: (a) Any reports, plans, programs, strategies or correspondence that are submitted in relation to this Approval; and (b) The implementation of any recommended actions or measures contained in reports, plans, programs, strategies or correspondence submitted by the Project Team as part of the application for Approval.	Prior to construction, during construction, and during operation.
A5	Structural Adequacy Selleys will ensure that all new buildings and structures on the Subject Site are constructed in accordance with the relevant requirements of the National Construction Code.	During construction.
A6	Construction Environmental Management Plan Prior to the commencement of construction, Selleys would prepare a Construction Environmental Management Plan (CEMP) that addresses the following: (a) Air Quality; (b) Noise and Vibration; (c) Waste Classification; (d) Erosion and Sediment Control; (e) Materials Management Plan;	Prior to construction.

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-71052213		
ID	Management / Mitigation Measure	Timing
	(f) Remediation (g) Acid Sulfate Soils and Salinity; and (h) Community Consultation and Complaints Handling.	
A7	Site Induction All staff employed on the site by the construction contractor will be required to undergo a site induction.	Prior to construction.
A8	Operation of Plant and Equipment Selleys will ensure that all plant and equipment used on-site, is maintained and operated in proper and efficient manner, and in accordance with relevant Australian Standards.	During operation.
A9	Monitoring the State of Roadways Selleys will monitor the state of roadways leading to and from the subject site, during construction, and will take all necessary steps to clean up any adversely impacted road pavements as directed by the Canterbury-Bankstown Council.	During construction.
A10	Waste Receipts Selleys will ensure that a permanent record of receipts, for the removal of both liquid and solid waste from the Subject Site, be kept and maintained up to date at all times. Such records will be made available to authorised person upon request.	During construction and operation.
A11	Complaints Handling Selleys will prepare an Operational Complaints Handling Protocol for the development, prior to the commencement of operations.	Prior to operation.
A12	Soil and Water Management A Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP), or equivalent, will be implemented for the construction of the proposed development.	Prior to and during construction.
Specific Environmental Commitments		
Tree Management		
TM1	Selleys will implement all necessary tree protection measures.	Prior to and during construction.
Traffic and Transport		
TT1	Selleys will finalise and implement the Construction Traffic Management Plan (CTMP).	Prior to and during construction.
TT2	Ason Group will finalise and implement the Green Travel Plan (GTP).	Prior to and during operation
Noise and Vibration		

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-71052213		
ID	Management / Mitigation Measure	Timing
NV1	Noise and vibration management and monitoring will form part of the CEMP, to be prepared for the project, as outlined in A6 .	Prior to and during construction and operation
Hazards & Risks		
HR1	Multiple spill kits will be provided around the DG storage areas to ensure spills can be cleaned up immediately following identification.	During operation.
HR2	Aerosols shall be stored in a dedicated storage area which prevents rocketing cans from escalating the incident (i.e. storage in an aerosol cage, separate storage area, or in palletised aerosol cages).	During operation.
HR3	The Subject site shall be designed to contain any spills or contaminated water from a fire incident within the boundaries of the site.	Prior to construction.
HR4	Acid Sulfate Soil and Salinity management will form part of the CEMP, to be prepared for the project, as outlined in A6 .	Prior to construction.
HR5	Adopt a construction stormwater management plan and associated erosion and sediment control measures in accordance with Landcom Blue Book and Council requirements.	Prior to construction.
HR6	An occupational hygienist shall provide a clearance certificate for the Subject Site following the demolition of existing buildings and removal of all slabs etc from the Subject Site. Once the hygienist has provided a clearance, a geo-environmental consultant shall undertake validation testing to confirm that remnant contaminants are not present at the Subject Site, prior to excavation, detailed waste classification (as required) and removal of soils for off-site disposal.	Following demolition
HR7	Appropriate inspections shall be undertaken during site works, such as inspection during stripping of the upper fill/topsoil for potential HBM including asbestos. The works shall be undertaken in accordance with an unexpected finds protocol (UFP).	During construction
HR8	Bulk excavation shall be undertaken with reference to strategic segregation and stockpiling of upper soils and other fill layers from underlying natural soils, and also segregation of carbonaceous natural soils from other natural soils, to maximise the beneficial re-use of excavated soils and minimise soils requiring disposal to landfill.	During construction
HR9	All existing wells/mine subsidence bores and any future bores that intersect the coal seams/workings shall be grouted to the surface as a precautionary measure in order to remove the possible gas migration pathway between the workings/seams to the surface or underside of the proposed basement slab.	During construction

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-71052213		
ID	Management / Mitigation Measure	Timing
HR10	Remediation of the Subject Site is to be undertaken in accordance with the Remedial Action Plan	During construction
Cultural Heritage		
H1	An Unexpected Finds Policy will be developed, in the unlikely event that relics are identified during ground disturbing works.	Prior to construction.
H2	Unexpected Aboriginal objects remain protected by the <i>National Parks and Wildlife Act 1974</i> . If any such objects, or potential objects, are uncovered in the course of the activity, all work in the vicinity will cease immediately. A qualified archaeologist would be contacted to assess the find and Heritage NSW and Metropolitan Local Aboriginal Land Council would be notified.	During construction.
H3	If human remains, or suspected human remains, are found in the course of the activity, all work in the vicinity will cease, the site would be secured, and the NSW Police and Heritage NSW would be notified	During construction.
H4	All relevant staff, contractors and subcontractors will be made aware of their statutory obligations for heritage under the <i>NSW Heritage Act 1977</i> and best practice as outlined in <i>The Burra Charter 2013</i> , during site inductions.	Prior to construction.
Socio-Economic		
SE1	Selleys will notify surrounding businesses and residents one (1) week before commencement of construction activities. Notices should include: <ul style="list-style-type: none"> ▪ Details of the proposal, including contact details of management team ▪ Hours and expected period of construction ▪ Details regarding process should businesses or residents have concerns, questions or complaints 	Prior to construction.
SE2	Selleys will set up a feedback process to manage and respond to stakeholder concerns, questions, or complaints. Selleys will ensure that this process is clear and accessible to stakeholders such as surrounding businesses and residents.	Prior to and during construction.
SE3	Selleys will prioritise engaging with local businesses, where practicable, e.g. site induction for visiting workers to include profile of surrounding food and beverage retailer.	During construction.
Waste Management		
WM1	Effective management of construction materials and construction and demolition waste, including options for reuse and recycling where applicable and practicable, would be conducted. Only wastes that cannot be cost effectively reused or recycled will be sent to landfill or appropriate disposal facilities.	During construction.

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-71052213		
ID	Management / Mitigation Measure	Timing
WM2	Waste materials produced from the Subject Site preparation and construction activities will be separated at the source and stored separately on-site.	During construction.
WM3	<p>The Site Manager or equivalent role will:</p> <ul style="list-style-type: none"> ▪ Arrange for suitable waste collection contractors to remove any construction waste from site ▪ Ensure waste bins are not filled beyond recommended filling levels ▪ Ensure that all bins and loads of waste materials leaving site are covered ▪ Maintain waste disposal documentation detailing, at a minimum: <ul style="list-style-type: none"> ○ Descriptions and estimated amounts of all waste materials removed from site ○ Details of the waste and recycling collection contractors and facilities receiving the waste and recyclables ○ Records of waste and recycling collection vehicle movements, for example, date and time of loads removed, licence plate of collection vehicles, tip dockets from receiving facility, and ○ Waste classification documentation for materials disposed to off-site recycling or landfill facilities. ▪ Ensure lawful waste disposal records are readily accessible for inspection by regulatory authorities such as Blacktown City Council, SafeWork NSW or NSW EPA, and ▪ Remove waste during hours approved by Council. 	During construction and during operation
WM4	<p>Site inductions, as required under A7 will ensure the following training is covered:</p> <ul style="list-style-type: none"> ▪ Legal obligations and targets ▪ Emergency response procedures on-site ▪ Waste priorities and opportunities for reduction, reuse, and recycling ▪ Waste storage locations and separation of waste ▪ Procedures for suspected contaminated and hazardous wastes ▪ Waste related signage ▪ The implications of poor waste management practices, and ▪ Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities. 	Prior to construction.
Air Quality		

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-71052213		
ID	Management / Mitigation Measure	Timing
AQ1	Selleys will finalise and implement an odour management plan / complaint procedure to record and action verified odour complaints in a systemic, auditable and pro-active manner	Prior to and during operation
Flooding		
F1	Selleys will finalise and implement the Flood Safety and Evacuation Strategy	Prior to and during operation