Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/233

LOCATION OF AFFECTED AREA

12 DYLAN STREET, 15 DYLAN STREET, 16 DYLAN STREET & 17 DYLAN STREET, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

FILL & ASSOCIATED SITE WORKS

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **05/05/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places

10/12/2024

Brighton Council
1 Tivoli Road,
OLD BEACH 7017

Dear Sir/Madam

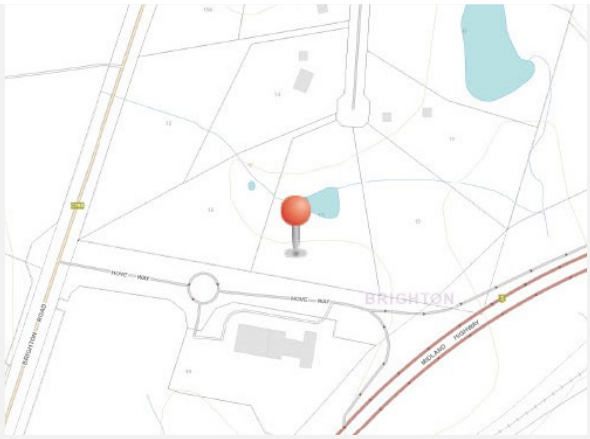
DEVELOPMENT APPLICATION 12,15,16 & 17 DYLAN STREET, BRIGHTON - FILL

Poortenaar Consulting has been engaged by Dourias Group Holdings to prepare a design and development application for filling their properties at 12,15,16 & 17 Dylan Street, Brighton. This report has been prepared in support of the development application which is to be lodged with Brighton Council for assessment. The report details the proposed development and provides an assessment against the provisions of the *Tasmanian Planning Scheme – Brighton Local Provision Schedule* ('the Planning Scheme').

The following documents are enclosed in support of the application:
- Attachment 1 – Title Information
- Attachment 2 – Proposal Plans
- Attachment 3 - Construction environment management plan

Site Location and Context

Pertinent site information is provided below.

Landowner	Dourias Group Holdings
Site location map	 Figure 1. Site location. Site boundary - red.

POORTENAAR CONSULTING PTY LTD ACN 152 224 372
77 BANKSIA ROAD, MOUNTAIN RIVER, TAS 7109 M 0448 440 346
hein@poortenaarconsulting.com.au
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Aerial view of the site	 Figure 2. Aerial view of the site .
Property address	12, 15, 16 &17 Dylan Street, Brighton, TAS 7030
PID	2599096, 2599088, 2599061
Title Reference	143361/8,9,10,12
Site area	2.68 (Light Industrial area)
Planning Scheme	Tasmanian Planning Scheme (TPS) – Brighton
TPS Zoning	 Light Industrial
TPS Code overlay	Bushfire No watercourse protection area over watercourse

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Existing services	Irrigation main along southern boundary Domestic water supply off Dylan Street
Access	Existing driveways off Dylan Street
Existing elevation	40-56m AHD

Sources: the List.

The lots were originally developed as a rural residential subdivision with Dylan Street having access off William Street. The development of the Brighton Bypass and the construction of Hove Way linking Brighton Road and northbound Midland Highway lane resulting in the area fronting Hove Way being rezoned Light Industrial to act as a service precinct for highway traffic.

The area zoned light industrial is constrained by a watercourse to its north and varies between 120m and 47m wide. It's Hove Way frontage is 334m long. The westernmost area is wide and flat. It become progressively narrower and steeper further east requiring up to 7m of fill for create a level platform.

Proposed development

Proposed development	Filling to create level platforms to enable future development
Site layout	Refer to Drawings 24436 sheets 01 to 08
Proposed commencement and completion dates	Start As soon as possible, the initial filling 10,000m3 will be complete in March 2025 A total of 45000m3 of fill is needed and this may take a couple of years to procure.
Work elements	Temporary works to access site Soil and water management Supply and stockpile suitable fill. Prepare surface by stripping topsoil and benching Mix fill and grade in layers and compact. Test each layer fill compaction Finish to design level, trim batters, Install surface drainage Remove temporary works Lightly grass or hydromulch
Quantities	Total 45,000m3 of fill

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Taswater is undertaking sewering in Brighton to extend the sewer district. A pump station is also being built adjacent to 17 Dylan Street. The trenches and pump station are generating approximately 10,000m3 of fill. The fill is predominantly rock. The owner has made his land available for the disposal of the fill. This benefits Taswater and the community by saving on the cost of having to truck the waste rock to Bridgewater quarry. And it benefits the owner as the land needs to be filled to create usable platforms. Although the fill supplied is only a quarter of the total amount needed it is a good start as otherwise the filling on an opportunistic basis would take many years. The fill being rock is also a good fill material as it requires less compaction and does not settle. It also enables a steeper batter on the fill edge and it free draining.

The filling has been designed to form 4 platforms stepping down proceeding east. Although Hove Way is 1m lower than the Dylan St boundary it is not possible to lower this frontage and reduce the platform heights by 1m as there is a 630mm HDPE irrigation main along the frontage which would be prohibitively expensive to lower. A 2% fall towards the north is provided on the building platforms to enable drainage.

Taswater has provided a temporary track from their pump station site to the dump site. This includes a culvert over the drain. They have obtained EPA approval for the filling. They have installed sediment fence around the site.

There is a small dam on the watercourse. It is normally dry in summer. It is intended it be removed but it is useful for sediment settlement during the fill operation.

Impacts

Potential impacts considered:

- Visual impact
- Erosion of sediment to watercourse
- Dust
- Noise and traffic during construction
- Weed spread
- Truck movements on local roads

The construction impacts are addressed in the attached Construction Environment Management Plan incorporating weed management and soil and water management.

A key to minimising construction impacts is to undertake the filling operation as expeditiously as possible. This could be challenging given the opportunistic nature of fill availability. It is in the interest of the owner to actively procure suitable fill to complete the platforms as soon as possible to increase the saleability of the blocks.

Regarding visual impact the only place the fill batter will be visible will be from the end of Dylan Street turning circle. The batter will be hydro mulched and can be potentially vegetated with

mass plantings and shrubs to look natural but this will depend on the nature of the final development.

Policy Assessment

The applicable planning instrument in the assessment of the application is the *Tasmanian Planning Scheme – Brighton Local Provisions Schedule* ('the Planning Scheme').

The fill proposal has been assessed against each of the below listed scheme elements:

Light Industrial Zone [18.0]
The application is not for a use, building or subdivision, as such all provisions and sub-clauses are not applicable.

Bushfire- Prone Areas Code C13.0
The application is not for a use, building or subdivision, as such all provisions and sub-clauses are not applicable.

Natural Assets Code [C7.0]
There is no Watercourse Protection overlay but as the watercourse is class 4 with a 10m wide watercourse protection area.
The Light industrial zone is more than 10m clear of the watercourse as such all provisions and sub-clauses are not applicable.

Brighton Local Provisions Schedule
Brighton Highway Services Precinct Specific area Plan applies. BRI- S3.0
The application is not for a use, building or subdivision, as such all provisions and sub-clauses are not applicable.

Conclusion

The site has been zoned Light Industrial to attract a Highway Service Precinct. However the site is steep and is not usable without filling to construct level platforms for buildings and carparks. Cut and fill is not practical as the site needs to be at the same level as Hove Street which is at the top side. Approximately 45000m^3 of fill is required. It would be prohibitively expensive to purchase fill and fill is usually available for free from construction activities. Thus it is proposed to fill the site when fill becomes available. The first phase is occurring currently with Taswater needing to dispose of 10,000m^3 of fill.

The construction impacts can be appropriately managed to minimise nuisance to the public and impact on the environment.

Yours Faithfully

Hein Poortenaar
Poortenaar Consulting Pty Ltd

Attachments:
Drawings
Fill Plan detailing quality assurance during construction
Construction Environmental management Plan
Weed management Plan

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Dang Van

From: hein@poortenaarconsulting.com.au
Sent: Monday, 7 April 2025 1:40 PM
To: Dang Van
Cc: 'Tony Dourias Jnr'
Subject: RE: Request for additional information - DA 2024/233 (12 Dylan Street, Brighton & 15 Dylan Street, Brighton & 16 Dylan Street, Brighton & 17 Dylan Street, Brighton)
Attachments: 42436-B.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Caution: This is an external email and may be **malicious**. Please take care when clicking links or opening attachments.

Hello Dang Van

Please find attached the amended drawings with the additional information : design contours, levels etc. Also added a soil and water management plan.

I have moved the fill works 5m away from the irrigation pipeline so there will be no cut or fill or traffic movements over the pipeline at this stage. In the future we may have to undertake works in the vicinity of the pipeline but that will be subject to a further application.

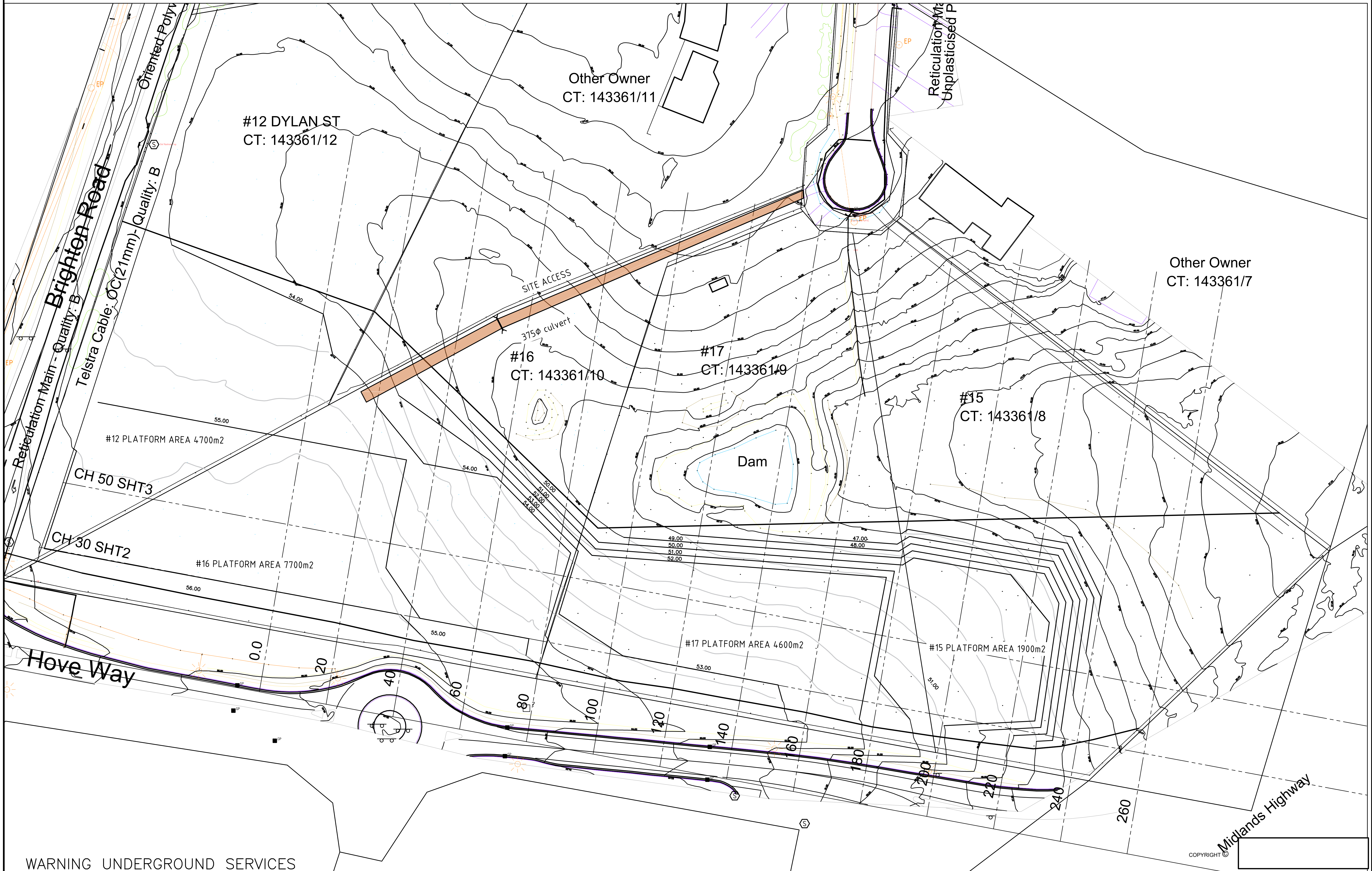
Regards,

Hein Poortenaar

hein@poortenaarconsulting.com.au
M: + 0448 440 346
77 Banksia Road, Mountain River, TAS 7109
www.poortenaarconsulting.com.au

From: Dang Van <dang.van@brighton.tas.gov.au>
Sent: Wednesday, 26 February 2025 3:33 PM
To: hein@poortenaarconsulting.com.au
Subject: Request for additional information - DA 2024/233 (12 Dylan Street, Brighton & 15 Dylan Street, Brighton & 16 Dylan Street, Brighton & 17 Dylan Street, Brighton)

Good afternoon Hein,



WARNING UNDERGROUND SERVICES

THE CONTRACTOR IS TO ARRANGE UNDERGROUND SERVICE LOCATIONS PRIOR TO EXCAVATION.
UNDERGROUND SERVICES ARE TO BE PROTECTED AND THE CONTRACTOR WILL BE LIABLE FOR DAMAGE.
WHERE UNDERGROUND SERVICES PREVENT THE WORKS AS DESIGNED FROM BEING UNDERTAKEN THEY ARE TO BE REFERRED BACK TO THE ENGINEER.
RELOCATIONS OF SERVICES IF UNAVOIDABLE WILL BE PAID FOR BY THE DEVELOPER.

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POORTENAAR CONSULTING
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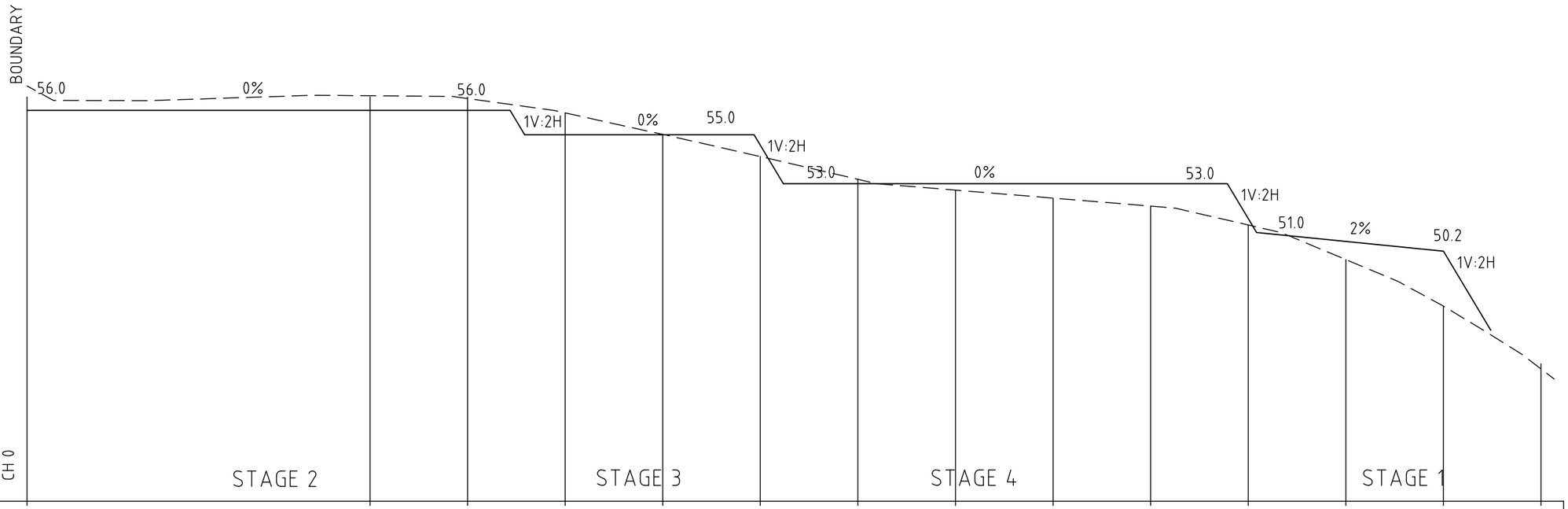
Client: TONY DORIAS JR
Project: 12,15,16&17 DYLAN STREET, BRIGHTON - FILLING
Title: PLAN
Scale: 1:500 | Designed By: H.POORTENAAR | Date: SEPT24 | A1 | Drawing No. 24436-01 | Rev B



DATUM 40.0

EXISTING SURFACE LEVEL	56.00	56.00	56.00	55.00	55.00	54.59	53.00	53.00	53.00	53.00	51.57	50.63	50.23	0
FINAL SURFACE LEVEL	57.00	56.55	56.54	54.89	55.01	54.10	53.17	52.73	52.40	52.08	51.58	49.89	48.00	40.56
DEPTH TO FSL	1.00	0.55	0.54	0.11	0.01	0.49	0.17	0.27	0.60	0.92	0.01	0.74	2.23	0
CHAINAGE	0.0	CH 0	CH 20	CH 40	CH 60	CH 80	CH 100	CH 120	CH 140	CH 160	CH 180	CH 200	CH 220	CH 240

CH30 LONG SECTION

SCALE 1:500 HORIZONTAL. (A3)
SCALE 1:200 VERTICAL.

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Client: DOURIAS HOLDINGS
Project: 12,15,16 &17 DYLAN STREET, BRIGHTON - FILLING
Title: LONG SECTIONS

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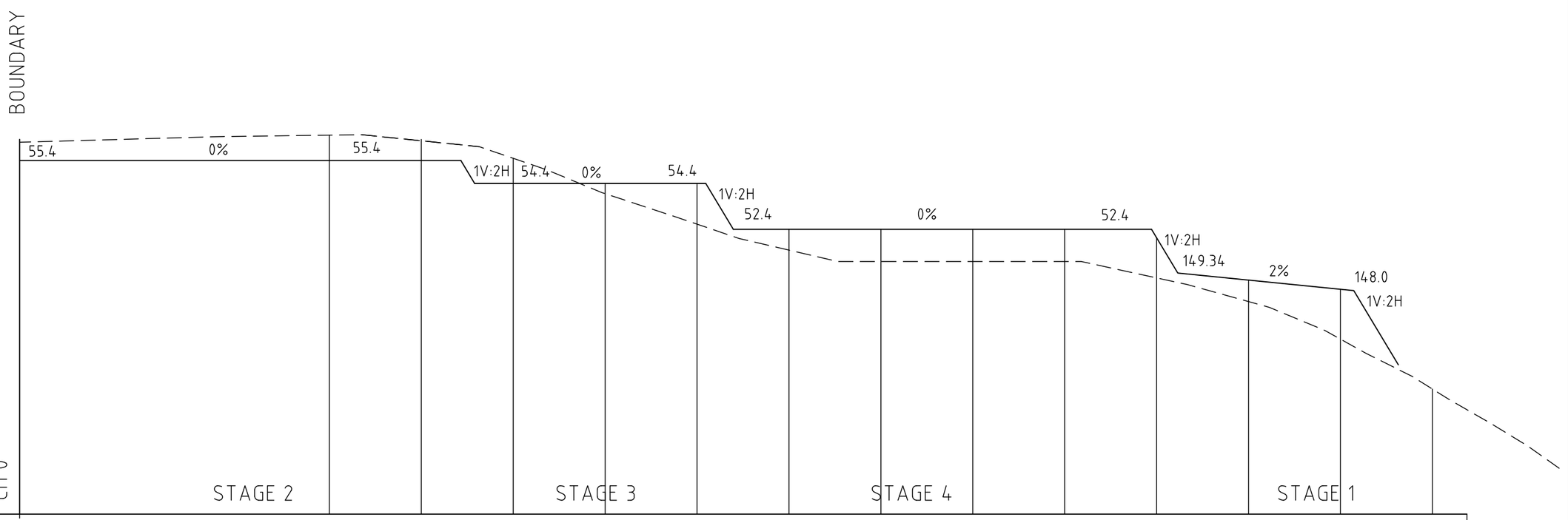

DATUM 40.0

EXISTING SURFACE LEVEL	56.19	56.50	56.32	55.39	53.95	52.62	51.50	51.20	51.15	51.05	50.03	49.25	47.62	45.45	
FINAL SURFACE LEVEL	55.40	55.4	55.4	54.4	54.4	54.4	52.4	52.4	52.4	52.4	53.03	50.19	49.79		
DEPTH TO FSL	0.79	1.10	0.98	0.99	0.45	1.78	0.90	1.20	1.25	1.35	3.00	0.94	2.17		
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CH 50 LONG SECTION

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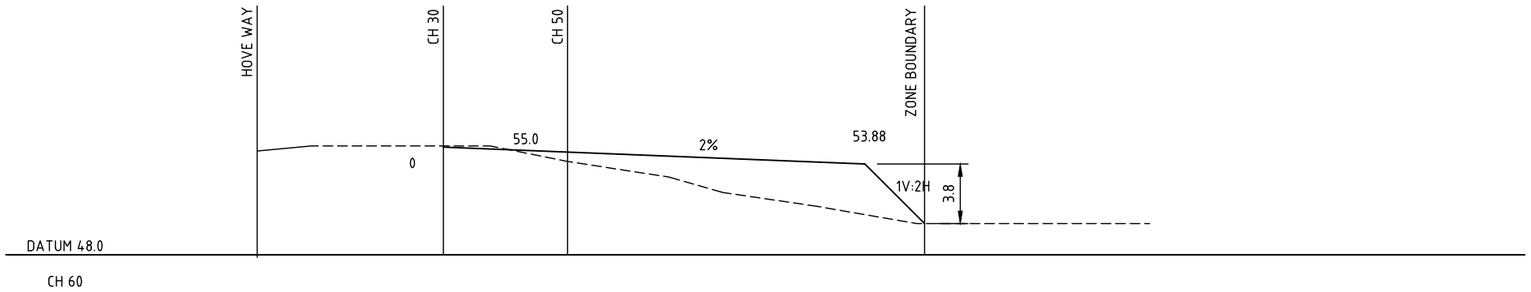

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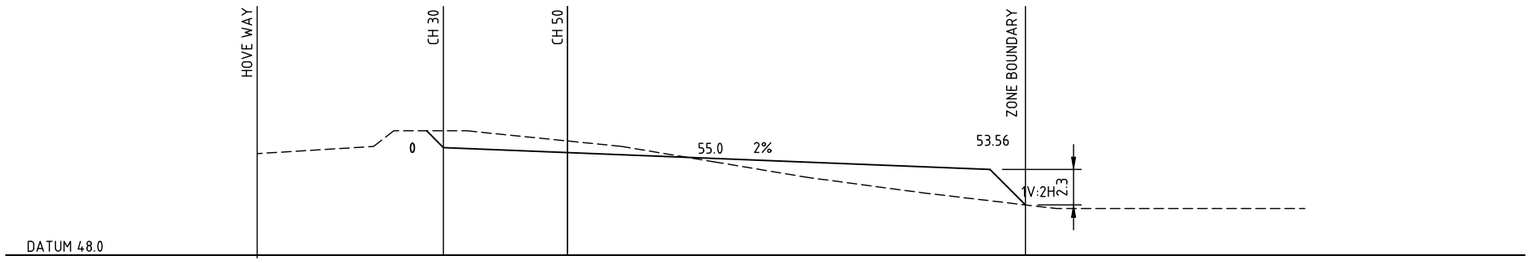

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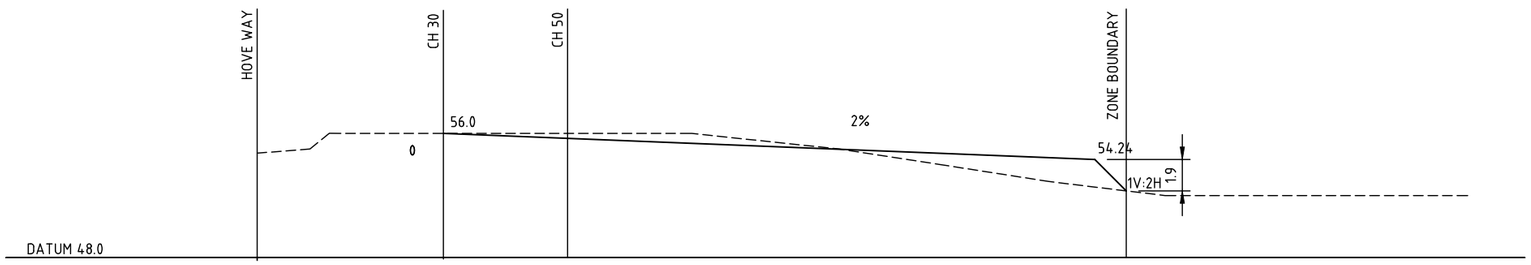

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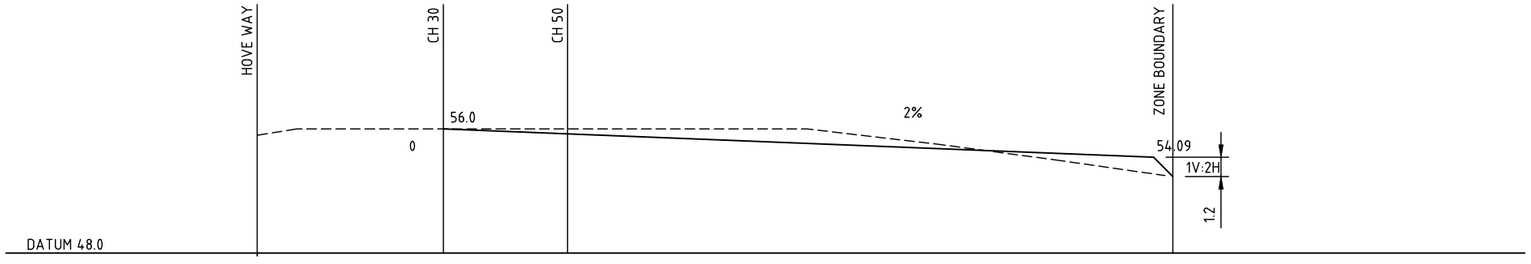

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CROSS SECTIONS

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Client: DOURIAS HOLDINGS

Project: 12,15,16&17 DYLAN STREET, BRIGHTON - FILLING

Title: SECTIONS

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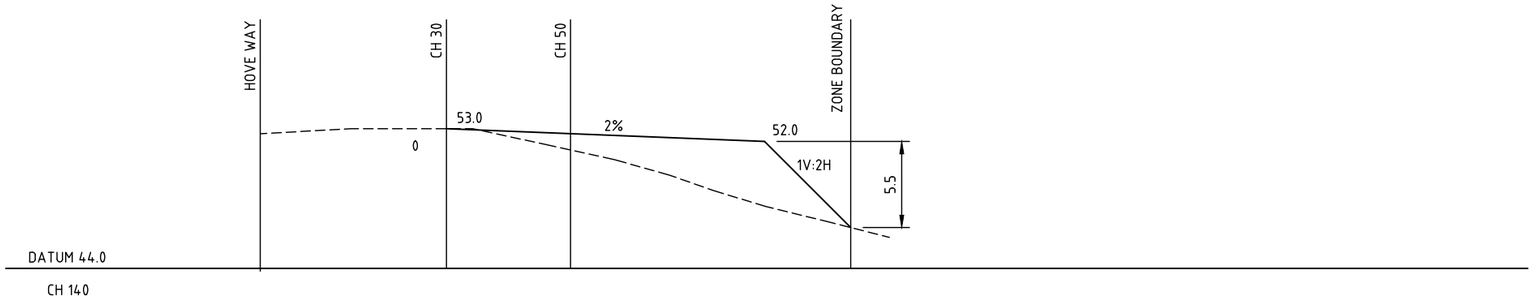

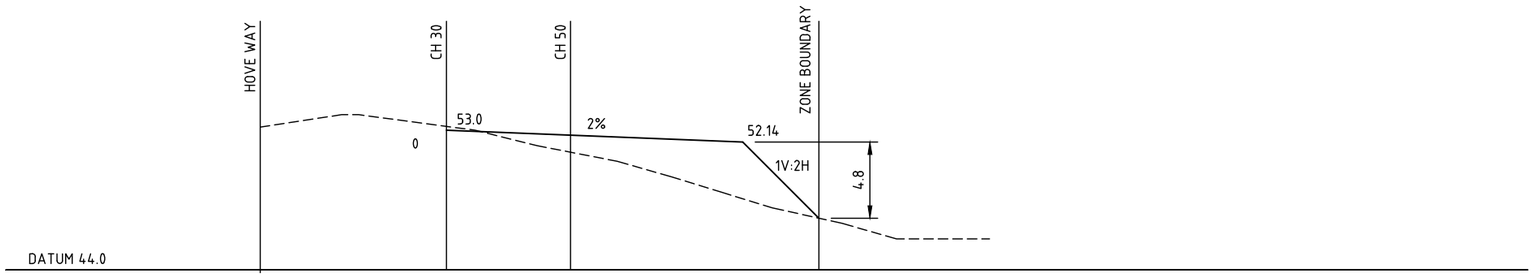

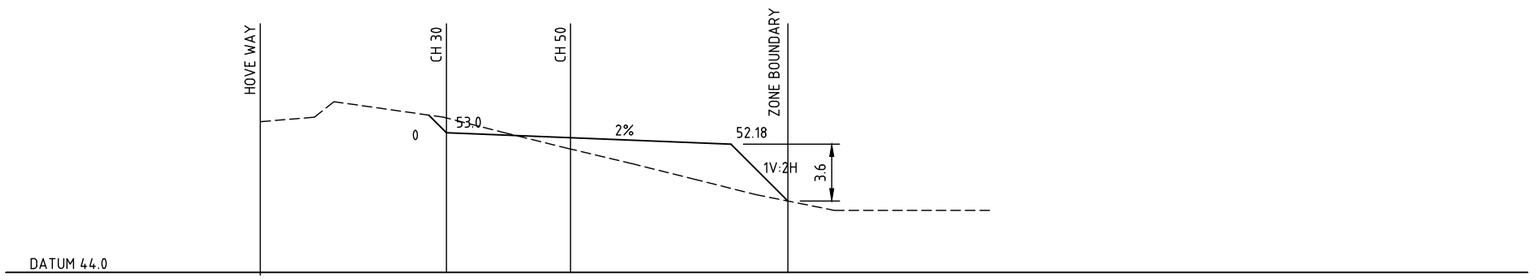

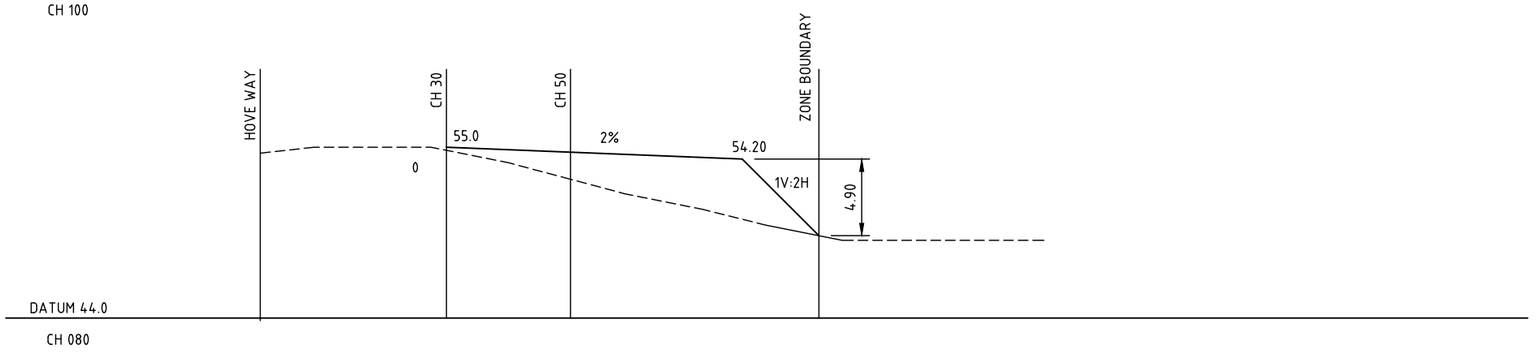

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Client: DOURIAS HOLDINGS
Project: 12,15,16&17 DYLAN STREET, BRIGHTON - FILLING
Title: SECTIONS

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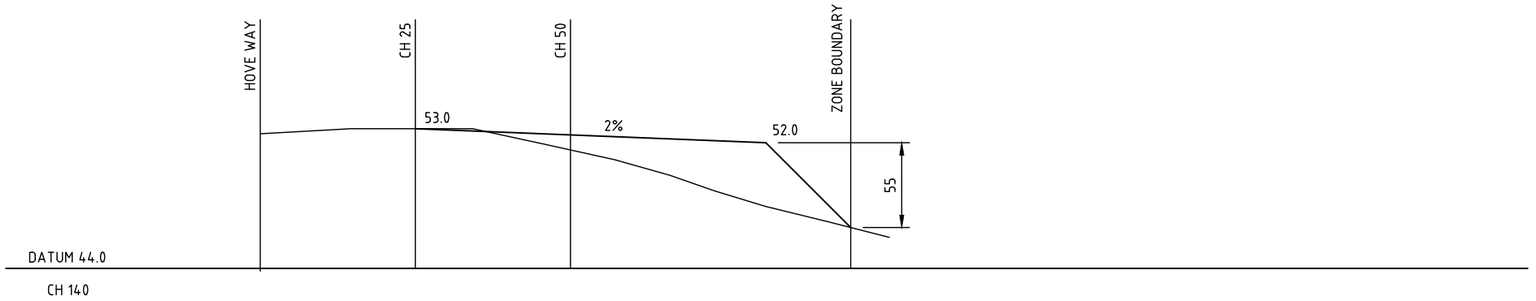

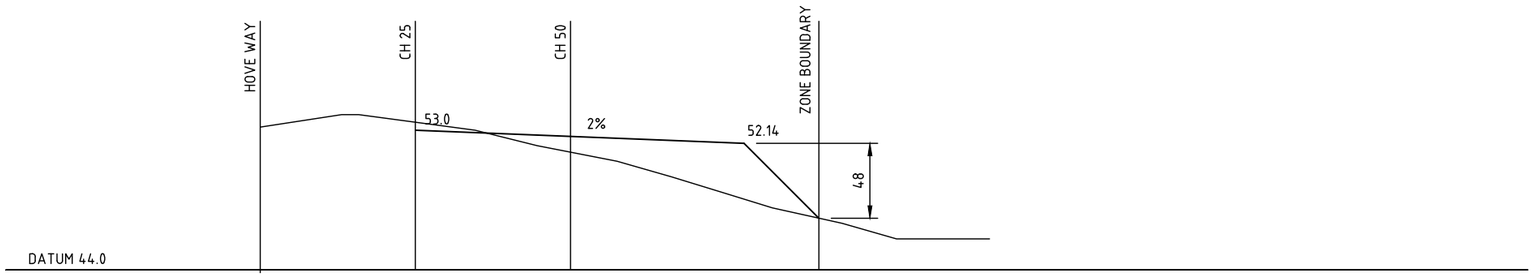

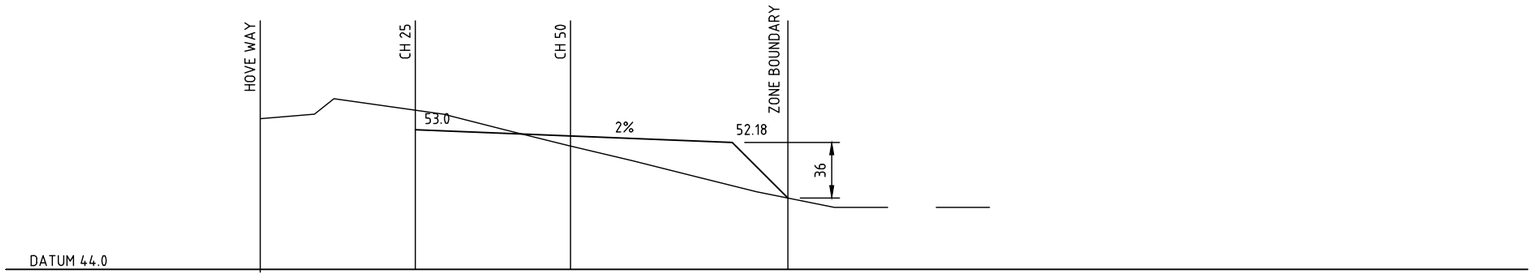

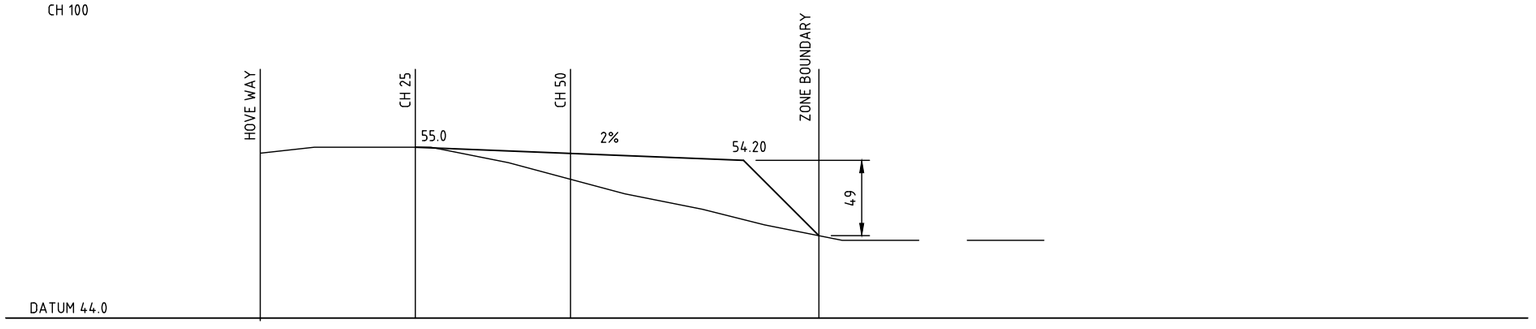

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Project: 12,15,16&17 DYLAN STREET, BRIGHTON - FILLING
Title: SECTIONS

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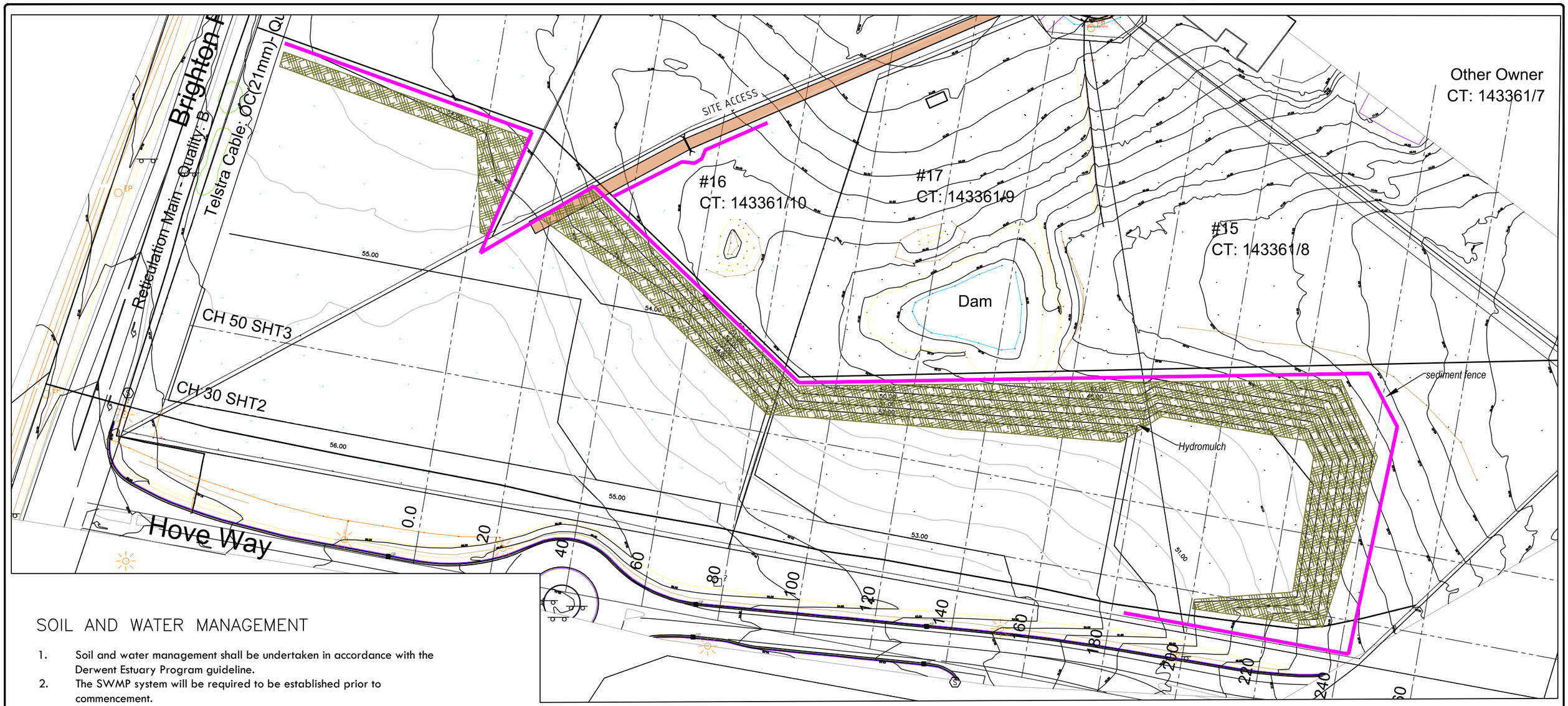
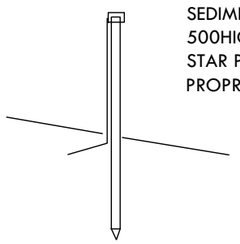


SOIL AND WATER MANAGEMENT

1. Soil and water management shall be undertaken in accordance with the Derwent Estuary Program guideline.
2. The SWMP system will be required to be established prior to commencement.
3. The SWMP shall be maintained including cleaning out sediment.
4. The effectiveness of the SWMP shall be monitored and adjusted if required.
5. Discharge water quality shall be monitored.
6. The system shall be inspected after each storm event to monitor effectiveness and identify areas needing reinstatement.
7. The SWMP shall be removed once all surfaces are stabilized.
8. Natural drainage from above the site shall where practical be diverted around the site in a stabilized drain.
9. Open drains are to be graded where possible at 1% to 5% grade.
10. Steeper drains should be stabilized with rock or check dams.
11. Where practical site runoff shall be diverted from discharge to watercourses by disposal by reuse, irrigation, dust control or soakage.
12. The area of soil exposed to rain and surface flow shall be minimized by stabilizing with gravel, installing drainage systems.
13. The duration of exposure should be minimized by re-topsoiling, seeding as soon as practical.
14. Steeper areas of exposed soils shall be protected by : minimizing length of slope, diverting water, stabilizing with mulch, topsoil or grass as soon as practical.
15. Sediment fences shall be used across concentrated flowpaths or sheet flow paths where sediment may be mobilized.Appropriately sized sediment basins shall be used at discharge points. These will enable runoff to be stored for reuse and also enable monitoring of sediment captured and quality of discharge water.



SEDIMENT FENCE PER FACT SHEET 14 DERWENT ESTUARY PROGRAM
500HIGH EMBEDDED 200
STAR PICKET WITH SAFETY CAP 2m APART
PROPRIETARY SILT FENCE WITH 2.5Ø TENSIONING WIRE

LEGEND

- SEDIMENT FENCE
- SEDIMENT FENCE OVER FLOW PATH
- RIP RAP PROTECTION
- HYDROSEEDED BATTER
- STORMWATER DIVERSION

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Client: TONY DORIAS JR
Project: 12,15,16&17 DYLAN STREET, BRIGHTON - FILLING
Title: SOIL AND WATER MANAGEMENT PLAN

Scale	Designed By:	Date		Drawing No.	Rev
1:500	H.POORTENAAR	SEPT24	A1	24436-08	B

WEED HYGIENE AND CONTROL PLAN

12, 15,16 &17 DYLAN STREET, BRIGHTON

PREPARED FOR:	Tony Dourias
PREPARED BY:	Ben Poortenaar Ecologist for Poortenaar Consulting Pty Ltd 77 Banksia Road, Mountain River, TAS 7109 M 0448 440 346 E Hein@poortenaarconsulting.com.au
REPORT DATE:	October 2024
LIMITATIONS:	Due to site conditions such as seasonal influences on species detectability (i.e., non-survey periods for some species) there may be some weed species present on the site that were not identified.

1. PURPOSE OF THIS WEED HYGIENCE AND CONTROL PLAN

This report constitutes the Weed Hygiene and Control Plan (WHCP) for the development at 12, 15,16 &17 Dylan Street, Brighton. The WHCP was prepared in support of the filling plan.

2. SITE DETAILS

Landowner	Dourias Group Holdings
Property address	12, 15,16 &17 Dylan Street, Brighton
Site area	2.68 (Light Industrial area)
Planning Scheme	Tasmanian Planning Scheme (TPS) – Brighton
Zoning	Light Industrial
TPS Planning scheme overlays	Bushfire Prone Areas, priority vegetation in lot 15.

Natural values on the site	• Verified records of:
	  ○ threatened flora[1]: Records of *Calocephalus citreus* in adjacent lots.
	  ○ threatened fauna[1]: none
	  ○ threatened vegetation communities[2]: none
	• Tasveg 4.0 communities: (FUR) Urban areas

Declared weeds, Weeds of National Significance and other local priority weeds within 500m of the site	None within the site. Records within 500m: slender thistle (*Carduus pycnocephalus*), white horehound (*Marrubium vulgare*), hoary cress (*Lepidium draba*), gorse (*Ulex europaeus*), African boxthorn (*Lycium ferocissimum*), blackberry (*Rubus fruticosus*), fennel (*Foeniculum vulgare*).
Biosecurity risks within 500m of the site	None on record.

Source: the LIST

[1] As listed under the Tasmanian *Threatened Species Protection Act 1995* (TSP) and/or *Environment Protection & Biodiversity Conservation Act 1999)* (EPBC).

[2] As listed under the Threatened Native Vegetation Communities 2014 (TNVC 2014) dataset

3. PROPOSED DEVELOPMENT

Council planning permit	Nil yet
Proposed development	Filling
Site layout	Refer to Drawing 24436-01
Proposed commencement and completion dates	Start As soon as possible, complete in March 2025
Proposed works	Fill to provide a level platform to enable the property to be developed.
Area cleared	Area already clear (historically farmland).
Earthworks	45000m3 of local fill
Soil imported/exported	Soil from the Brighton area.
Material imported	Rock, subsoil, trace amounts of topsoil.

4. SITE ASSESSMENT

Weeds observed

The site survey was undertaken by Poortenaar Consulting in October 2024. No evidence of pathogens were found. Roughly 50 bushes of hawthorn (*Crataegus monogyna*) and sweet briar (*Rosa rubiginosa*) were present. Neither species are declared weeds or Weeds of National Significance, but they are considered environmental weeds, and sweet briar is recognized as a priority weed by the Brighton Council.

5. WEED HYGIENE

Weeds risk

The site currently has two weed species. The risk is these will spread around or off the site. Additionally, weed seed could be imported on machinery or materials. It is therefore important to ensure the current weeds are controlled/eradicated, and that no weed seed is imported from offsite.

Weeds hygiene

Current weeds will be eradicated and burnt on site. Due to the nature of the fruit the risk of seed transport off site is low.

To prevent import of seeds machinery will be cleaned before coming to site. No mulch or plant materials will be imported. The only materials to be imported will be fill from surrounding areas.

Monitoring

In the year following construction the construction footprint will be closely monitored and any weeds emerging dealt with appropriately.

Hygiene measures

Table 4 Weed hygiene actions.

Action #	Action	Timing	Responsibility
1	**Weed eradication** • Current weeds will be hand pulled or cut and painted. Material will be burnt on site.	Before earthworks.	Contractors (site manager/supervisors)
2	**Weed Hygiene Plan** • The contractors doing the earthworks must work within the following hygiene plan: ○ Cleandown protocols when travelling between clean and contaminated areas within the development footprint. ○ Cleandown protocols for vehicles and machinery entering or leaving the site. ○ Location and management of cleandown areas and facilities, including management of effluent. ○ Logbooks detailing adherence to hygiene protocols. ○ Material hygiene (soils, gravel, plant material etc.) – ensuring that materials potentially contaminated with weed propagules (seed, propagative vegetative material), pathogens or other pests are not imported into or exported from the site. A suggested WHP template is provided in Appendix D. A summary of weed hygiene practices is provided in Appendix E.	During works for each stage of the project.	Contractors (site manager/supervisors and drivers/operators) Landowner
3	**Movement of fill material** Topsoil • Trace amount imported, and none exported. • Turf will be stripped and used for landscaping within the site. • All topsoil should be treated as contaminated with weed seed and will require monitoring for ongoing weed regeneration. Rocks and subsoil • After turf and topsoil are stripped, earthworks to fill will be undertaken. • Care will be taken to keep topsoil and subsoil separate so subsoil is not contaminated with weed seed. • No subsoil or rocks will leave site.	As part of earthworks	Contractors (site manager/supervisors)
6	**Auditing of weed hygiene** • Works will be monitored by environmental consultant (Poortenaar Consulting).	As part of earthworks	Environmental consultant

7	**<u>Ongoing monitoring after completion</u>** • Site will be monitored by environmental consultant (Poortenaar Consulting) for 5 years.	After completion	Environmental consultant
TOTAL			

APPENDIX B –WEED SPECIES PROFILES AND GROWTH CALENDAR

This weed growth calendar provides information on the best time to monitor for weed growth and the optimum time for herbicide control. N.B. Herbicide control is not necessarily limited to these times, it can depend on the type of herbicide being used (refer to species specific information on timing of herbicide control <http://dpipwe.tas.gov.au/invasive-species/weeds>)

dark grey = most common time for growth stage
light grey = extended growth period under suitable conditions

				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
HAWTHORN *Crataegus monogyna*	A deciduous, thorny shrub to 10m. Leaves small and lobed. Flowers in dense clusters, pink/white. Red berries with yellow flesh and 1 hard seed in summer.														
			FLOWERING												
			SEEDING												
			HERBICIDE CONTROL (optimal)												
			COMMENTS: The seeds have a hard, water-resistant coating which allows them to remain dormant in the soil for up to 30 years												
SWEET BRIAR *Rosa rubiginosa*	Erect or scrambling deciduous shrub up to 3m. Thorny stems with prickly and fragrant leaves. Flowers 3cm wide, pink, with 5 petals, flowering in winter/spring. Numerous seeds in a red rosehip.														
			FLOWERING												
			SEEDING												
			HERBICIDE CONTROL (optimal)												
			COMMENTS: A mature bush can produce millions of seeds each year. Seeds can persist in the soil seedbank for 4 years or more. Plants can live to 40 years.												

APPENDIX C - GENERAL ADVICE FOR WEED CONTROL

GENERAL ADVICE

- Try to co-ordinate weed management activities with neighboring landholders where weed problems cross property boundaries.
- Get in early - for new infestations, eradicate before the plants reach the flowering stage: once plants begin seeding, control becomes more difficult and expensive.
- Don't rely on one attempt at removal - follow-up is essential.
- For species specific information on weeds and weed management, refer to https://nre.tas.gov.au/invasive-species/weeds

CHEMICAL CONTROL METHODS

- Herbicides can only be used if the product is registered for that purpose under relevant legislation. When using chemicals, seek professional advice and always read and follow the label instructions including wearing all the required personal protective clothing. Further advice on herbicides and control is available through the Tasmanian Department of Natural Resources and Environment website.
- Some chemicals should only be applied by a qualified person under the Work Place Health and Safety Act 1995.
- Carefully consult the product label for specific directions regarding the use of wetting agents or adjuvants.
- Many herbicides can cause damage to waterways and wetlands. Check the herbicide label directions carefully before use near waterways and wetlands. For more information see https://nre.tas.gov.au/Documents/herbicide_guidelinesFINAL2012.pdf
- When using a follicular spray, treat only on wind still warm days.
- Treat with herbicide during the active growth phase.
- Herbicides should not be applied to stressed plants. Any conditions which stress a plant and decrease its growth, such as drought periods or times of severe low or high temperatures, can decrease the effectiveness of herbicide action.

PHYSICAL CONTROL METHODS

- Keep soil disturbance to a minimum to reduce the risk of stimulating germination and establishment of other weeds. Press disturbed soil back in place by foot when pulling seedlings
- Hand pulling is easier when the ground is moist, remove as much of the root system as possible many weeds will re-sprout from a small bit of root.
- Follow-up monitoring and control is essential.

DISPOSAL OF WEEDS SAFELY

- The majority of weeds treated by foliage spraying will remain in-situ.
- Declared weeds that are removed by physical methods and are carrying viable seeds, should be stockpiled close to the infestation, and burnt (subject to approval by TFS). Alternatively, weed debris should be double bagged and removed from the site to an approved waste disposal facility. The latter will require a permit from the Department of Natural Resources and Environment prior to transport of any declared weed material. A permit generally stipulated measures to minimise the opportunity for weed seed or debri to spread during transport and correct disposal procedures. This may include ensuring weed material is well covered and tied down during transport and ensuring weed material is not mixed with general rubbish or added to green waste piles.

APPENDIX D – WEED HYGIENE PLAN TEMPLATE

Date	
Weed Hygiene Plan # and version	
DA number (if applicable)	
Address of site	
Stage of works	
Estimated dates for duration of works	
Site Manager	Name: Email: Mobile:
Responsible person for weed hygiene measures	Name: Email: Mobile:
Weed Management Plan (WMP) reference that applies to the site (if applicable)	
List of Declared weeds present of the site; degree of infestation (low, medium, high); and seasonal conditions and seed load of these weed species.	
Does the WMP stipulate any restrictions regarding the movement of soil, gravel, sand and rock material (summarize here if applicable)	
Source of fill coming onto the property (if relevant and attach supporting documentation of weed free declaration)	
Provide a map indicating the following: • entry and exit points • administration area • clean down areas • quarantine/exclusion zones • Control points/areas • traffic routes • designated parking areas • material storage areas for soil, sand and gravel • silt trap location for top soil piles • Location of signage notifying clean-down requirements for site (on entry/exit)	
Description of weed hygiene protocols to be undertaken for duration of works on site to ensure weeds not spread around or from property	e.g.: • Cleandown protocols for vehicle, machinery and equipment movement between clean and contaminated areas within the site and also entering or leaving the site. • disposing of waste at washdown sites • Vehicle and machinery inspection procedures.

	• Logbook to document sources and movement of material on or off site (soils, gravel etc.). Logbooks to document vehicle and machinery cleandown activities. • Other issues specific to project.
List of equipment that will be available on site at all times to: • **enable clean-down measures to be undertaken** • **to undertake inspections**	
List of ways weed hygiene measures will be communicated to relevant on-site staff and contractors.	e.g.: • training • site induction • toolbox training.
What documents will be provided to operation staff?	e.g.: • summary of hygiene protocols • check lists • maps • list of available cleandown resources and locations • list of cleandown procedures • signage (WEED SEED RISK AREA – prior to undertaking work in this area report to the site office for procedures).
Inspection, monitoring, auditing to be undertaken (scope, interval and responsibility)	e.g.: • Daily inspection of vehicles within each zone • random inspection of log books and washdown registers
Corrective action	e.g. equipment/vehicles failing inspections will be subject to be rewashed prior to certification
List of records to be maintained and person responsible	e.g.: • washdown logs for vehicles/plant/equipment • record of inspections/monitoring undertaken • induction and training records • incoming and outgoing soil, gravel and sand delivery details (source and delivery locations; type of material; known contaminants). • incident reports and corrective action • noncompliance reports.
Identify the review period for this Weed Hygiene Plan	As a minimum, the plan should be reviewed prior to initiated each subdivision stage.

For further information, refer to Section 4 of Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania.

APPENDIX E – WEED HYGIENE PRACTICES

Responsibility	• Managers/Supervisors are responsible for the implementation of this protocol • Drivers/Operators are responsible for ensuring their vehicles and machinery (unless exempt) has a valid weed hygiene inspection report
Inspecting your equipment	Ensure all inspections are: • Documented in a vehicle or machinery logbook to demonstrate compliance with weed hygiene policies and protocols • Undertaken in a safe location as per your organisations occupational health and safety guidelines.
Tools for inspecting equipment	Where regular vehicle and machinery inspections are required, it is useful to keep a set of tools to assist you with the task. Weed seeds, plant material and soil can become lodged in areas that are hard to see and difficult to access. The following tools may help you: • Mirrors • Tools to remove covers or guards (eg sockets, spanners) • Torch • Probe or rod • Wire • Safety glasses • Gloves • Tray and bags for contaminated material • Books or identification guides • Checklist for critical inspection points • Camera
When to inspect	Inspecting machinery, vehicles or equipment must be undertaken: • Before leaving the depot • Before entering the site • At designated clean down or check points when moving across the site • Before leaving the site.
Checklists for inspecting your equipment	Refer below to: • Table C1 for weed hygiene key inspection points for vehicle and machinery cleaning. • Example vehicle/machinery weed hygiene inspection report. • Vehicle/machinery specific information in Section 4 of Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania.
When to clean	Cleaning machinery, vehicles and equipment must be undertaken: • After working in a weed infested area • Before machinery, vehicles or equipment move between infested and clean areas on-site (including roadsides when slashing) • Operating along riverbanks, roadsides, controlled access tracks or remote areas • Transporting weeds or soil known to be infected with weed seeds or plant pathogen • If the machinery is contaminated with weed seed or plant material • Before leaving the site.
Considerations in selecting a cleaning site	Cleaning areas must be fit for purpose and be: • Included on the site plan • Close to the exit/entry points • Mud free, to ensure machinery, vehicles and equipment is not recontaminated • At least 30m from a waterway or drainage line • Clear of sensitive vegetation or wildlife habitat • On level ground to reduce run-off (if there is extensive run-off the area may need to be bunded and a sump constructed to safely dispose of the effluent)

	• Adequate space for vehicle manoeuvring • Clear of potential hazards e.g. power lines • Free from fuel, oils or grease.
Methods for cleaning	Depending on the conditions a combination of the following methods may be required: • Hand removal of plant seed or material • Washing with a high-pressure hose – particularly for when work is undertaken in wet or damp conditions (more suitable to depot washdowns) • Air blasting – suitable in dry conditions • Vacuuming – removing plant materials from machinery and vehicle interiors. For more detailed information on cleaning equipment and disinfectant guide, refer to Section 4 of Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania.
Disposing of waste at wash down sites	If weed material cannot be safely disposed of on-site (eg. deep burial) then alternative means of disposal should be identified. This may involve arranging for incineration, deep burial or composting at a refuse centre. Where this material requires transportation from one site to another a permit may be required.
Logbooks	Following inspection and clean down, all records should be entered into a vehicle or machinery logbook. The logbook should include: • Driver details • Date and time • Site details and uses • Record of inspection and clean down activities for the vehicle or machine.

Sources:

Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania.

Best practice serrated tussock weed hygiene guide, Victorian Serrated Tussock Working Party 2020

Appendix E - Table E1 Weed Hygiene - key inspection points for vehicle and machinery cleaning

Cabin	Underside & other parts	Track area	Wheels & Steering	Blades & Buckets	Lights & accessories	Arms/Booms	Engine	Attachments
Carpets	Guards & belly plates	Shoe	Treads	Front & back of cutting edge	Lights	Pivot points	Chain cases	Tyres & rippers
Mats	Chassis rails & brackets	Links	Outside and inside rims	Teeth	Toolbox	Hydraulic rods	Plates	Support frame
Foot wells	Recesses	Sprockets	Wheel arches	Pivot points & trunnions			Radiator fins & grille	Hydraulic hoses
Pedals	Swing drive area	Idler wheels	Mud flaps	Turning circle			In between the cooling cores	
Controls	Around counter weight	Track adjuster guards	Brackets & brake	Hydraulic rods			Engine Mounts	
Seats	Around fuel tank	Lubrication points	Steering components	Inside and back of the bucket			Recesses in the engine manifold	
Air conditioner filter	Axle housing	Inside the track area		Hydraulic hoses			Floor of the engine	
External surrounds	Ledges gaps or crevices in the body including damaged areas where dirt may lodge			Area where the cutting edge is fixed			Air filter	
				Cutting edge			Battery box	
				Wear plates				
				Pivot points				

Appendix E – Example vehicle/machinery weed hygiene inspection report

Date:		Type:	
Time:		Make/Model	
Inspecting personnel:		Registration:	
Inspection location:		Origin:	
Owner:		Destination:	
Notes:			

ITEM	Pass	Fail	N/A		Remedial action taken (e.g. wet wash, dry wash, vacuum)	Pass	Fail	N/A
Cabin								
Underside								
Track area								
Wheels & Steering								
Blades & buckets								
Lights & accessories								
Arms/booms								
Engine								
Attachments								
Other (specify)								
Other (specify)								
Other (specify)								

The vehicle including attachments was inspected and found to be clean and free of weeds ❑

INSPECTORS NAME	INSPECTORS SIGNATURE

A copy of this report must be kept within the vehicle. The report must be available to view upon request.

This inspection report has been completed on the machine/vehicle defined above to confirm that the item has been methodically cleaned in order to reduce the possibility of the transfer of weed seeds. Whilst all care has been taken in the inspection, the inspector nor the employees accept any responsibility or liability for any weed contamination which may occur as a result from any inaccuracy or omission resulting from this inspection.

APPENDIX F – GENERIC WEED AUDIT FORM

Audit ID	
WMP Reference	
Previous audit references	
Audit location	
Auditors name/organisation	
Land owner	
Client	
Contractor	
Date of this audit	
Date of last audit (if relevant)	
Audit Scope	
Audit Objectives	
Audit methodology	
Phase of works	
Date works commenced at this site	
Expected completion date	
Weather, ground conditions	
Limitations	

Item	Audit Criteria	Comments/Assessment	Further requirements	Timing	Responsibility	Estimated Cost
1	WMP Action #1					
2	WMP Action #2					
3	WMP Action #3					
13	New or modified WMP action required					
14	Have actions identified in previous audit(s) been undertaken					

Summary of observations and findings

Auditor: Signature:

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

10 December 2024

12,15,16&17 Dylan Street, Brighton - Filling

PREPARED FOR DOURIAS GROUP HOLDINGS

REPORT PREPARED FOR:

Dourias Group Holdings.

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Version Control				**Client endorsement**	
Rev No.	Author	Status	Date	Name/Signature	Date
0	H. Poortenaar	For DA	10/12/24		

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

12,15,16&17 DYLAN STREET, BRIGHTON - FILLING

INTRODUCTION

Poortenaar Consulting has been engaged by Dourias Group Holdings to prepare a design and development application for filling his properties at 12,15,16 & 17 Dylan Street, Brighton. This CEMP has been prepared in support of the development application which is to be lodged with Brighton Council for assessment.

LIMITATIONS AND DISCLAIMER

The recommendations contained within this plan are based on the known issues. It is the responsibility of the contractor to maintain the plan and amend it as required.

The effectiveness of the management measures and recommendations provided in this report are dependent on their effective implementation and maintenance for the duration of the construction period or until such time as the site conditions are substantially stabilized.

STANDARD

This Construction Environment Management Plan is prepared in accordance with DSG General Specification G10 - Construction Environment Management Plan.

PROJECT DESCRIPTION

An area along Hove Way is zoned Light Industrial as part of the Brighton Highway Service precinct. It is proposed to import and compact fill to form level platforms to enable development

Project Timeframes

Works have started as Taswater have been stockpiling fill on the site. the duration of the filling is not known as it will depend on the availability of fill but it is anticipated it will take a couple of years.

Phase 1 by Taswater is for 10,000m3 of fill. It is expected to be complete in February 2025.

Construction Methodology & Materials

Works include:

- Temporary access road,
- Soil and water mnanagement
- Carting fill to the site
- Preparing the surface by stripping any topsoil and benching

- Mixing, spreading in 400mm layers,
- Compaction
- Grading surface and trimming batters
- Temporary stabilization with topsoil and hydro mulch

The construction methodologies and materials are typical for municipal works in Tasmania. The works will be undertaken generally in accordance with DSG, municipal and water industry standards. The works will be undertaken by experienced Tasmanian contractors that are familiar with the standards, legislation and their obligations in respect to safety and the environment.

Operating Hours

Onsite working hours will be subject to any development application (DA) or Council conditions but will generally be undertaken as follows: Monday to Friday between 7am and 6pm.

SITE DETAILS

Landowner	Dourias Group Holdings
Site location map	 Figure 1. Site location. Site boundary - red.

Aerial view of the site	 Figure 2. Aerial view of the site .
Property address	12, 15, 16 &17 Dylan Street, Brighton, TAS 7030
PID	2599096, 2599088, 2599061
Title Reference	143361/8,9,10,12
Site area	2.68 (Light Industrial area)
Planning Scheme	Tasmanian Planning Scheme (TPS) – Brighton
TPS Zoning	Light Industrial
TPS Code overlay	Bushfire No watercourse protection area over watercourse
Existing services	Irrigation main along southern boundary Domestic water supply off Dylan Street
Access	Existing driveways off Dylan Street
Existing elevation	40-56m AHD
Catchment details	Jordan River

Surrounding Area and Stakeholders

Rural residential to North. Roads around other sides.

RESPONSIBILITY

Implementation

This Construction Environment Management Plan will be the overarching document for the site.

During the duration of the project there will be a number of different contractors.

The contractor will have a designated person responsible for environment (often safety and environment). This person will report to the Superintendent for the project at the regular contract meeting.

Monitoring and auditing

The Superintendent will monitor Environmental controls and incidents on an ongoing basis. This will include a number of hold points:

- Environment Controls in place prior to commencement of any new phase of construction.
- Environmental controls at practical completion
- Environmental controls at end of maintenance period.

The Superintendent will audit the contractors environmental documentation on a quarterly basis or as required.

The superintendent may issue Non-conformance notices (NCR) (minor or major) under the contract. The contractor will be required to respond to the NCR with incident report that will include corrective actions and 'Root causes' to enable learnings from incidents.

OTHER RELATED APPROVALS AND CONTROLS

Council Permits

Works will be required to be conducted in accordance with the planning permit issued and the DA documentation.

Emergency management

The contractor shall have an emergency response procedure covering all plausible emergencies.

OH&S management

The contractor shall have an OH&S policy and Standard Operating Procedures (SOPs) and site-specific hazard assessments prepared.

ENVIRONMENTAL MANAGEMENT

The Environmental Protection Guidelines (EPGs) below, list the specific environmental management measures that must be implemented in order to mitigate against potential adverse impacts upon the environment.

Table 1. EPG 1: General

Item	Issue	Management measures	Check	Compliance Notes
1	Vehicle areas	Vehicles and equipment must stay within the designated work area and access roads.		
2	Works footprint/exclusion zones	No disturbance is permitted outside the designated work areas.		
3	Pets and guns	Pets and guns are prohibited from the site.		
4	Inductions	All new staff, contractors and visitors to the site must be given a site induction including but not limited to: • Safety • Site familiarization • Works area and exclusion zones • Environmental considerations • This CEMP		
5	Toolbox meetings	Minimum weekly toolbox meetings will be held to maintain worker knowledge about current and upcoming construction activities, and changes to circumstances and any new or emerging environmental risks arising from ongoing or planned construction activities		
6	Construction drawings	Site specific environmental controls from this CEMP will be marked on construction drawings.		

Table 2. EPG 2: Clearing

The site is pasture. Clearing is limited to weeds, rubbish piles and fencing.

Item	Issue	Management measures	Check	Compliance Notes
1	Vegetation to be cleared and retained	Only vegetation within the designated construction zones may be cleared.		
2	Construction and exclusion zones	Construction zone boundaries must be shown on construction drawings and delineated on the ground.		
3	Previously undetected discoveries	If potential threatened fauna, flora or heritage is discovered then it shall be marked off with an exclusion zone and referred to the Superintendent for investigation by a specialist.		
4	Clearance minimization	Vegetation clearance must be minimized as much at practical.		
5	Retained vegetation	Retained vegetation is to be protected by an exclusion zone to prevent disturbance or compacting of drip zone. *N.B. Refer to permit condition #4 regarding retaining standing oak trees*		
6	Vegetation stockpiling	Cleared vegetation should be stockpiled clear of other vegetation to be retained and should be reused as mulch where possible.		

Table 3. EPG 3: Topsoil management

Item	Issue	Management measures	Check	Compliance Notes
1	Topsoil salvaging	All topsoil shall be carefully stripped, handled and stockpiled to maximize reuse.		
2	Saturated soils	Avoid stripping or handling topsoil in wet conditions.		
3	Stockpiling	Topsoil shall be graded so that contaminated topsoil is treated separately from clean topsoil.		
		Topsoil shall be stockpiled separately from other materials and vegetation.		
		Locate piles of topsoil away from neighboring residential properties to prevent dust nuisance.		
		Stockpiles shall be clear of flowpaths and be surrounded by sediment fence where necessary.		
4	Maintain soil structure	Handling should be minimized. Soils shall be lightly compacted only		
5	Soil Stability	Topsoils shall be placed and seeded in early autumn or early spring and irrigated if required in order to rapidly establish grass and prevent wind or water erosion		
6	Topsoil movement	No topsoil will enter or leave the site.		

Table 4. EPG 4: Waste management

Item	Issue	Management measures	Check	Compliance Notes
Solid Inert Wastes				
1	Builders waste	Builders waste and the like shall be stockpiled and removed to a suitable waste facility.		
2	Salvageable waste	Reusable and recyclable waste must be stockpiled separately and transported to a suitable site for salvage.		
3	General Refuse	General refuse will be stored on site in bins and removed periodically to a municipal waste transfer station.		
		Cover bins or use front lift bins to reduce litter escaping		
Liquid Inert Wastes – surface water drainage and ground water				
4	Drainage	Runoff will be managed in accordance with the SWMP to minimize ponding, mud and erosion.		
Hazardous wastes				
5	Legislative obligations	Hazardous waste shall be managed in accordance with relevant regulatory requirements and standards.		
6	Sewage	Portable toilets will be used. Waste will be removed by an authorized sewage waste transporter.		
7	Chemicals	All waste chemicals shall be stored appropriately and collected for safe transport off site to an authorized facility for disposal/treatment.		
8	Hydrocarbons	Hydrocarbon waste shall be collected for safe transport off site to an authorized facility for disposal/treatment.		
9	Spill trays and bunding	Hazardous waste storage areas must be suitably designed to adequately contain any spills within an impervious tray or bund.		

10	Contaminated soils	In the event of a spill, any hydrocarbon contaminated soils shall be immediately removed off site to an authorized facility for disposal/treatment. The EPA must be notified within 24 hours of a spill that causes environmental nuisance or harm.		
		Contaminated soils must be managed according to their location, their concentration of contaminants, their tendency to leach and extent of area affected. Appropriate disposal options must be determined in consultation with the relevant environmental protection authorities.		

Table 5. EPG 5: Reinstatement and Rehabilitation

Item	Issue	Management measures	Check	Compliance Notes
1	Progressive reinstatement	Temporary disturbed areas or areas where construction is completed shall be reinstated as soon as practical.		
2	Re-profiling	Any flowpaths disturbed by construction shall be restored to the original or stable profile.		
3	Crowning over trenches	A low crown over backfilled trenches to compensate for settlement and prevent water following the trench line is recommended.		
4	Imported topsoil	NA		
5	Seedstock respreading	Stockpiled topsoil, turf and seedstock shall be respread as soon as practical to assist natural regeneration of existing grasses.		
6	Reseeding	Additional new seed shall be applied where natural regeneration is less successful.		
7		Seed shall be appropriate for the area and conditions.		
8	Fertilizer	Rehabilitated areas shall be fertilized with a suitable general purpose fertilizer.		

Table 6. EPG 6: Soil and Water Management

Item	Issue	Management measures	Check	Compliance Notes
Soil and water management				
1	Soil and water management	Soil and water management shall be undertaken in accordance with Tasmanian Subdivision Guidelines' Clause 16 – Erosion and Sediment Control during Construction		
2	Site specific plans	Not necessary.		
3	Pre-commencement holdpoint	The SWMP system will be required to be established prior to commencement.		
4	Maintenance	The SWMP shall be maintained including cleaning out sediment.		
5	Monitoring	The effectiveness of the SWMP shall be monitored and adjusted if required. Discharge water quality shall be monitored.		
6	Storm events	The system shall be inspected after each storm event to monitor effectiveness and identify areas needing reinstatement.		
7	Removal	The SWMP shall be removed once all surfaces are stabilized.		
Water Management				
8	Clean water diversion	NA		
9	Stabilize drains	Open drains are to be graded where possible at 1% to 5% grade. Steeper drains should be stabilized with rock or check dams.		
10	Minimize discharge	NA		
Erosion control				
11	Minimize exposed areas	The area of soil exposed to rain and surface flow shall be minimized by stabilizing with gravel, installing drainage systems.		
Sediment control				

12	Sediment fence	Sediment fences shall be used across concentrated flowpaths or sheet flow paths where sediment may be mobilized.		

Table 7. EPG 7: Heritage

Item	Issue	Management measures	Check	Compliance Notes
Unanticipated discovery during construction				
1	Discovery of Aboriginal Cultural Heritage material	If an Aboriginal relic is suspected during construction works then activities must cease in the vicinity.		
		A buffer zone of 10m x 10m should be established around the suspected heritage item with no unauthorized access.		
		Suspected heritage finds shall be reported to the Aboriginal Heritage office Tasmania.		
2	Skeletal Remains	If skeletal remains are discovered local police must be notified. Skeletal remains shall not be touched or disturbed. It is a potential crime scene and tampering with a crime scene is a criminal offence.		
		Any person who believes they have uncovered skeletal remains should notify all employees or contractors that are working in the area that all earth disturbance works must cease immediately.		
		A buffer zone of 50mx50m must be established around skeletal remains. No unauthorized access until the remains have been assessed.		
		Should the skeletal remains be determined to be of Aboriginal origin, the Coroner will contact an Aboriginal organization approved by the Attorney-General, as per the Coroners Act 1995.		
3	Discovery of European Heritage Material	All project excavation activity will be restricted to the confines of the Project Area to avoid any disturbance of unknown European Heritage sites.		
		If potential European Heritage objects are found during construction works, they shall be salvaged and managed according to advice from a suitably qualified archaeologist.		

Table 8. EPG 8: Dust and Air Emissions

Item	Issue	Management measures	Check	Compliance Notes
1	Dust control	Areas of exposed soil at risk of generating dust from wind or vehicles shall be treated with water application.		
2	Vehicle speeds	Vehicle speeds shall be restricted to 40km/hr on construction site roads.		
3	Vehicle and plant maintenance	Vehicles and plant shall be maintained and monitored to minimize emissions.		
4	Stockpiles	Stockpiles of soil at risk of generating dust from wind could be watered on windy days or covered. Locate piles of topsoil away from neighboring residential properties to prevent dust nuisance.		
5	Temporary halts	If activities on dry windy days are causing excessive dust that is unable to be controlled with water then that activity (truck movements) should cease.		

Table 9. EPG 9: Weeds, pests and diseases

The site has a large amount of boxthorn and briar rose.

Item	Issue	Management measures	Check	Compliance Notes
Weeds				
1	Imported topsoil or mulch	No imported topsoil or mulch is proposed. If any topsoil is imported then it shall be certified weed free.		
2	Imported materials	Imported quarry products, plants or other materials are to be sourced from a quarry or nursery currently certified as weed, *Phytophthora* and other known pathogen free.		
3	Machinery	All machinery transported to the site will be cleaned at the previous site and accompanied by weed hygiene documentation. Machinery should also be cleaned prior to leaving the site.		
4	Weed management	The site and regeneration areas are to be monitored for weeds and the weeds controlled by a weed specialist. **Refer to site specific Weed Management Plan for specific weed management control issues**		

Table 10. EPG 10: Bushfire Management

Item	Issue	Management measures	Check	Compliance Notes
Preparedness				
1	Bushfire Emergency Plan	The contractors Safe Work Procedures shall cover bushfire emergency and be communicated to all workers and visitors.		
2	Compliance with fire restrictions.	All fire restrictions, permitting procedures issued by TFS shall be monitored and adhered to.		
3	Total fire ban days	Construction activities that pose a fire risk shall be discontinued on total fire ban days. If there are any fires in the vicinity, then the site should be evacuated.		
4	Work scheduling	Construction activities that could generate sparks shall be scheduled to avoid high fire danger days.		
5	Hot work arrangements	Hot works should be undertaken on hardstand areas away from vegetation or fire resistant mats used.		
6	Fuel reduction and fuel management areas	The site surrounds should be maintained in a fuel reduced condition by mowing or removing fuel.		
7	Machinery maintenance	Machinery must be maintained and operated with the relevant standards to minimize fire risk.		
8	Machinery parking	Machinery and vehicles should be parked in designated areas which are in a fuel reduced condition.		
9	Access	Roads shall be maintained so that they do not obstruct access by fire fighting equipment.		
10	Security	The various sites and parked machinery shall be secure and monitored to reduce the risk of arson.		
Response				
11	Fire fighting equipment in vehicles	Vehicles and machinery should be equipped with fire extinguishers as a minimum.		

12	Training	The workforce and operators are to be briefed and trained on response, responsibilities, safety and prevention in the event of a bushfire.		
13	Fire fighting	Fire fighting by the workforce is only expected for basic fire suppression of small fires or to protect life. Fighting of large fires should be left to the TFS.		
14	Assembly point	Assembly shall be at parking area near canal bridge for briefing in the event of the fire		
15	Evacuation	Evacuation shall be south to the hotel.		
16	Communication	Any fire that is not able to be extinguished immediately is to be reported to the site fire warden who will report it to the TFS.		
		The fire warden will assemble staff and direct evacuation if required.		

Table 11. EPG 11: Hazardous materials

Item	Issue	Management measures	Check	Compliance Notes
Fuel and chemical storage				
1	Storage	The storage and handling of fuels, chemicals and explosives (if applicable) must comply with requirements of the National Code for the Storage and Handling of Workplace Dangerous Goods. (NOHSC) and H1 Storage and handling of Hazardous materials		
		Spill trays and bunds in fuel storage and refueling areas must be capable of containing 110% of the total volume of the contained hazardous good.		
2	Handling	Equipment maintenance and refueling must occur within an appropriately bunded area(s).		
		Where practical fuels and chemicals should not be stored or handled in the vicinity of natural or built waterways or ponds.		
		Appropriate fuel and chemical handling procedures must be adopted aiming to avoid spills onto land (eg use of spill mats) and workforce training undertaken.		
3	Spill response	Appropriate spill response kits including containment and recovery equipment must be carried on fuel tankers and stored on site in accordance with H2 Spill Kits.		
		Spill response procedure training must be provided to site workers.		

Table 12. EPG 12: Earthworks

Item	Issue	Management measures	Check	Compliance Notes
1	Standards	Earthworks are to be planned and undertaken efficiently in compliance with DSG standard R22		
2	Setout	Earthworks including stripping, excavation and fill areas are to be clearly setout to minimize unnecessary disturbance.		
3	Soil and water management	Undertake soil and water management in accordance with EPG6 to avoid erosion and sedimentation and contamination of water.		
4	Scheduling of earthworks to protect subgrade	Schedule earthworks for drier part of year and cover exposed subgrade with gravel pavement to protect it from water and rutting.		
5	Minimize double handling	Schedule construction so that suitable excavated materials that are able to be used as fill are able to be placed and compacted without stockpiling and double-handing.		
6	Excavation dewatering	Ensure appropriate dewatering equipment and discharge ponds are available to dewater excavations that may fill during wet weather.		

Table 13. EPG 13: Emergency management

Item	Issue	Management measures	Check	Compliance Notes
1	Contractors Emergency Plan	As part of their accreditation each Contractor will be required to show their Emergency Plan prepared in accordance with G10 Emergency Response Plan		
2	Dial 000	In the event that an emergency occurs and emergency authorities are required to attend first ring '000'.		
3	Safety	In an emergency event the construction team is to ensure their own safety first prior to providing any assistance		
4	Reporting	The Superintendent/site manager is to be notified as soon as practical of the incident.		
		The contractor will then report in detail on the nature, cause, response and outcomes of the incident.		

Table 14. EPG 14: Public Relations

Item	Issue	Management measures	Check	Compliance Notes
1	Prevent nuisance	The contractor should be considerate of adjacent residents and minimize noise, dust, odour, vibration etc. Privacy should be respected.		
2	Resident notification	Residents shall be notified prior to works commencing		
3	Hours of operation	Adherence to hours of operation		
4	Maintain access and services	Access and supply of services such as water, power, telecom are to be maintained to existing residents and stakeholders. Any interruptions are to be minimized and 24 hours notice provided.		
5	Safety	Where residents and users must pass through the construction site particular this shall be managed to ensure their safety.		
6	Dilapidation report	The contractor shall arrange a dilapidation report for adjacent infrastructure prior to construction.		
		Vibration from compaction and rockbreaking shall be monitored and minimized close to any existing dwellings		
7	Complaints	The contractor shall keep a register of any complaints and shall inform the Superintendent		
8	Courtesy and discretion	All staff and subcontractors shall be courteous to the public. All staff and subcontractors shall avoid providing any information to the public but shall direct any queries to the supervisor.		

SITE SPECIFIC CONTROLS

To be completed by construction management team. Attach relevant sketch plans showing management measures.

Table 14. Clearing/stripping

Applicable EPGs					
EPG1. General	✓	EPG5. Reinstatement and Rehabilitation	✓	EPG 9. Weeds, pests and diseases	✓
EPG2. Clearing	✓	EPG6 Soil and water management	✓	EPG 10. Bushfire management	✓
EPG3. Topsoil	✓	EPG7. Heritage	✓	EPG11. Hazardous materials	
EPG4. Waste management		EPG8. Dust and other air emissions	✓	EPG 12. Excavations	
EPG13 Emergency	✓	EPG14 Public relations	✓		

Site specific issues and controls						
ID	Issue	Potential impacts	Controls	Responsibility	Checked	Closed out

Table 15. Trenching/pipeworks

Applicable EPGs					
EPG1. General	✓	EPG5. Reinstatement and Rehabilitation	✓	EPG 9. Weeds, pests and diseases	
EPG2. Clearing		EPG6 Soil and water management	✓	EPG 10. Bushfire management	
EPG3. Topsoil		EPG7. Heritage		EPG11. Hazardous materials	
EPG4. Waste management	✓	EPG8. Dust and other air emissions		EPG 12. Excavations	✓
EPG13 Emergency	✓	EPG14 Public relations	✓		

Site specific issues and controls						
ID	Issue	Potential impacts	Controls	Responsibility	Checked	Closed out

Table 16. Earthworks/Pavement works

Applicable EPGs					
EPG1. General	✓	EPG5. Reinstatement and Rehabilitation	✓	EPG 9. Weeds, pests and diseases	✓
EPG2. Clearing		EPG6 Soil and water management	✓	EPG 10. Bushfire management	
EPG3. Topsoil		EPG7. Heritage		EPG11. Hazardous materials	
EPG4. Waste management		EPG8. Dust and other air emissions	✓	EPG 12. Excavations	✓
EPG13 Emergency	✓	EPG14 Public relations	✓		

Site specific issues and controls						
ID	Issue	Potential impacts	Controls	Responsibility	Checked	Closed out

Table 17. Concrete works

Applicable EPGs					
EPG1. General	✓	EPG5. Reinstatement and Rehabilitation		EPG 9. Weeds, pests and diseases	
EPG2. Clearing		EPG6 Soil and water management	✓	EPG 10. Bushfire management	
EPG3. Topsoil		EPG7. Heritage		EPG11. Hazardous materials	✓
EPG4. Waste management	✓	EPG8. Dust and other air emissions		EPG 12. Excavations	
EPG13 Emergency	✓	EPG14 Public relations	✓		

Site specific issues and controls						
ID	Issue	Potential impacts	Controls	Responsibility	Checked	Closed out

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

10 December 2024

12,15,16&17 Dylan Street, Brighton - Filling

PREPARED FOR DOURIAS GROUP HOLDINGS

REPORT PREPARED FOR:

Dourias Group Holdings.

REPORT PREPARED BY:

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Version Control				**Client endorsement**	
Rev No.	Author	Status	Date	Name/Signature	Date
0	H. Poortenaar	For DA	10/12/24		

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

12,15,16&17 DYLAN STREET, BRIGHTON - FILLING

INTRODUCTION

Poortenaar Consulting has been engaged by Dourias Group Holdings to prepare a design and development application for filling his properties at 12,15,16 & 17 Dylan Street, Brighton. This CEMP has been prepared in support of the development application which is to be lodged with Brighton Council for assessment.

LIMITATIONS AND DISCLAIMER

The recommendations contained within this plan are based on the known issues. It is the responsibility of the contractor to maintain the plan and amend it as required.

The effectiveness of the management measures and recommendations provided in this report are dependent on their effective implementation and maintenance for the duration of the construction period or until such time as the site conditions are substantially stabilized.

STANDARD

This Construction Environment Management Plan is prepared in accordance with DSG General Specification G10 - Construction Environment Management Plan.

PROJECT DESCRIPTION

An area along Hove Way is zoned Light Industrial as part of the Brighton Highway Service precinct. It is proposed to import and compact fill to form level platforms to enable development

Project Timeframes

Works have started as Taswater have been stockpiling fill on the site. the duration of the filling is not known as it will depend on the availability of fill but it is anticipated it will take a couple of years.

Phase 1 by Taswater is for 10,000m3 of fill. It is expected to be complete in February 2025.

Construction Methodology & Materials

Works include:

- Temporary access road,
- Soil and water mnanagement
- Carting fill to the site
- Preparing the surface by stripping any topsoil and benching

- Mixing, spreading in 400mm layers,
- Compaction
- Grading surface and trimming batters
- Temporary stabilization with topsoil and hydro mulch

The construction methodologies and materials are typical for municipal works in Tasmania. The works will be undertaken generally in accordance with DSG, municipal and water industry standards. The works will be undertaken by experienced Tasmanian contractors that are familiar with the standards, legislation and their obligations in respect to safety and the environment.

Operating Hours

Onsite working hours will be subject to any development application (DA) or Council conditions but will generally be undertaken as follows: Monday to Friday between 7am and 6pm.

SITE DETAILS

Landowner	Dourias Group Holdings
Site location map	 Figure 1. Site location. Site boundary - red.

Aerial view of the site	 Figure 2. Aerial view of the site .
Property address	12, 15, 16 &17 Dylan Street, Brighton, TAS 7030
PID	2599096, 2599088, 2599061
Title Reference	143361/8,9,10,12
Site area	2.68 (Light Industrial area)
Planning Scheme	Tasmanian Planning Scheme (TPS) – Brighton
TPS Zoning	Light Industrial
TPS Code overlay	Bushfire No watercourse protection area over watercourse
Existing services	Irrigation main along southern boundary Domestic water supply off Dylan Street
Access	Existing driveways off Dylan Street
Existing elevation	40-56m AHD
Catchment details	Jordan River

Surrounding Area and Stakeholders

Rural residential to North. Roads around other sides.

RESPONSIBILITY

Implementation

This Construction Environment Management Plan will be the overarching document for the site.

During the duration of the project there will be a number of different contractors.

The contractor will have a designated person responsible for environment (often safety and environment). This person will report to the Superintendent for the project at the regular contract meeting.

Monitoring and auditing

The Superintendent will monitor Environmental controls and incidents on an ongoing basis. This will include a number of hold points:

- Environment Controls in place prior to commencement of any new phase of construction.
- Environmental controls at practical completion
- Environmental controls at end of maintenance period.

The Superintendent will audit the contractors environmental documentation on a quarterly basis or as required.

The superintendent may issue Non-conformance notices (NCR) (minor or major) under the contract. The contractor will be required to respond to the NCR with incident report that will include corrective actions and 'Root causes' to enable learnings from incidents.

OTHER RELATED APPROVALS AND CONTROLS

Council Permits

Works will be required to be conducted in accordance with the planning permit issued and the DA documentation.

Emergency management

The contractor shall have an emergency response procedure covering all plausible emergencies.

OH&S management

The contractor shall have an OH&S policy and Standard Operating Procedures (SOPs) and site-specific hazard assessments prepared.

ENVIRONMENTAL MANAGEMENT

The Environmental Protection Guidelines (EPGs) below, list the specific environmental management measures that must be implemented in order to mitigate against potential adverse impacts upon the environment.

Table 1. EPG 1: General

Item	Issue	Management measures	Check	Compliance Notes
1	Vehicle areas	Vehicles and equipment must stay within the designated work area and access roads.		
2	Works footprint/exclusion zones	No disturbance is permitted outside the designated work areas.		
3	Pets and guns	Pets and guns are prohibited from the site.		
4	Inductions	All new staff, contractors and visitors to the site must be given a site induction including but not limited to: • Safety • Site familiarization • Works area and exclusion zones • Environmental considerations • This CEMP		
5	Toolbox meetings	Minimum weekly toolbox meetings will be held to maintain worker knowledge about current and upcoming construction activities, and changes to circumstances and any new or emerging environmental risks arising from ongoing or planned construction activities		
6	Construction drawings	Site specific environmental controls from this CEMP will be marked on construction drawings.		

Table 2. EPG 2: Clearing

The site is pasture. Clearing is limited to weeds, rubbish piles and fencing.

Item	Issue	Management measures	Check	Compliance Notes
1	Vegetation to be cleared and retained	Only vegetation within the designated construction zones may be cleared.		
2	Construction and exclusion zones	Construction zone boundaries must be shown on construction drawings and delineated on the ground.		
3	Previously undetected discoveries	If potential threatened fauna, flora or heritage is discovered then it shall be marked off with an exclusion zone and referred to the Superintendent for investigation by a specialist.		
4	Clearance minimization	Vegetation clearance must be minimized as much at practical.		
5	Retained vegetation	Retained vegetation is to be protected by an exclusion zone to prevent disturbance or compacting of drip zone. *N.B. Refer to permit condition #4 regarding retaining standing oak trees*		
6	Vegetation stockpiling	Cleared vegetation should be stockpiled clear of other vegetation to be retained and should be reused as mulch where possible.		

Table 3. EPG 3: Topsoil management

Item	Issue	Management measures	Check	Compliance Notes
1	Topsoil salvaging	All topsoil shall be carefully stripped, handled and stockpiled to maximize reuse.		
2	Saturated soils	Avoid stripping or handling topsoil in wet conditions.		
3	Stockpiling	Topsoil shall be graded so that contaminated topsoil is treated separately from clean topsoil.		
		Topsoil shall be stockpiled separately from other materials and vegetation.		
		Locate piles of topsoil away from neighboring residential properties to prevent dust nuisance.		
		Stockpiles shall be clear of flowpaths and be surrounded by sediment fence where necessary.		
4	Maintain soil structure	Handling should be minimized. Soils shall be lightly compacted only		
5	Soil Stability	Topsoils shall be placed and seeded in early autumn or early spring and irrigated if required in order to rapidly establish grass and prevent wind or water erosion		
6	Topsoil movement	No topsoil will enter or leave the site.		

Table 4. EPG 4: Waste management

Item	Issue	Management measures	Check	Compliance Notes
Solid Inert Wastes				
1	Builders waste	Builders waste and the like shall be stockpiled and removed to a suitable waste facility.		
2	Salvageable waste	Reusable and recyclable waste must be stockpiled separately and transported to a suitable site for salvage.		
3	General Refuse	General refuse will be stored on site in bins and removed periodically to a municipal waste transfer station.		
		Cover bins or use front lift bins to reduce litter escaping		
Liquid Inert Wastes – surface water drainage and ground water				
4	Drainage	Runoff will be managed in accordance with the SWMP to minimize ponding, mud and erosion.		
Hazardous wastes				
5	Legislative obligations	Hazardous waste shall be managed in accordance with relevant regulatory requirements and standards.		
6	Sewage	Portable toilets will be used. Waste will be removed by an authorized sewage waste transporter.		
7	Chemicals	All waste chemicals shall be stored appropriately and collected for safe transport off site to an authorized facility for disposal/treatment.		
8	Hydrocarbons	Hydrocarbon waste shall be collected for safe transport off site to an authorized facility for disposal/treatment.		
9	Spill trays and bunding	Hazardous waste storage areas must be suitably designed to adequately contain any spills within an impervious tray or bund.		

10	Contaminated soils	In the event of a spill, any hydrocarbon contaminated soils shall be immediately removed off site to an authorized facility for disposal/treatment. The EPA must be notified within 24 hours of a spill that causes environmental nuisance or harm.		
		Contaminated soils must be managed according to their location, their concentration of contaminants, their tendency to leach and extent of area affected. Appropriate disposal options must be determined in consultation with the relevant environmental protection authorities.		

Table 5. EPG 5: Reinstatement and Rehabilitation

Item	Issue	Management measures	Check	Compliance Notes
1	Progressive reinstatement	Temporary disturbed areas or areas where construction is completed shall be reinstated as soon as practical.		
2	Re-profiling	Any flowpaths disturbed by construction shall be restored to the original or stable profile.		
3	Crowning over trenches	A low crown over backfilled trenches to compensate for settlement and prevent water following the trench line is recommended.		
4	Imported topsoil	NA		
5	Seedstock respreading	Stockpiled topsoil, turf and seedstock shall be respread as soon as practical to assist natural regeneration of existing grasses.		
6	Reseeding	Additional new seed shall be applied where natural regeneration is less successful.		
7		Seed shall be appropriate for the area and conditions.		
8	Fertilizer	Rehabilitated areas shall be fertilized with a suitable general purpose fertilizer.		

Table 6. EPG 6: Soil and Water Management

Item	Issue	Management measures	Check	Compliance Notes
Soil and water management				
1	Soil and water management	Soil and water management shall be undertaken in accordance with Tasmanian Subdivision Guidelines' Clause 16 – Erosion and Sediment Control during Construction		
2	Site specific plans	Not necessary.		
3	Pre-commencement holdpoint	The SWMP system will be required to be established prior to commencement.		
4	Maintenance	The SWMP shall be maintained including cleaning out sediment.		
5	Monitoring	The effectiveness of the SWMP shall be monitored and adjusted if required. Discharge water quality shall be monitored.		
6	Storm events	The system shall be inspected after each storm event to monitor effectiveness and identify areas needing reinstatement.		
7	Removal	The SWMP shall be removed once all surfaces are stabilized.		
Water Management				
8	Clean water diversion	NA		
9	Stabilize drains	Open drains are to be graded where possible at 1% to 5% grade. Steeper drains should be stabilized with rock or check dams.		
10	Minimize discharge	NA		
Erosion control				
11	Minimize exposed areas	The area of soil exposed to rain and surface flow shall be minimized by stabilizing with gravel, installing drainage systems.		
Sediment control				

12	Sediment fence	Sediment fences shall be used across concentrated flowpaths or sheet flow paths where sediment may be mobilized.		

Table 7. EPG 7: Heritage

Item	Issue	Management measures	Check	Compliance Notes
Unanticipated discovery during construction				
1	Discovery of Aboriginal Cultural Heritage material	If an Aboriginal relic is suspected during construction works then activities must cease in the vicinity.		
		A buffer zone of 10m x 10m should be established around the suspected heritage item with no unauthorized access.		
		Suspected heritage finds shall be reported to the Aboriginal Heritage office Tasmania.		
2	Skeletal Remains	If skeletal remains are discovered local police must be notified. Skeletal remains shall not be touched or disturbed. It is a potential crime scene and tampering with a crime scene is a criminal offence.		
		Any person who believes they have uncovered skeletal remains should notify all employees or contractors that are working in the area that all earth disturbance works must cease immediately.		
		A buffer zone of 50mx50m must be established around skeletal remains. No unauthorized access until the remains have been assessed.		
		Should the skeletal remains be determined to be of Aboriginal origin, the Coroner will contact an Aboriginal organization approved by the Attorney-General, as per the Coroners Act 1995.		
3	Discovery of European Heritage Material	All project excavation activity will be restricted to the confines of the Project Area to avoid any disturbance of unknown European Heritage sites.		
		If potential European Heritage objects are found during construction works, they shall be salvaged and managed according to advice from a suitably qualified archaeologist.		

Table 8. EPG 8: Dust and Air Emissions

Item	Issue	Management measures	Check	Compliance Notes
1	Dust control	Areas of exposed soil at risk of generating dust from wind or vehicles shall be treated with water application.		
2	Vehicle speeds	Vehicle speeds shall be restricted to 40km/hr on construction site roads.		
3	Vehicle and plant maintenance	Vehicles and plant shall be maintained and monitored to minimize emissions.		
4	Stockpiles	Stockpiles of soil at risk of generating dust from wind could be watered on windy days or covered. Locate piles of topsoil away from neighboring residential properties to prevent dust nuisance.		
5	Temporary halts	If activities on dry windy days are causing excessive dust that is unable to be controlled with water then that activity (truck movements) should cease.		

Table 9. EPG 9: Weeds, pests and diseases

The site has a large amount of boxthorn and briar rose.

Item	Issue	Management measures	Check	Compliance Notes
Weeds				
1	Imported topsoil or mulch	No imported topsoil or mulch is proposed. If any topsoil is imported then it shall be certified weed free.		
2	Imported materials	Imported quarry products, plants or other materials are to be sourced from a quarry or nursery currently certified as weed, *Phytophthora* and other known pathogen free.		
3	Machinery	All machinery transported to the site will be cleaned at the previous site and accompanied by weed hygiene documentation. Machinery should also be cleaned prior to leaving the site.		
4	Weed management	The site and regeneration areas are to be monitored for weeds and the weeds controlled by a weed specialist. **Refer to site specific Weed Management Plan for specific weed management control issues**		

Table 10. EPG 10: Bushfire Management

Item	Issue	Management measures	Check	Compliance Notes
Preparedness				
1	Bushfire Emergency Plan	The contractors Safe Work Procedures shall cover bushfire emergency and be communicated to all workers and visitors.		
2	Compliance with fire restrictions.	All fire restrictions, permitting procedures issued by TFS shall be monitored and adhered to.		
3	Total fire ban days	Construction activities that pose a fire risk shall be discontinued on total fire ban days. If there are any fires in the vicinity, then the site should be evacuated.		
4	Work scheduling	Construction activities that could generate sparks shall be scheduled to avoid high fire danger days.		
5	Hot work arrangements	Hot works should be undertaken on hardstand areas away from vegetation or fire resistant mats used.		
6	Fuel reduction and fuel management areas	The site surrounds should be maintained in a fuel reduced condition by mowing or removing fuel.		
7	Machinery maintenance	Machinery must be maintained and operated with the relevant standards to minimize fire risk.		
8	Machinery parking	Machinery and vehicles should be parked in designated areas which are in a fuel reduced condition.		
9	Access	Roads shall be maintained so that they do not obstruct access by fire fighting equipment.		
10	Security	The various sites and parked machinery shall be secure and monitored to reduce the risk of arson.		
Response				
11	Fire fighting equipment in vehicles	Vehicles and machinery should be equipped with fire extinguishers as a minimum.		

12	Training	The workforce and operators are to be briefed and trained on response, responsibilities, safety and prevention in the event of a bushfire.		
13	Fire fighting	Fire fighting by the workforce is only expected for basic fire suppression of small fires or to protect life. Fighting of large fires should be left to the TFS.		
14	Assembly point	Assembly shall be at parking area near canal bridge for briefing in the event of the fire		
15	Evacuation	Evacuation shall be south to the hotel.		
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		Spill trays and bunds in fuel storage and refueling areas must be capable of containing 110% of the total volume of the contained hazardous good.		
2	Handling	Equipment maintenance and refueling must occur within an appropriately bunded area(s).		
		Where practical fuels and chemicals should not be stored or handled in the vicinity of natural or built waterways or ponds.		
		Appropriate fuel and chemical handling procedures must be adopted aiming to avoid spills onto land (eg use of spill mats) and workforce training undertaken.		
3	Spill response	Appropriate spill response kits including containment and recovery equipment must be carried on fuel tankers and stored on site in accordance with H2 Spill Kits.		
		Spill response procedure training must be provided to site workers.		

Table 12. EPG 12: Earthworks

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2	Setout	Earthworks including stripping, excavation and fill areas are to be clearly setout to minimize unnecessary disturbance.		
3	Soil and water management	Undertake soil and water management in accordance with EPG6 to avoid erosion and sedimentation and contamination of water.		
4	Scheduling of earthworks to protect subgrade	Schedule earthworks for drier part of year and cover exposed subgrade with gravel pavement to protect it from water and rutting.		
5	Minimize double handling	Schedule construction so that suitable excavated materials that are able to be used as fill are able to be placed and compacted without stockpiling and double-handing.		
6	Excavation dewatering	Ensure appropriate dewatering equipment and discharge ponds are available to dewater excavations that may fill during wet weather.		

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6	Dilapidation report	The contractor shall arrange a dilapidation report for adjacent infrastructure prior to construction.		
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EPG3. Topsoil	✓	EPG7. Heritage	✓	EPG11. Hazardous materials	
EPG4. Waste management		EPG8. Dust and other air emissions	✓	EPG 12. Excavations	
EPG13 Emergency	✓	EPG14 Public relations	✓		

Site specific issues and controls						
ID	Issue	Potential impacts	Controls	Responsibility	Checked	Closed out

Table 15. Trenching/pipeworks

Applicable EPGs					
EPG1. General	✓	EPG5. Reinstatement and Rehabilitation	✓	EPG 9. Weeds, pests and diseases	
EPG2. Clearing		EPG6 Soil and water management	✓	EPG 10. Bushfire management	
EPG3. Topsoil		EPG7. Heritage		EPG11. Hazardous materials	
EPG4. Waste management	✓	EPG8. Dust and other air emissions		EPG 12. Excavations	✓
EPG13 Emergency	✓	EPG14 Public relations	✓		

Site specific issues and controls						
ID	Issue	Potential impacts	Controls	Responsibility	Checked	Closed out

Table 16. Earthworks/Pavement works

Applicable EPGs					
EPG1. General	✓	EPG5. Reinstatement and Rehabilitation	✓	EPG 9. Weeds, pests and diseases	✓
EPG2. Clearing		EPG6 Soil and water management	✓	EPG 10. Bushfire management	
EPG3. Topsoil		EPG7. Heritage		EPG11. Hazardous materials	
EPG4. Waste management		EPG8. Dust and other air emissions	✓	EPG 12. Excavations	✓
EPG13 Emergency	✓	EPG14 Public relations	✓		

Site specific issues and controls						
ID	Issue	Potential impacts	Controls	Responsibility	Checked	Closed out

Table 17. Concrete works

Applicable EPGs					
EPG1. General	✓	EPG5. Reinstatement and Rehabilitation		EPG 9. Weeds, pests and diseases	
EPG2. Clearing		EPG6 Soil and water management	✓	EPG 10. Bushfire management	
EPG3. Topsoil		EPG7. Heritage		EPG11. Hazardous materials	✓
EPG4. Waste management	✓	EPG8. Dust and other air emissions		EPG 12. Excavations	
EPG13 Emergency	✓	EPG14 Public relations	✓		

Site specific issues and controls						
ID	Issue	Potential impacts	Controls	Responsibility	Checked	Closed out