



LE MOTTEE  
GROUP

SURVEYING | CIVIL ENGINEERING | TOWN PLANNING | PROJECT MANAGEMENT  
STRATA CERTIFICATION | ECOLOGY | BUSHFIRE ASSESSMENT

**Pty Limited ABN 38 136 535 156**

# CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

FOR AN APPROVED 27-LOT RESIDENTIAL SUBDIVISION AT

LOT 266 DP 756894 – 196 ROBERTSON ROAD,  
MUDGEES NSW 2850

PREPARED FOR: STIKS LAND PTY LIMITED

Prepared by:

**Le Mottee Group Pty Ltd**

Steve Beatty

B.Eng (Civil), M.I.E. Aust.

Senior Civil Engineer

Reviewed by:

**Le Mottee Group Pty Ltd**

Kate Wheeler

Town Planner

LMG Ref: 6242

Date: 1 April 2021

Revision: A

---

**TABLE OF CONTENTS**

1.	Background .....	1
1.1	Introduction	1
1.2	Project Description	4
1.3	EMP Context	7
1.4	EMP Objectives & Policy	7
2.	Environmental Management .....	8
2.1	Environmental Management Structure & Responsibility	8
2.2	Approval & Licensing Requirements	8
2.3	Reporting	10
2.4	Environmental Training	10
2.5	Emergency Contacts and Response	10
3.	Implementation .....	11
3.1	Risk Assessment	11
3.2	Environmental Management Activities & Controls	11
3.3	Environmental Management Plans or Maps	14
3.4	Environmental Schedules	15
4.	Monitor & Review .....	16
4.1	Environmental Monitoring	16
4.2	Environmental Auditing	17
4.3	Corrective Action	18
4.4	EMP Review	19
5.	Appendix A – A3 copies of Erosion & Sediment control Plans.....	20
6.	Appendix b - environmental management activities & controls typical checklist .....	23
7.	Appendix C – DA Attachment C .....	24
8.	Appendix D – Plan of Management Plan .....	28

**TABLE OF FIGURES**

Figure 1 – Regional Scale Locality Sketch (Source www.whereis.com)	4
Figure 2 - Suburb Scale Locality Sketch (Source www.whereis.com)	5
Figure 3 - Lot Scale Locality Sketch	6

## 1. BACKGROUND

### 1.1 INTRODUCTION

This Construction Environmental Management Plan is enacted to provide direction for the development of an approved 27-lot residential subdivision.

Work on the site is limited to;

- Creation of new sites to a total of 27 residential lots,
- Creation of roads throughout the subdivision,
- Clearing to create Asset Protection Zones for bushfire protection,
- Compensatory planting for vegetation being removed,
- Erosion and Sediment Controls for the listed works,
- Traffic Management Plans for the listed works.

Pursuant to DA 0191/2015 determined 25 February 2019 by Mid-Western Regional Council, and Sec.4.55 MA0035/2020 determined 22 September 2020 by Mid-Western Regional Council with the following conditions;

**13. All Activities on the subject site are to be undertaken in accordance with the approved construction environment Management Plan (CEMP) and Plan of Management (PoM).**

**50. A Construction Environmental Management Plan (CEMP) is to be submitted to and approved by Council and the Department of Environment and Energy, prior to the issue of a Construction Certificate or the commencement of any works/actions on the site. The CEMP is to include the following measures and/or comply with the following requirements:**

- a. The CEMP is to be prepared by a suitably qualified person.
- b. Must provide for the protection of the following during construction:
  - i. *Leucochrysum albicans* var. *tricolor* (Hoary Sunray);

- ii. Box-Gum Grassy Woodlands - White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland;
  - iii. Acacia Ausfeldii (Ausfeld's Wattle); and
  - iv. Vegetated Riparian Zones as identified on the approved subdivision plans.
- c. The CEMP is to satisfy Condition 4 of the Controlled Action Approval, issued by the Department of Environment and Energy, provided as Attachment C to this Development Consent and as in **Appendix C** of this document.
- d. The CEMP is to address the relevant Transgrid Conditions provided as Attachment D to this development consent.
- e. The CEMP is to address relevant matters that arise in the Ecological Assessment Report, additional Controlled Activity Approval and any OEH concurrence requirements or comments required by Condition 1 - Deferred Commencement Consent of this development consent.
- f. The CEMP is to include an Erosion and Sediment Control Plan for the development prepared in accordance with the LANDCOM guidelines and requirements as outlined in the latest edition of "Soils and Construction - Managing Urban Stormwater".
- g. The CEMP is to include the means of fencing or similarly marking/delineating:
  - i. The edge of the riparian buffer zone.
  - ii. The edge of conservation clumps.
  - iii. Construction access for the on-site detention basin.
  - iv. Fencing is to be marked by peg and tape, or similar.
- h. Construction works are not to occur outside of the construction zone or within areas fenced in accordance with the previous sub-condition.
- i. Detailed measures for protecting vegetation within the near vicinity of the proposed on-site detention basin.
- j. Stockpile areas shall be located outside riparian vegetation and at least 10m from native vegetation.

- k. Wash down machinery and vehicles before entering the site and before leaving the site, to limit weed spread.
- l. Areas proposed for disturbance where noxious weeds are present shall be managed according to the weed class.
- m. Traffic management, including details of:
  - i. Ingress and egress of vehicles to the site;
  - ii. Management of loading and unloading of materials;
  - iii. The location of heavy vehicle parking off-site; and
  - iv. Designated routes for vehicles to the site.
- n. Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- o. Scour protection, points of construction or any other places where scour is likely within or near any protected waters or any part of the riparian zones on the site, are to be suitably protected against scour. Designs of scour protection works are to be based on predicted velocities and scour potential. Methods of construction are to be detailed.
- p. The CEMP must state the responsible person, including their position or status as a separate contractor, for implementation of these aspects of the CEMP.

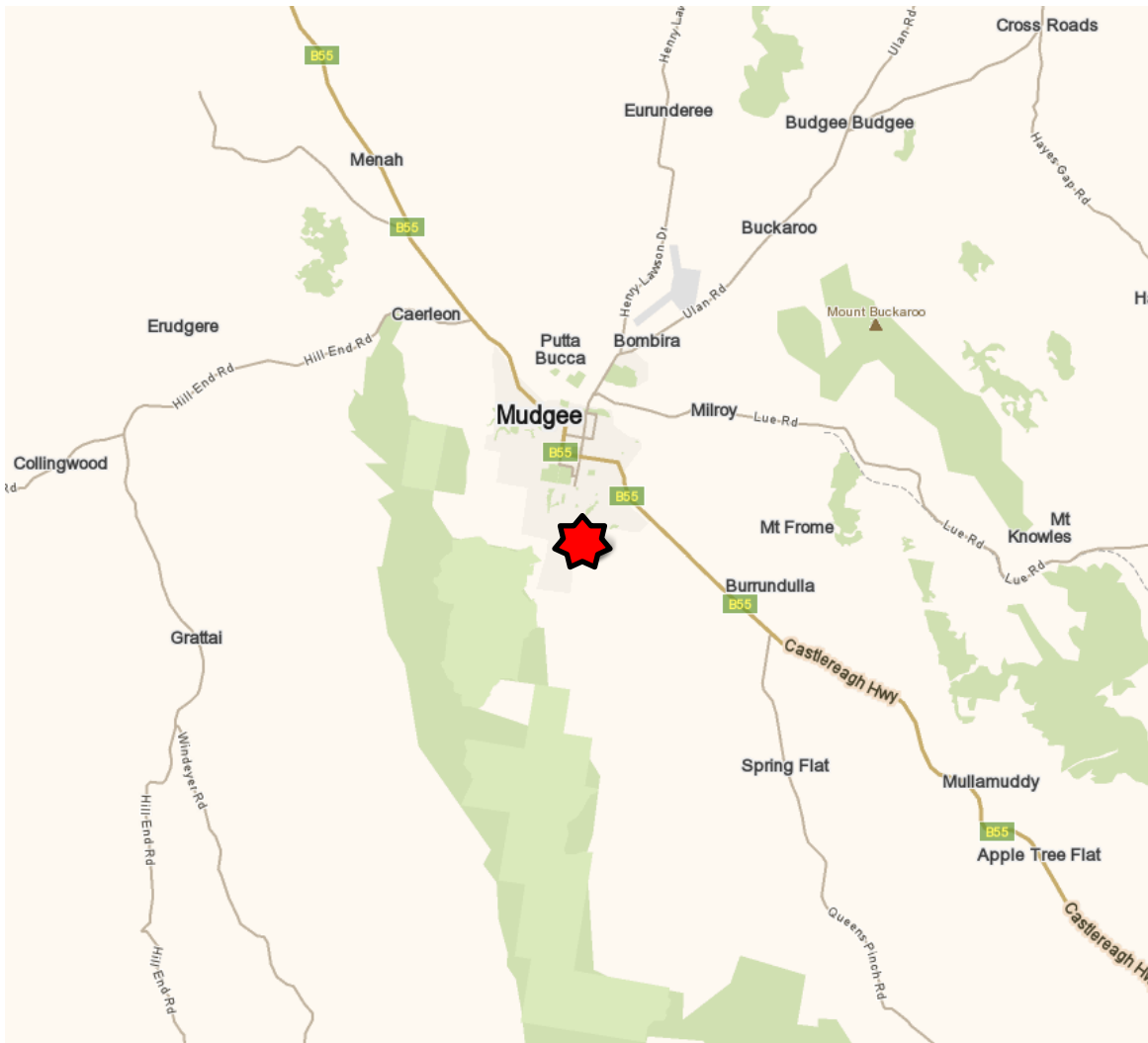
The purpose of this Management Plan is to provide protective measures for the implementation of these works. The measures included will be

- Soil and Water Management Plan including erosion and sediment control measures for;
  - Creation of 27 residential lots,
  - Creation of roads within the subdivision.
- Flora and Fauna Management Plan.

Traffic Management measures will be addressed in a Traffic Management Plan prior to construction by a third party Traffic Management Consultancy.

**1.2 PROJECT DESCRIPTION**

The site lies on the corner of Robertson Road and Bruce Road as depicted in **Figures 1, 2 & 3** below.



**Figure 1 – Regional Scale Locality Sketch (Source [www.whereis.com](http://www.whereis.com))**



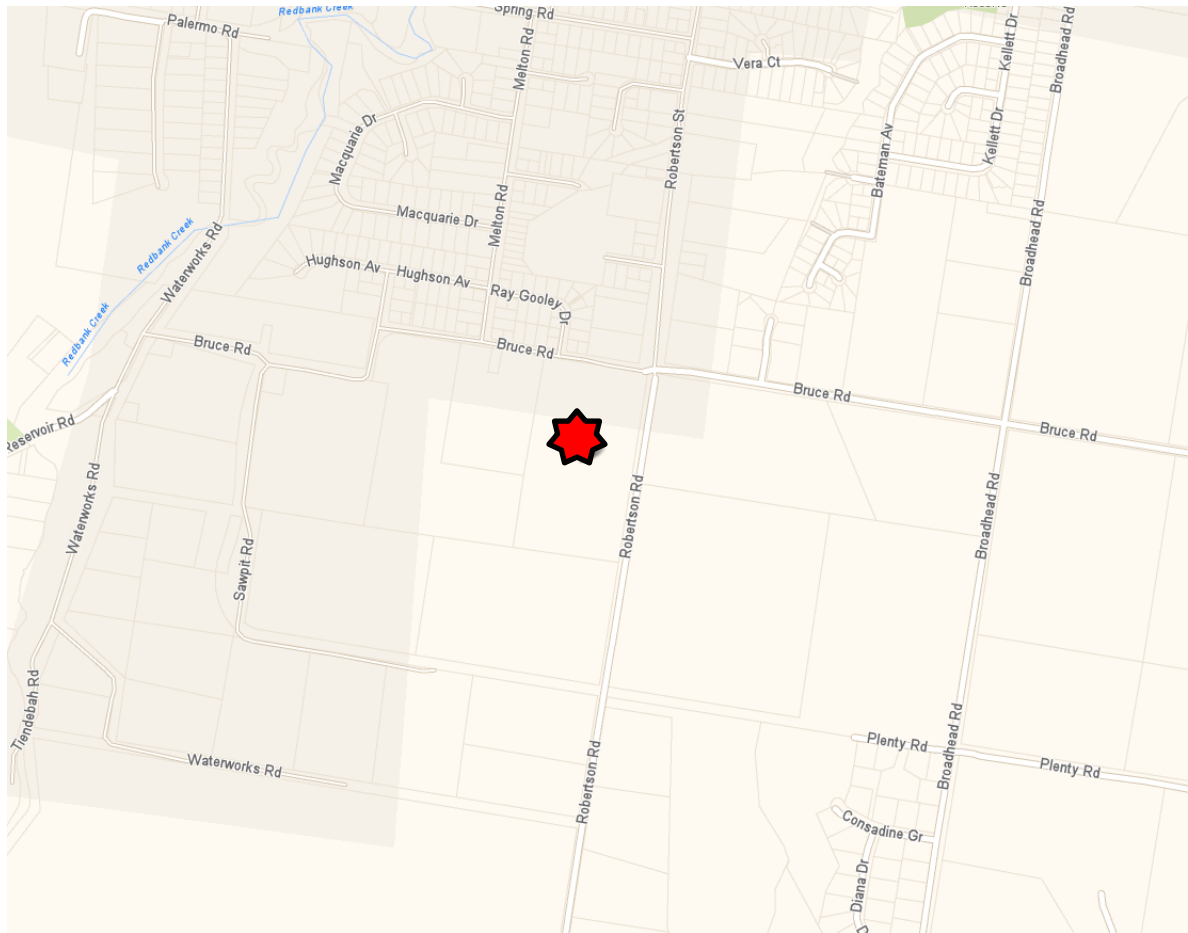


Figure 2 - Suburb Scale Locality Sketch (Source [www.whereis.com](http://www.whereis.com))



**Figure 3 - Lot Scale Locality Sketch**

(Source: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) Imagery Date: September 2017)

The works to take place discussed in this report are shown in A3 Plans are in **Appendix A**.

The Flora and Fauna Plan of Management is contained in **Appendix D**

### **1.3 EMP CONTEXT**

The development subject to this report was approved by Mid-Coast Regional Council under The Environmental Planning and Assessment Act 1979 and The Local Government Act 1993. The development consent for this development is 0191/2015.

### **1.4 EMP OBJECTIVES & POLICY**

The objectives of this plan are to;

- Achieve construction standards commensurate with the principles of the Landcom (2004) “Blue Book”.
- Prevent determinantal construction practices for the erosion and sedimentation of the site.
- Mitigate environmental impacts to flora and fauna during the removal and replacement of vegetation on site.
- Ensure water quality standards are retained during construction.

## 2. ENVIRONMENTAL MANAGEMENT

### 2.1 ENVIRONMENTAL MANAGEMENT STRUCTURE & RESPONSIBILITY

Le Mottee Group is the Project Manager for developer, Stiks Land Pty Ltd, where they are responsible for implementation of reporting and plans for the construction of these works. The EMP and the responsibility will be expanded during the construction phase where those undertaking construction will be brought in the review the EMP and expand upon the tasks and project management of the development.

### 2.2 APPROVAL & LICENSING REQUIREMENTS

The current Conditions partially relevant to this EMP are listed and tabulated below. These will be reviewed and expanded upon as necessary.

Condition 51 part	Description	Consent Authority	Trigger	Designed by	Installed by	Maintained by
a)	PoM Qualified Person	DEE	DA	Firebird		
b)	PoM action for protection	Council	DA	LMG easements		
c)	PoM CAA	DEE	Attachment C	DEE		
d)	PoM recommendations	Council	DA	Firebird		
e)	PoM additional matters	Council	DA	Firebird		
f)	PoM	Council	DA	Firebird		
f (i)	VRZ Maintenance	Council	DA	Firebird		
f (ii)	Exclusion Fencing					
f (iii)	Native Restoration	Council	DA	Firebird		
f (iv)	Weed Management	Council	DA	Firebird		
f (v)	Nest boxes	Council	DA	Firebird		

<b>Condition 51 part</b>	<b>Description</b>	<b>Consent Authority</b>	<b>Trigger</b>	<b>Designed by</b>	<b>Installed by</b>	<b>Maintained by</b>
f (vi)	Monitoring	Council	DA	Firebird		
f (vii)	Burning of conservation areas	Council	DA	Firebird		
g)	Mark riparian boundaries	Council	DA	LMG		
h)	Erosion & Sediment control	Council	DA	LMG		
i)	PoM monitoring	Council	DA	Firebird		
j)	Qualified personnel listing	Council	DA	Firebird		
k)	Draft Linen Plan	Council	DA	LMG		

### **2.3 REPORTING**

Construction Monitoring will be undertaken by the responsible party and any non-conformances will be listed for corrective action. Once completed, works will be audited or confirmed through a works as executed survey as required by the certifying authority

### **2.4 ENVIRONMENTAL TRAINING**

Training will be provided where necessary including;

- Site Inductions,
- EMP familiarization,
- Emergency response,

Training records shall be kept. Where required additional training should be sought and recorded.

### **2.5 EMERGENCY CONTACTS AND RESPONSE**

The Responsible Party shall be available for emergencies and to organize suitable response. Expected emergencies under the current scope of the EMP are limited to design omissions or comments which are expected to be resolved by phone.



### 3. IMPLEMENTATION

#### 3.1 RISK ASSESSMENT

Potential risks during the construction phase shall be determined and dealt with by the appointed construction contractor. Risks will be mitigated or reduced through use of;

- Safe Work Method Statements (SWMS),
- Material Safety Data Sheets (MSDS),
- Work Activities.

#### 3.2 ENVIRONMENTAL MANAGEMENT ACTIVITIES & CONTROLS

Prior to construction the following table will be completed. Typical Checklist can be found in **Appendix B**.

Activity	Mitigation measures	Responsible Party	Timeframe
Erosion & sediment control	Erosion control and prevention of silt discharge measures implemented accordingly.	Principal Contractor	Erosion control measures are to be implemented prior to the commencement of any clearing and earthworks and shall be maintained until satisfactory completion and restoration of earthworks, including revegetation of all exposed areas.
Exclusion fencing	Exclusion fencing and vegetation protection measures installed	Principal Contractor	Prior to and during clearing,

	as required. Areas of retained vegetation within the exclusion fencing remains intact and undisturbed by works.		excavation and construction works.
Construction to remain within site	Clearing limits must be identified on all design, construction and operational drawings.	Principal Contractor	Prior to and during clearing, excavation and construction works.
Construction not to occur within conservation areas	'No-Go' signage installed as required. Areas of retained vegetation within the exclusion fencing remains intact and undisturbed by works.	Principal Contractor	Prior to and during clearing, excavation and construction works.
Vegetation Protection	Refer to Appendix D		
Stockpile location	Stockpile areas shall be located outside riparian vegetation and at least 10m from native vegetation.	Principal Contractor	Prior to and during excavation works.



Wash machinery and vehicles	Vehicles, machinery and equipment must be free from weed material (including seeds) before entering the construction corridor.	Principal Contractor	Prior to and during clearing, excavation and construction works.
Weed management	All weeds removed from the site must be transported in a sealed container or bag and disposed at a waste management facility licenced to accept green waste. Refer to Appendix D for further measures.	Principal Contractor	Immediately at the commencement of the Native Vegetation Restoration Strategy.
Traffic Management			
Dust Control			

Scour protection			
------------------	--	--	--

**3.3 ENVIRONMENTAL MANAGEMENT PLANS OR MAPS**

The Erosion and Sediment Control Plans provided here with will form the Management Plans for this EMP as listed in **Appendix A**.

**3.4 ENVIRONMENTAL SCHEDULES**

Construction schedules, forms, reports and registers shall be listed in table below prior to construction. Some examples below with space for more where needed.

<b>Task</b>	<b>Responsible Party</b>	<b>Comments</b>
Site Inspection Checklist		
Non-compliances		
Complaints		
Incident Register		
Training		
Waste disposal		
Monitoring/Surveillance		

**4. MONITOR & REVIEW**

**4.1 ENVIRONMENTAL MONITORING**

The following Monitoring checklist is to be utilized and reviewed/expanded prior to construction commencing:

Activity/Task:	Frequency	Inspected by:	Date:	Comments:
ESC Measure installation	Start then weekly	Superintendent	TBA	

## 4.2 ENVIRONMENTAL AUDITING

All tasks and activities in this EMP are to be audited for effectiveness as tabulated below.

<b>Task</b>	<b>Audited by:</b>	<b>Audited When:</b>	<b>Comments:</b>
EMP Objectives			
EMP Management			
Approvals/Licensing			
Reporting			
Training			
Emergency Responses			
Risk Assessment			
EMP Activities & Controls			
EMP Plans and designs			
EMP Schedules			
Monitoring & Reporting			

### 4.3 CORRECTIVE ACTION

Non-compliances identified during environmental auditing are to be listed with corrective action in the table below:

<b>Task</b>	<b>Non-Conformance</b>	<b>Identified by Who and When</b>	<b>Corrective Action</b>	<b>To be corrected by Who and when</b>
EMP Objectives				
EMP Management				
Approvals/Licensing				
Reporting				
Training				
Emergency Responses				
Risk Assessment				
EMP Activities & Controls				
EMP Plans and designs				
EMP Schedules				
Monitoring & Reporting				

#### 4.4 EMP REVIEW

This EMP document is to be reviewed as mentioned within with reference to the schedule tabulated.

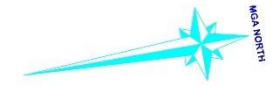
Review	Review Date	Reviewed by Who and When:	Comments
1	Initial site Meeting	Superintendent	
2	Monthly or Hold Point		
3	Monthly or Hold Point		
4	Monthly or Hold Point		
5	Monthly or Hold Point		
6	Monthly or Hold Point		
7	Monthly or Hold Point		
8	Monthly or Hold Point		
9	Monthly or Hold Point		
10	Monthly or Hold Point		
11	Monthly or Hold Point		
12	Monthly or Hold Point		







www.lemottee.com



EROSION & SEDIMENT CONTROL PLAN VIEW No.2



SEE SHEET 27 FOR NOTES AND STANDARD DRAWINGS

**STANDARD SYMBOLS EROSION AND SEDIMENT CONTROL PLANS**

**LEGEND:**

- SOIL STOCK PILE (STAGE 1 ONLY) SD 4-1
- DENOTES DIVERSION BANK SD 5-5
- DENOTES STRAW BALE FILTER SD 6-7
- DENOTES SEDIMENT FENCE SD 6-8
- DENOTES GRAVEL INLET FILTER SD 6-11
- DENOTES SEDIMENT FENCE SD 6-12
- TEMPORARY CONSTRUCTION EXIT SD 6-14
- LIMIT OF CLEARING AND GRADING
- WATERWAY CONSTRUCTED GRASS SWALES WITH CHECK DAM

**SHADING LEGEND**

- DENOTES EXISTING BITUMEN FORMATION
- DENOTES EXISTING ROAD/KERB (TO BE DEMOLISHED)
- DENOTES PROPOSED NEW BITUMEN ROADWAY
- DENOTES PROPOSED CONCRETE KERBS/PATHWAY
- DENOTES PROPOSED GRASSED FOOTWAYS/SWALE
- DENOTES PROPOSED BATTERS (CUT)
- DENOTES PROPOSED BATTERS (FILL)

www.lemottee.com

www.lemottee.com

**LMG LE MOTTEE GROUP**  
 SURVEYING | CIVIL ENGINEERING | TOWN PLANNING | PROJECT MANAGEMENT  
 STRATA CERTIFICATION | ECOLOGY | BUSHFIRE ASSESSMENT

4/199 ADELAIDE STREET  
 PO BOX 363  
 RAYMOND TERRACE, 2324  
 P: 4987 1748  
 reception@lemottee.com  
 ABN 38 136 535 156

**COPYRIGHT**  
 THIS DRAWING REMAINS THE PROPERTY OF  
 LE MOTTEE GROUP PTY LTD.  
 IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH  
 IT WAS COMMISSIONED AND IN ACCORDANCE WITH  
 THE TERMS OF ENGAGEMENT FOR THE COMMISSION.  
 UNAUTHORISED USE OF THIS DRAWING IS  
 PROHIBITED.

**Revisions:**

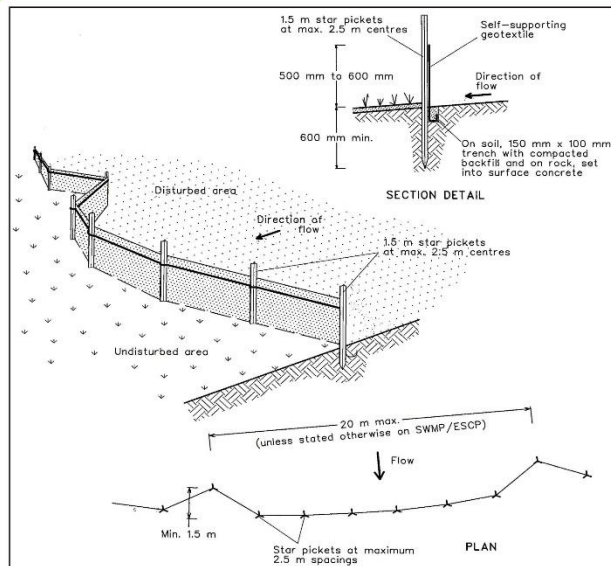
No.	Details	Date	Drawn
B	ISSUED TO ACCOMPANY CAA	JUL 19	SJB
A	ISSUED TO SATISFY DEFERRED COMMENCEMENT PART 1b	MAY 19	SJB

**Technical Details:**  
 Azimuth - MGA (ZONE 55)  
 Datum - AHD  
 Drawn - Steve Beatty (Civil Engineer)  
 Surveyed - LMG (28/03/2019)

**ENGINEERING PLANS**  
**EROSION & SEDIMENT CONTROL PLAN No.2**  
 STIKS LAND PTY LIMITED  
 LOT 266 D.P.756894, No.196 ROBERTSON STREET  
 MUDGEE  
 LGA MID-WESTERN REGIONAL

Our Ref:  
**6242 ENG-B**  
 Original Size Sheet No.  
**A1 25 of 30**



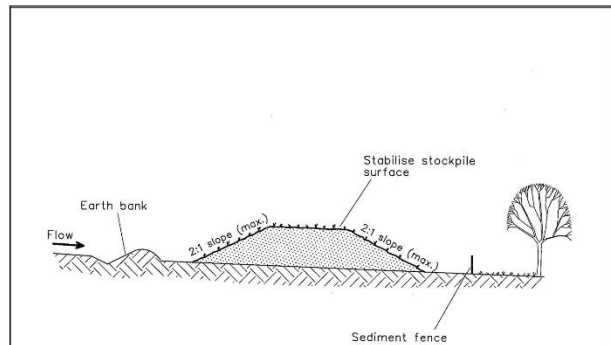


**Construction Notes**

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**

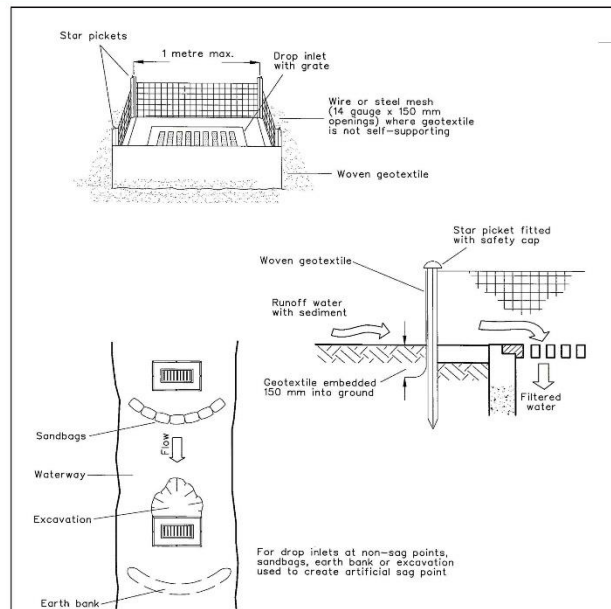


**Construction Notes**

1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
2. Construct on the contour as low, flat, elongated mounds.
3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
4. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
5. Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

**STOCKPILES**

**SD 4-1**

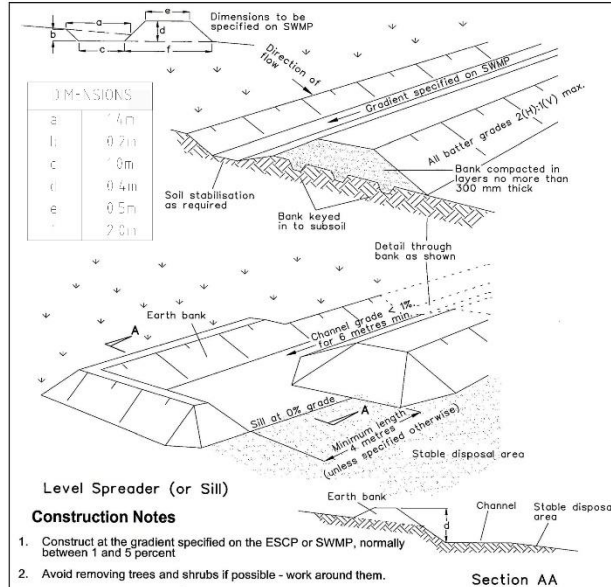


**Construction Notes**

1. Fabricate a sediment barrier made from geotextile or straw bales.
2. Follow Standard Drawing 6-7 and Standard Drawing 6-8 for installation procedures for the straw bales or geofabric. Reduce the picket spacing to 1 metre centres.
3. In waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing.
4. Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

**GEOTEXTILE INLET FILTER**

**SD 6-12**

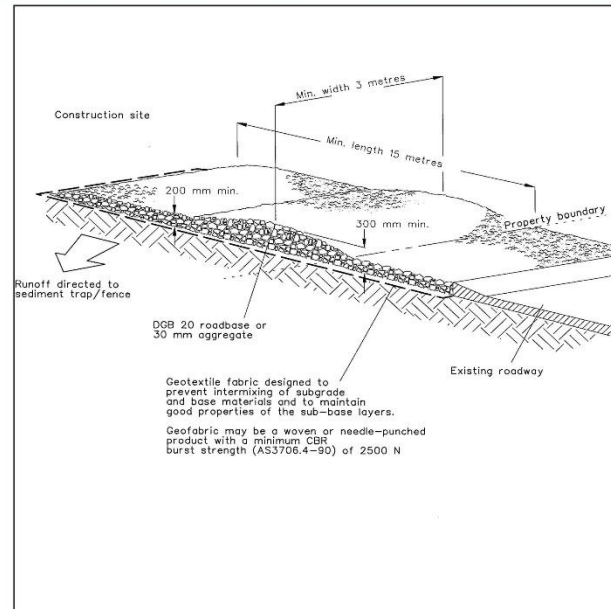


**Construction Notes**

1. Construct at the gradient specified on the ESCP or SWMP, normally between 1 and 5 percent.
2. Avoid removing trees and shrubs if possible - work around them.
3. Ensure the structures are free of projections or other irregularities that could impede water flow.
4. Build the drains with circular, parabolic or trapezoidal cross sections, not V-shaped, at the dimensions shown on the SWMP.
5. Ensure the banks are properly compacted to prevent failure.
6. Complete permanent or temporary stabilisation within 10 days of construction following Table 5.2 in Landcom (2004).
7. Where discharging to erodible lands, ensure they outlet through a properly constructed level spreader.
8. Construct the level spreader at the gradient specified on the ESCP or SWMP, normally less than 1 percent or level.
9. Where possible, ensure they discharge waters onto either stabilised or undisturbed disposal sites within the same subcatchment area from which the water originated. Approval might be required to discharge into other subcatchments.

**EARTH BANK (HIGH FLOWS)**

**SD 5-6**

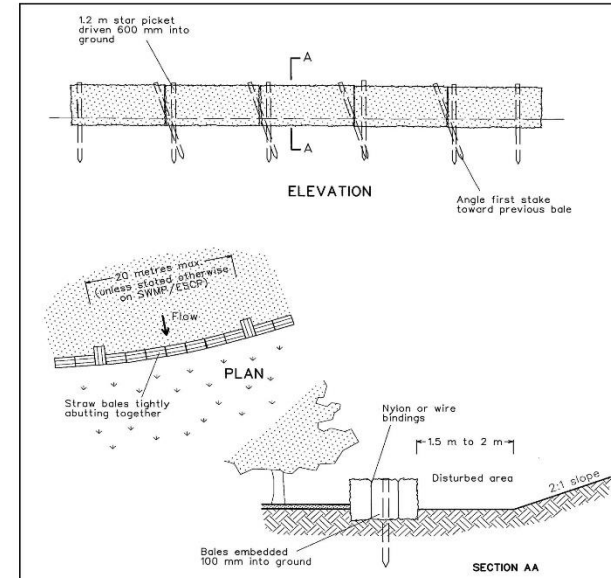


**Construction Notes**

1. Strip the topsoil, level the site and compact the subgrade.
2. Cover the area with needle-punched geotextile.
3. Construct a 200-mm thick pad over the geotextile using road base or 30-mm aggregate.
4. Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
5. Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.

**STABILISED SITE ACCESS**

**SD 6-14**



**Construction Notes**

1. Construct the straw bale filter as close as possible to being parallel to the contours of the site.
2. Place bales lengthwise in a row with ends tightly abutting. Use straw to fill any gaps between bales. Straws are to be placed parallel to ground.
3. Ensure that the maximum height of the filter is one bale.
4. Embed each bale in the ground 75 mm to 100 mm and anchor with two 1.2 metre star pickets or stakes. Angle the first star picket or stake in each bale towards the previously laid bale. Drive them 600 mm into the ground and, if possible, flush with the top of the bales. Where star pickets are used and they protrude above the bales, ensure they are fitted with safety caps.
5. Where a straw bale filter is constructed downslope from a disturbed batter, ensure the bales are placed 1 to 2 metres downslope from the toe.
6. Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each two to four months.

**STRAW BALE FILTER**

**SD 6-7**

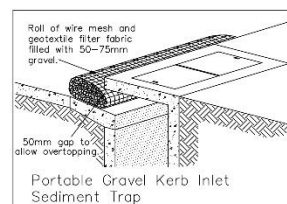
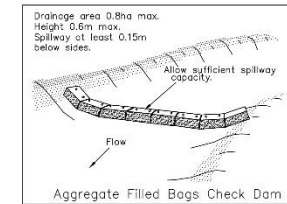
**CONSTRUCTION NOTES**

1. DIVERSION BANKS AND SEDIMENT BASIN TO BE INITIALLY CONSTRUCTED PRIOR TO ANY FURTHER WORKS, DEMOLITION, CLEARING, EARTHWORKS ETC.
2. THE TEMPORARY SEDIMENT BASIN IS TO BE THE DETENTION BASIN THAT ARE CONSTRUCTED. GEOTEXTILE IS TO BE INSTALLED TO ASSIST WITH SEDIMENT TREATMENT/REMOVAL.
3. TEMPORARY SEDIMENT BASIN TO BE MAINTAINED DURING CONSTRUCTION. ONCE SITE IS SUITABLY DEVELOPED AND REPLANTED, BASIN IS TO BE FINALISED.
4. ALL STANDARD DRAWINGS REFER TO THE "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION" VOLUME 14TH EDITION MARCH 2004 (BLUE BOOK).
5. MANAGEMENT OF THE DISPERSIBLE FINES SHOULD BE UNDERTAKEN VIA A PROCESS OF FLOCCULATION. FLOCCULATION SHOULD BE UNDERTAKEN USING GYPSUM AT A DOSING RATE OF 70kg FOR THE "BASIN". GYPSUM SHOULD BE HAND SPREAD EVENLY OVER THE BASIN SURFACE AFTER A STORM EVENT AND ALLOWED TO SETTLE FOR TWO DAYS. ON THE THIRD DAY THE CLEAN WATER IN THE SETTLING ZONE CAN BE RELEASED AT THE WEIR TO ENABLE THE BASIN TO BE READY FOR THE NEXT STORM EVENT. EXCESS SEDIMENT IN THE STORAGE ZONE CAN BE DISPOSED OF IN AN APPROPRIATE WASTE BIN WHICH IS DUMPED AT AN APPROPRIATE WASTE FACILITY.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY THE CERTIFIER OR COUNCIL.
7. PROVIDE COUNCIL STANDARD EROSION CONTROL SIGN IN PROMINENT LOCATION ON SITE.
8. WHERE ANY DOUBT OR AMBIGUITY EXISTS WITH EROSION AND SEDIMENT CONTROL MEASURES ON THE SITE OR WITHIN THE SE PLANS, THE PROCEDURES AND PRACTICES SET OUT IN THE AFOREMENTIONED MANUAL ARE TO TAKE PRECEDENCE.
9. TOPSOIL SHOULD BE PROGRESSIVELY STRIPPED FROM SITE AND ABOVE TRENCHES AND STOCKPILED FOR LATER RESPREADING TO AID REVEGETATION. STRAW BALE SEDIMENT FILTER TO BE INSTALLED IMMEDIATELY AROUND THE DOWNHILL SIDE.
10. THE STRAW BALE FILTERS ARE TO BE CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE DIAGRAM ON THIS SHEET AND IN STRICT ACCORDANCE WITH STANDARD DRAWING SD 6-7.
11. STOCKPILES ARE TO BE CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE DIAGRAM ON THIS SHEET AND IN STRICT ACCORDANCE WITH STANDARD DRAWING SD 4-1.
12. THE TEMPORARY SITE ACCESS IS TO BE CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE DIAGRAM ON THIS SHEET AND IN STRICT ACCORDANCE WITH STANDARD DRAWING SD 6-14.
13. WHOLE OF DISTURBED SITE IS TO BE GRASS SEED. ANY BATTERS ARE TO BE TURFED LONGITUDINALLY AT 2 METRE SPACINGS.
14. ALL TRENCHES ARE TO BE BACKFILLED AND ARE TO BE GRASS SEED AND STABILISED WHERE NECESSARY AND A STRIP OF TURF Laid ACROSS THE TRENCH AT 10M INTERVALS.
15. SEDIMENT FENCES ARE TO BE INSTALLED GENERALLY IN ACCORDANCE WITH THE DIAGRAM ON THIS SHEET AND IN STRICT ACCORDANCE WITH STANDARD DRAWING SD 6-8.
16. ON ALL REGRADE AREAS AT THE CONCLUSION OF WORK EACH SATURDAY OR IN THE LIKELIHOOD OF RAIN ON ANY DAY EARTH BERMS OR BANKS SHALL BE PLACED ON THE TOPS OF BANKS TO LIMIT DAMAGE FROM RUNOFF.
17. CUT AND FILL BATTER GRADIENTS TO BE MAXIMUM OF 1:3 WITH 1:5 DESIRABLE.
18. TOPSOIL IS TO BE REPLACED IN ACCORDANCE WITH STANDARD DRAWING SD 4-2.
19. ONCE KERB AND KERB INLET PITS ARE CONSTRUCTED, EACH PIT TO HAVE INLET FILTER INSTALLED AS PER STANDARD DRAWING SD 6-11.
20. ALL EROSION AND SEDIMENT CONTROL WORKS ARE TO BE INSTALLED AS SOON AS POSSIBLE AND TO BE MAINTAINED IN A FUNCTIONING CONDITION.
21. ALL DISTURBED AREAS AND CONSTRUCTED BATTERS ARE TO BE STABILISED AND/OR REVEGETATED WITHIN 14 DAYS OF EARTHWORKS COMPLETION, RESPREAD WITH TOPSOIL AND GRASS SEED USING THE FOLLOWING SEED AND FERTILISER MIXTURE.

	SPRING/SUMMER	AUTUMN/WINTER
KIKUYU	5 KG/HA	5 KG/HA
JAPANESE MILLET	10 KG/HA	8 KG/HA
RYECORN/DATS	0 KG/HA	15 KG/HA
COUCH GRASS	10 KG/HA	8 KG/HA
PERENNIAL RYEGRASS	5 KG/HA	10 KG/HA
STARTER FERTILISER (SOWING)	300 KG/HA	300 KG/HA
MAINTENANCE FERTILISER	100 KG/HA	100 KG/HA (FOLLOWING SPRING/AUTUMN)
22. SILT FENCES ON FILLED AREAS TO BE PLACED AT THE COMPLETION OF FILLING AND GRADING.		
23. ALL SEDIMENT TRAPS ARE TO BE IN PLACE AT THE END OF WORK EACH DAY.		
24. DIVERSION BANK CHANNELS ARE TO BE STABILISED IF SCOURING BECOMES EVIDENT.		
25. NO MORE THAN 150M OF TRENCH TO BE OPEN AT ANY ONE TIME.		
26. ALL TEMPORARY EARTH STRUCTURES, INCLUDING SOIL STOCKPILES, TO BE TRACK ROLLED AND SEEDED WITHIN 14 DAYS OF THEIR CONSTRUCTION, WITH THE FOLLOWING COVER CROP/FERTILISER MIXTURE.		
JAPANESE MILLET	30 KG/HA (SPRING/SUMMER)	
RYECORN/DATS	30 KG/HA (AUTUMN/WINTER)	
STARTER FERTILISER	250 KG/HA	
27. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND REPAIRED/REINSTATED AS NECESSARY.		

**CONSTRUCTION SCHEDULE**

ACTIVITY SCHEDULE	WEEK						
	1	2	3	4	5	6	7
Temporary Construction Exit	—	—	—	—	—	—	—
Diversion Banks	—	—	—	—	—	—	—
Sediment Fence	—	—	—	—	—	—	—
Topsoil Stockpiling	—	—	—	—	—	—	—
Cut and Fill Earthworks	—	—	—	—	—	—	—
Drainage Works	—	—	—	—	—	—	—
Check Dams	—	—	—	—	—	—	—
Revegetation	—	—	—	—	—	—	—
Maintenance of Work	—	—	—	—	—	—	—



**LE MOTTEE GROUP**  
 SURVEYING | CIVIL ENGINEERING | TOWN PLANNING | PROJECT MANAGEMENT  
 STRATA CERTIFICATION | ECOLOGY | BUSHFIRE ASSESSMENT

4/199 ADELAIDE STREET  
 PO BOX 363  
 RAYMOND TERRACE, 2324  
 P: 4987 1748  
 reception@lemottee.com  
 ABN 38 136 530 156

COPYRIGHT  
 THIS DRAWING REMAINS THE PROPERTY OF  
 LE MOTTEE GROUP PTY LTD.  
 IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH  
 IT WAS COMMISSIONED AND IN ACCORDANCE WITH  
 THE TERMS OF ENGAGEMENT FOR THE COMMISSION.  
 UNAUTHORISED USE OF THIS DRAWING IS  
 PROHIBITED.

REVISIONS:  
 A ISSUED TO ACCOMPANY CAA  
 B ISSUED TO SATISFY DEFERRED COMMENCEMENT PART 1b  
 No. Details

SEP 19 SJB  
 MAY 19 SJB  
 Date Drawn

Technical Details:  
 Azimuth - MGA (ZONE 55)  
 Datum - AHD  
 Drawn - Steve Beatty (Civil Engineer)  
 Surveyed - LMG (28/03/2019)

Title  
 Client  
 Site  
 Locality MUDGEE

**ENGINEERING PLANS**  
**EROSION & SEDIMENT CONTROL NOTES & DRAWINGS**  
 STIKS LAND PTY LIMITED  
 LOT 266 D.P.756894, No.196 ROBERTSON STREET  
 LGIA MID-WESTERN REGIONAL

Our Ref:  
**6242 ENG-B**  
 Original Size Sheet No.  
**A1 26 of 30**

**6. APPENDIX B - ENVIRONMENTAL MANAGEMENT ACTIVITIES & CONTROLS TYPICAL CHECKLIST**

<b>Project Name</b>			
<b>Inspected by:</b>			
<b>Signature:</b>			
<b>Date and Time:</b>			
<b>Project Location:</b>			
<b>Environmental Controls:</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Air Quality</b>			
Are Vehicles being restricted to sealed or dedicated areas?			
Is machinery complying with emission standards (i.e. emissions not visible for more than 10			
Are truck and vehicle speeds below 20km/hr on unsealed access tracks?			
<b>Soils and Hydrogeology</b>			
Are geotextile fences installed in appropriate locations and secure?			
Are geotextile fences clean and well-maintained?			
Is overburden being placed upslope as a protective bund?			
<b>Noise Control</b>			
Is all site work being conducted inside prescribed hours (i.e. between 1am-6pm Mon to Fri, 8am-1pm Sat, no work on Sunday or			
<b>Hazardous Goods</b>			
Are MSDS available?			
Are spill kits on-site and complete?			
Are all chemical, fuel and wastes being kept in sealed containers and not in drainage lines?			
<b>Waste Management</b>			
Is all cut vegetation being retained on site in piles?			
Are plant containers and other waste being removed from site			
Is the site left in a tidy and safe condition every day?			
<b>Subcontractors</b>			
Have all subcontractors completed a site induction?			
Are all subcontractors complying with the EMP?			
Complete a Non-Compliance Report/corrective Action Report for any "NO" answers			



7. APPENDIX C – DA ATTACHMENT C

**ATTACHMENT C: CONTROLLED ACTION APPROVAL – DEPARTMENT OF THE ENVIRONMENT AND ENERGY**



Australian Government  
Department of the Environment and Energy

**Approval**

Residential subdivision, 196 Robertson Road, Mudgee, NSW (EPBC 2015/7476)

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

**Proposed action**

<b>person to whom the approval is granted</b>	Stiks Land Pty Limited
<b>proponent's ABN</b>	21103198714
<b>proposed action</b>	To construct a 27 lot residential subdivision on land at the intersection of Robertson and Bruce Roads at the southern extent of the Mudgee township in New South Wales [See EPBC Act referral 2015/7476, request for variation of proposal received 26 September 2016 and request for variation of proposal received 15 May 2017].

**Approval decision**

Controlling Provision	Decision
Listed threatened species and communities (sections 18 & 18A)	Approved

**conditions of approval**

This approval is subject to the conditions specified below.

**expiry date of approval**

This approval has effect until 31 December 2037

**Decision-maker**

<b>name and position</b>	Dane Roberts A/g Assistant Secretary Assessments (NSW, ACT) and Fuel Branch
<b>signature</b>	
<b>date of decision</b>	22 September 2017

**Conditions attached to the approval**

1. The person taking the action must not clear more than 351 m<sup>2</sup> of the White Box Yellow Box Blakely's Red Gum Grassy Woodland and Derived Native Grassland ecological community (BGWG), within the **footprint of the proposed action** as identified on Map 1.
2. The person taking the action must not clear more than 265 individual Hoary Sunray (*Leucochrysum albicans* var. *tricolor*) plants, within the **footprint of the proposed action**.
3. Within 5 years of **commencement**, the person taking the action must compensate for the loss of 265 individual Hoary Sunray plants by increasing the retained population of 775 to not less than 1035 ( $\pm 10\%$ ) individuals in the **offset site** identified on Map 1. The overall number of Hoary Sunray plants, which is 1035 ( $\pm 10\%$ ) individuals within the offset site, must be protected for the life of the approval (20 years).
4. Prior to **commencement** of construction, for the protection of Hoary Sunray and **BGWG**, the person taking the action must establish a Construction Environmental Management Plan (CEMP). The CEMP:
  - a. must indicate the boundaries of Hoary Sunray and **BGWG** (including buffer zones), to be protected for environmental conservation purposes
  - b. must describe appropriate erosion and sediment control measures, which are consistent with those specified in the Blue Book – Managing Urban Stormwater: Soils and Construction. Volume 2A Installation of Services (Department of Environment and Climate Change, 2008)
  - c. must include suitable weed control measures
  - d. must include monitoring of protected Hoary Sunray and **BGWG** to be undertaken weekly during construction, and any non-compliance observed, to be recorded in the Environment Issues Register. The register must include the date, the nature of the issue, the remedial action taken and any monitoring required as a result, and
  - e. must clearly state the responsible persons, including their position or status as a separate contractor, for implementation of these aspects of the CEMP.
5. Prior to **commencement** of construction, for the protection of Hoary Sunray and **BGWG**, the person taking the action must establish protective covenant(s), under Section 88D or 88E of the *Conveyancing Act 1919*. The covenant(s) must provide protection to the **offset site** and the **BGWG** conservation area in perpetuity.
6. Prior to **commencement** of construction, for the protection of Hoary Sunray and **BGWG**, the person taking the action must establish a Plan of Management (PoM) for the **Minister's** approval. The PoM must be linked to the covenant(s) under Section 88D or 88E of the *Conveyancing Act 1919* to provide protection to the offset site and the **BGWG** conservation area in perpetuity. The person taking the action must not commence the action unless the **Minister** has approved the PoM, which must:
  - a. include on-ground practical measures including:
    - i. permanent fencing of the Hoary Sunray offset and **BGWG** conservation areas
    - ii. restoration of **BGWG**, and
    - iii. management measures to control weed and disease during and post construction of the proposed development

- b. indicate hollow-bearing trees, which are likely habitat for native species, not to be removed
  - c. incorporate a monitoring plan to ensure that the requirements of the PoM regarding **BGWG** and Hoary Sunray are being adhered to
  - d. include hydrological and erosion control measures to maintain the quality and quantity of pre-development water flows into areas where **BGWG** and Hoary Sunray are found on site
  - e. demonstrate how the requirements of condition 3 will be achieved, including, but not limited to:
    - i. documenting and retaining for audit purposes that the retained population of Hoary Sunray plants (to not less than 1035 ( $\pm 10\%$ ) individuals in the offset site) has been achieved
  - f. indicate measurable performance indicators, which include:
    - i. an average increase in the site's retained Hoary Sunray population by approximately 7% annually to an overall increase in the offset population by no less than 34% over 5 years (an overall increase by at least 260 plants (+10%))
    - ii. an increase in area of **BGWG** on the proposed action site from 1.2 ha to at least 1.5 ha, and
    - iii. improvement in the condition of the **BGWG** within the proposed action site from the low to moderate ecological value defined in Appendix A: The Firebird Ecosuitants Ecological Assessment Report (section 3.1.3) of the finalised preliminary documentation to a moderate to high ecological value
  - g. identify and describe the proposed offset site, and include maps clearly depicting Hoary Sunray and **BGWG** habitat within the offset site
  - h. regarding Hoary Sunray and **BGWG**, identify objectives for the ongoing condition of the **offset site**, management and monitoring actions, timeframes for implementation, and arrangements for funding of these for the duration of the offset
  - i. be submitted to the **Department** for approval by the **Minister** at least 4 months prior to the **commencement** of construction, and
  - j. be implemented if approved.
7. Within 30 days after the **commencement** of construction, the person taking the action must advise the **Department** in writing of the actual date of **commencement**.
  8. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the CEMP and PoM, and make them available upon request to the **Department**. Such records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **Department's** website. The results of audits may also be publicised through the general media.
  9. Upon the direction of the **Minister**, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor must be approved by the **Minister** prior to the commencement of the audit. Audit criteria must be agreed to by the **Minister** and the audit report must address the criteria to the satisfaction of the **Minister**.



10. The person taking the action must notify the Department by email (to: [EPBCMonitoring@environment.gov.au](mailto:EPBCMonitoring@environment.gov.au) or an email advised by the Department) of any actual or potential non-compliance with the conditions of this proposed approval, including any plan required by the conditions of this proposed approval, within 7 days of the person taking the action becoming aware of the actual or potential non-compliance.
11. The person taking the action may choose to revise the PoM approved by the Minister under conditions 6, without submitting it for approval under section 143A of the EPBC Act, if the taking of the action in accordance with the revised plan would not be likely to have a new or increased impact. If the person taking the action makes this choice they must:
- i. notify the **Department** in writing that the approved plan has been revised and provide the **Department**, at least four weeks before implementing the revised plan, with an electronic copy of the revised management plan showing changes to the plan
  - ii. provide the **Department** with an explanation of the differences between the revised management plan and the approved management plan, and
  - iii. provide the **Department** with the reasons the person taking the action considers that taking the action in accordance with the revised management plan would not be likely to have a new or increased impact.
- 11A. The person taking the action may revoke their choice under condition 11 at any time by notice to the **Department**. If the person taking the action revokes the choice to implement a revised management plan without approval under section 143A of the Act, the management plan approved by the **Minister** must be implemented.
- 11B. Condition 11 does not apply if the revisions to the approved management plan include changes to environmental offsets provided under the management plan in relation to a matter protected by a controlling provision for the action, unless otherwise agreed in writing by the **Minister**. This does not otherwise limit the circumstances in which the taking of the action in accordance with a revised management plan would, or would not, be likely to have new or increased impacts.
- 11C. If the **Minister** gives a notice to the person taking the action that the **Minister** is satisfied that the taking of the action in accordance with the revised management plan would be likely to have a new or increased impact, then:
- i. Condition 11 does not apply, or ceases to apply, in relation to the revised management plan, and
  - ii. The person taking the action must implement the management plan approved by the **Minister**.
- To avoid any doubt, this condition does not affect any operation of conditions 11, 11A and 11B in the period before the day the notice is given.
- At the time of giving the notice the **Minister** may also notify that for a specified period of time that condition 11 does not apply for one or more specified plan(s) required under the approval.
- 11D. Conditions 11, 11A, 11B and 11C are not intended to limit the operation of section 143A of the EPBC Act which allows the person taking the action to submit a revised management plan(s) to the **Minister** for approval.

## 8. APPENDIX D – PLAN OF MANAGEMENT PLAN



**Australian Government**

**Department of Agriculture, Water and the Environment**

Mr Dwight Geelan  
Stiks Land Pty Ltd  
PO Box 3063  
SINGLETON NSW 2330

### **Residential subdivision, 196 Robertson Road, Mudgee, NSW - Plan of Management (EPBC 2015/7476)**

Dear Mr Geelan

Thank you for submitting the Plan of Management (PoM) for approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Officers of this Department have advised me on the PoM, and on the requirements of the conditions of approval. On this basis, and as a delegate of the Minister for the Environment, I have decided to approve the *Plan of Management for 196 Robertson Road, Mudgee NSW, 12 January 2021*. I have approved the plan in accordance with Condition 6 of the EPBC Act approval for 2015/7476.

The above approved plan must now be implemented. Please note that the conditions of approval for EPBC 2015/7476 require that the approved PoM be published on your website within 1 month of this approval.

The Department has an active monitoring program which includes monitoring inspections, and desktop document reviews and audits. Please ensure that you maintain accurate records of all activities associated with the conditions of approval, including implementation of approved plans, so that they can be made available to the Department on request.

Should you require any further information please contact Tony Dowd on (02) 6274 1769 or [postapproval@awe.gov.au](mailto:postapproval@awe.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Declan O'Connor-Cox'.

Declan O'Connor-Cox,  
Assistant Secretary  
Environment Assessments (Vic, Tas) and Post Approvals Branch

11 February 2021