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Final Report

Construction Environmental Management Plan, Ravenhall Industrial Precinct, Victoria

Prepared for

DWPL Nominees Pty Ltd and Dexus Wholesale Management Limited

August 2019

Ecology and Heritage Partners Pty Ltd

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1 INTRODUCTION

1.1 Background

Ecology and Heritage Partners Pty Ltd was engaged by Melrose Land Sales Pty Ltd to prepare a Construction Environmental Management Plan (CEMP) for Ravenhall Industrial Precinct, Victoria (the 'study area'). The CEMP was prepared as part of the Preliminary Documentation request issued by the Commonwealth Department of the Environment and Energy (DoEE) for the action, and is required to be implemented as per Condition 2 of EPBC approval 2015/7486 in order to protect identified matters of National Environmental Significance (MNES) within the on-site conservation reserve prior to, and during construction of each stage of development.

The Ravenhall Industrial Precinct, located at 91-167 Palm Springs Road, Ravenhall, Victoria, has recently (late 2018) been purchased by DWPL Nominees Pty Ltd and Dexus Wholesale Management Limited (both wholly owned subsidiaries of Dexus Property Group, and herein collectively referred to as Dexus). Dexus have subsequently engaged Ecology and Heritage Partners to amend the CEMP to reflect the implications associated with the proposed staged development of the action, and updated timings of relevant monitoring, mitigation and management actions.

The objective of the CEMP is to provide a set of procedures to ensure that appropriate environmental protection measures are implemented during each stage of the construction works, such that construction activities do not adversely impact environmental values present in the immediate areas surrounding the proposed action and adjacent areas that are likely to contain MNES.

The study area provides strategic connectivity between designated conservation areas to the immediate south (Ravenhall North Grassland, BCS Conservation Area 6) and west (Deer Park Quarry Grassland, BCS Conservation Area 6) that have been identified as part of the Melbourne Strategic Assessment and the Biodiversity Conservation Strategy, as well as an existing conservation reserve to the immediate east. As such, it is important that management of the site during the construction phase of the project should not be viewed in isolation within the landscape.

1.2 Legislative and Policy Implications

The policy and legislation listed below have been considered when developing this CEMP. It is the responsibility of all parties involved in the development of this project to ensure works comply with legislative requirements, including but not limited to the following:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (Commonwealth);
- *Flora and Fauna Guarantee Act 1988* (FFG Act) (Victoria);
- *Planning and Environment Act 1987* (Victoria);
    - Local Planning Schemes;
    - Victoria's Native Vegetation Permitted Clearing Regulations.

- *Wildlife Act 1975* and Wildlife Regulations 2002 (Victoria);
- *Catchment and Land Protection Act 1994* (CALP Act) (Victoria).

1.3 Study Area

The Ravenhall Industrial Precinct is located at 91-167 Palm Springs Road, Ravenhall, Victoria Ravenhall, south of the Western Highway, north of the Ballarat train line and west of Christies Road, approximately 21 kilometres west of the Melbourne CBD (Figure 1). For the most part, the study area is relatively flat consisting of both exotic and indigenous grassland vegetation, with areas of intact remnant grassland containing embedded and loose basalt rocks.

The study area appears to have been predominately used for agricultural purposes, and is currently grazed by horses.

The majority of the study area is zoned Industrial 3 Zone (IN3Z) with one small section zoned Urban Floodway Zone (UFZ) under the City of Melton Planning Scheme (DELWP 2019a). One overlay, Land Subject to Inundation Overlay – schedule 1 (LSIO 1) applies to the small section which is zoned UFZ.

According to the Department of Environment, Land, Water and Planning (DELWP) NatureKit Map (DELWP 2019b), the study area occurs within the Victorian Volcanic Plain Bioregion. It is located within the jurisdiction of the Port Phillip and Westernport Catchment Management Authority (CMA) and the Melton City municipality.

1.4 Environmental Values

Areas supporting significant flora or fauna species and ecological significance have been identified within and adjacent to the study area (Figure 2). As such, the development plan includes areas designated for conservation and protection. A Conservation Management Plan has been completed and will be implemented immediately on commencement of construction for Part A of development in order to maintain and enhance the environmental values within the entire conservation reserve (Ecology and Heritage Partners 2019). Those environmental values are summarised below:

Flora

One hundred and five flora species (47 indigenous and 58 non-indigenous) were recorded within the study area during the field assessments (Ecology and Heritage Partners 2014). Several flora species of national (Spiny Rice-flower) and State (Aching Flax-lily, Slender Bindweed, Plains Joyweed, Rye Beetle-grass and Small Scurf-pea) conservation significance were identified within the study area.

Fauna

Thirty-nine fauna species were recorded within the study area during the field assessments (Ecology and Heritage Partners 2014). Numerous records of the nationally significant Striped Legless Lizard are located throughout the local area, along with several individuals recorded within the south east and eastern sections of the study area. Due to the contiguous nature of the grassland habitat present and the detection of the species during two separate studies, the study area is considered to be habitat for Striped Legless Lizard and presence is assumed.

Communities

Vegetation within the study area was consistent with the condition thresholds for one ecological community of national conservation significance (Natural Temperate Grassland of the Victorian Volcanic Plain [NTGVVP]) and one of State conservation significance (Western [Basalt] Plain Grassland).

Impacts associated with the proposed development are summarised below (Table 1).

Table 1. Ecological values to be impacted and retained

	Ecological Value	Impacted	Retained	Total
Nationally significant (listed under the Commonwealth EPBC Act)	Spiny Rice-flower	13	86	99
	Striped Legless Lizard	40.228 ha	28.981 ha	69.209 ha
	NTGVVP community	18.015 ha	13.365 ha	31.38 ha
State significant (listed under the FFG Act)	Arching Flax-lily	1	19	20
	Plains Grassland	34.777 ha	24.390 ha	59.167 ha
	Plains Grassland (Prev. DTV)	1.124 ha	0.012 ha	1.136 ha
Locally significant	Plains Grassy Wetland	1.853 ha	0.076 ha	1.929 ha

Note: 87 Spiny Rice-flower individuals were proposed to be retained, however one individual falls within a fire buffer between the conservation reserve and the residential estate. It is therefore considered to be lost due to fire buffer management requirements. Grassland (Plains Grassland and NTGVVP) within the fire buffer was considered to be retained.

2 MANAGEMENT ISSUES

2.1 Overview

The operational implementation section of the CEMP is outlined below. Details and specifications for each management response and action are provided under the appropriate headings. Regulatory authorities [i.e. Department of Environment, Land, Water and Planning (DELWP), Environmental Protection Authority (EPA)], may also be involved in the compliance and monitoring aspects of this CEMP.

Development managers should also ensure they are familiar with the following documents:

- Ecology and Heritage Partners Pty Ltd. 2019. Conservation Management Plan: Ravenhall Industrial Precinct, Victoria. Prepared for DWPL Nominees Pty Ltd and Dexus Wholesale Management Limited.
- EPA 1996. *Environmental Guidelines for Major Construction Sites*. Published document prepared by the Victorian Environmental Protection Authority (EPA).
- EPA 2004. *Doing it right on subdivisions: Publication 960*. Published document prepared by the Victorian Environmental Protection Authority (EPA).
- EPA 2008. *Noise Control Guidelines: Publication 1254.* Published document prepared by the Victorian Environmental Protection Authority (EPA).
- EPA 2008. *Classification Of Wastes: Publication 448.3*. Published document prepared by the Victorian Environmental Protection Authority (EPA).

2.2 Management Actions and Controls

Each element requiring management is discussed below and specific detail is provided where required. The management responses set out here are based on standard best-practice environmental protection measures. Where appropriate, alternative measures may be used to meet the objectives of the CEMP.

2.2.1 Site Induction

All contractors will attend a site induction prior to commencement of construction, conducted by a qualified ecologist who is familiar with the ecological values present on site. The induction will inform contractors of the purpose and general requirements of the CEMP, with contractors provided with a copy of the CEMP and the planning permit. The site manager (or representative) may conduct site inductions for contractors commencing work on the project subsequent to the initial induction.

Monitoring and reporting

A log is to be kept of all staff that have completed the environmental site induction.

2.2.2 Fencing and No-Go Zones

The development plan includes an on-site conservation reserve which contains areas of highest quality vegetation and fauna habitat. The conservation reserve contains species and communities listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) which are to be retained and protected, including 86 individual Spiny Rice-flowers, 28.981 hectares of Striped Legless Lizard habitat and 13.365 hectares of Natural Temperate Grassland of the Victorian Volcanic Plain. Without appropriate fencing, unrestricted access by vehicles and machinery into areas set aside for protection may result in direct impacts to native vegetation and significant species. The following will be implemented to avoid impact:

- Temporary wire mesh fencing has been erected, and will be maintained at a two (2) metre buffer distance from the boundary of the conservation reserve, with these areas designated as No-Go Zones throughout the period of construction;
- No works are to take place within No-Go Zones;
- Fences are not to be moved during the entire construction period (unless replaced by permanent fencing);
- No machinery or construction equipment, waste, storage materials or un-authorised personnel shall be permitted within any No-Go Zone;
- Any areas designated for vehicle re-fuelling and maintenance and storage of materials and equipment (see below) must be outside the No-Go Zones;
- Temporary signs will be installed at 15 metre intervals along the fence and maintained until construction works are complete. Signs will be installed in order to:
    - Highlight the areas as an ecologically sensitive;
    - Prevent accidental entry by construction personnel; and,
    - Prevent vegetation trampling and rubbish ingress by construction workers during the construction phase.

Monitoring and reporting

Temporary fences and signs are to be checked on a weekly basis by the civil contractor/representative of the proponent to ensure they remain in place and effective.

2.2.3 Dust

Construction activities and exposure of topsoil is likely to increase dust levels, which can pose a hazard to air quality. The following measures are recommended to reduce dust levels as a result of construction activities (EPA 2004):

- Phase the work program to minimise land disturbance and retain vegetation where possible throughout the construction period;
- Stabilise exposed soil (stabilisation matting, grassing, mulch, progressive revegetation, roughen surface of exposed soil);

- Watering exposed soil and haul roads. Frequency of watering will be determined by weather conditions (e.g. dry, windy days likely to generate more dust);
- Vehicles to keep to haul roads wherever possible and reduce traffic speeds on unpaved roads;
- Time construction activities to occur outside of drier months (if possible) when dust generation is highest; and,
- Protect soil stockpiles by applying the following measures:
    - Cover stockpiles with geotextile, stabilisation matting or other suitable material (where practicable);
    - Minimise the number and size of stockpiles; and,
    - Maximum 2:1 height to width ratio for soil stockpiles (Stormwater Committee 1999).

Monitoring and reporting

Dust controls are to be checked on a weekly basis to ensure measures remain in place and are working effectively.

2.2.4 Erosion and Sedimentation

Construction activities (e.g. soil excavation) may increase the potential for erosion and sedimentation, and can pose a significant hazard to water quality. Measures employed for dust suppression are also effective as erosion and sedimentation controls. In addition to measure outlined for dust suppression, the following measures may be appropriate to reduce erosion and sedimentation (EPA 2004):

- Install sediment retention structures to divert flow away from exposed soils and prevent contaminated stormwater from accessing waterways and the conservation reserve. Such structures may include silt fences, straw bales, coir logs, rock or gravel, catch drains, earth banks, slopes and batters and rock bunds. A wide range of sediment retention structures are described in detail in EPA (2004).
- Ongoing sediment and erosion control: permanent stormwater protection through 'water-sensitive urban design' principles must be incorporated post-construction within the detailed design phase of the development.

Monitoring and reporting

Sedimentation controls are to be checked on a weekly basis to ensure silt fencing and other sediment retention structures remain in place and are working effectively.

2.2.5 Soil and Fill

It is currently unknown how much topsoil will be removed during construction, or whether it will be redistributed across the site after construction completion, or removed from site. The extent of top soil removal and/or fill can only be determined through detailed engineering design following the consent and approval of the Department of Environment, Land, Water and Planning.

Monitoring and reporting

If any fill is proposed to be removed from site, a soil and fill recovery plan must be submitted to and approved by the responsible authority. Any fill removed off site may only be taken to permitted/legal sites of disposal to the satisfaction of the responsible authority.

2.2.6 Pest Plant Control

To minimise the likelihood of weed material being moved offsite and new weeds being transferred onto the site (particularly in to the conservation reserve), weed control measures will be required both prior to and during construction activities.

- To avoid the introduction of new weeds into the site and to avoid the spread of weeds off site, machinery, vehicles and equipment accessing and leaving the site are required to be cleaned of excess soil and organic matter by high pressure air or water spray jets; and,
- A vehicle wash down area will be established on site for periodic cleaning of excess soil and organic matter (as required).

Monitoring and reporting

Vehicles and machinery are to be checked on a weekly basis to ensure they remain clean of excess soil and organic matter.

2.2.7 Waste Management

Construction activities will involve the use of fuels, lubricants, chemicals and construction waste materials that pose a risk to soil, waterways and groundwater contamination.

- A designated set down area for vehicle and equipment storage, vehicle refuelling and dumping of contaminated waste is required to be established prior to commencement of construction activities. The area must (EPA 2004):
    - be located away from drainage lines, stormwater inlets, waterways, areas of significant flora and fauna and other sensitive areas identified on site;
    - be appropriately bunded to contain all contaminated water; and,
    - be clearly signed for easy identification.
- All waste material must be contained (within suitable skips onsite) and cleaned on a regular basis to ensure skips do not overflow and litter does not enter surrounding residential areas.
- Appropriate methods of disposal for wastes are dependent on the classification of the waste material and are detailed in *Classification of Wastes* (EPA 2007).
- A spill kit will be kept on site at all times so that it is accessible in the event of a spill.
- The construction contractor must be made aware of their responsibility to keep the construction zone clean during construction, which is to be outlined within a relevant site induction.

Monitoring and reporting

All incidents involving inadequate equipment storage or spillages must be reported immediately and the management of waste material must be adjusted to ensure storage procedures are appropriate.

2.2.8 Fire Management

The potential for a fire to start within a works area can be particularly high in rural and semi-rural areas. Activities such as driving and parking of vehicles in tall grass and the use of any hot work machinery can result in fire. A fire management plan should be established and all contractors made aware of procedures to follow in case of fire. To reduce the risks posed by fires;

- All staff should be aware of the declared Fire Danger Period and days of Total Fire Ban;
- Weather conditions should be monitored during periods of high fire danger such windy or very hot days and on-site activities adjusted accordingly;
- Adequate fire suppression equipment should be on site as per the requirements of Regulation 109 and 110 of the *Country Fire Authority Regulations 2004*. All contractors are to be made aware of the location and operation of this equipment; and,
- The site supervisor must have the contact number for the local Country Fire Authority (CFA) unit:

Country Fire Authority rescue service, District 14 (North West Region)

Address: 251 High Street Melton, Victoria 3337

District 14 phone: (03) 8746 1400

CFA Headquarters phone: (03) 9262 8444

Emergency phone: 000

Monitoring and reporting

The proponent must establish a fire management plan and ensure that the site manager has the contact number for the local CFA unit.

2.2.9 Noise management

Noise levels should be managed in accordance with the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) (EPA 1989). The hours of operation for construction works should comply with the Noise Control Guidelines (EPA 2008):

- Monday – Friday: 7am – 6pm
- Saturdays: 7am – 1pm

Noise level is not to exceed background noise during the hours of:

- 6—10 pm Monday to Friday;
- 1—10 pm Saturdays;
- 7 am — 10 pm Sundays and public holidays; and,

- Noise must not be audible within a habitable room of any residential premises between 10 pm and 7 am.

The following actions are recommended by the Noise Control Guidelines (EPA 2008):

- Where work is conducted in a residential area or other noise-sensitive location, use the lowest-noise work practices and equipment that meet the requirements of the job.
- Site buildings, access roads and plant should be positioned such that the minimum disturbance occurs to the locality. Barriers such as hoardings or temporary enclosures should be used. The site should be planned to minimise the need for reversing of vehicles.
- All mechanical plant is to be silenced by the best practical means using current technology. Mechanical plant, including noise-suppression devices, should be maintained to the manufacturer's specifications. Internal combustion engines are to be fitted with a suitable muffler in good repair.
- Fit all pneumatic tools operated near a residential area with an effective silencer on their air exhaust port.
- Install less noisy movement/reversing warning systems for equipment and vehicles that will operate for extended periods, during sensitive times or in close proximity to sensitive sites. Occupational health and safety requirements for use of warning systems must be followed.
- Turn off plant when not being used.
- All vehicular movements to and from the site to only occur during the scheduled normal working hours, unless approval has been granted by the relevant authority.
- Where possible, no truck associated with the work should be left standing with its engine operating in a street adjacent to a residential area.
- Special assessment of vibration risks may be needed, such as for pile-driving or works structurally connected to sensitive premises.
- Noise from the site needs to comply with the requirements of the schedule, except for:
    - unavoidable works
    - night period low-noise or managed-impact works approved by the local authority.

Monitoring and reporting

Monitor noise levels to ensure levels do not become disruptive to local residents.

2.3 Monitoring and Compliance

A monitoring and compliance framework is provided below (Table 2). Weekly environmental inspections should be carried by a Site Manager (or representative) and completion of the environmental checklist provided in Table 3. Site managers are to sign and date each management action when it has been completed.

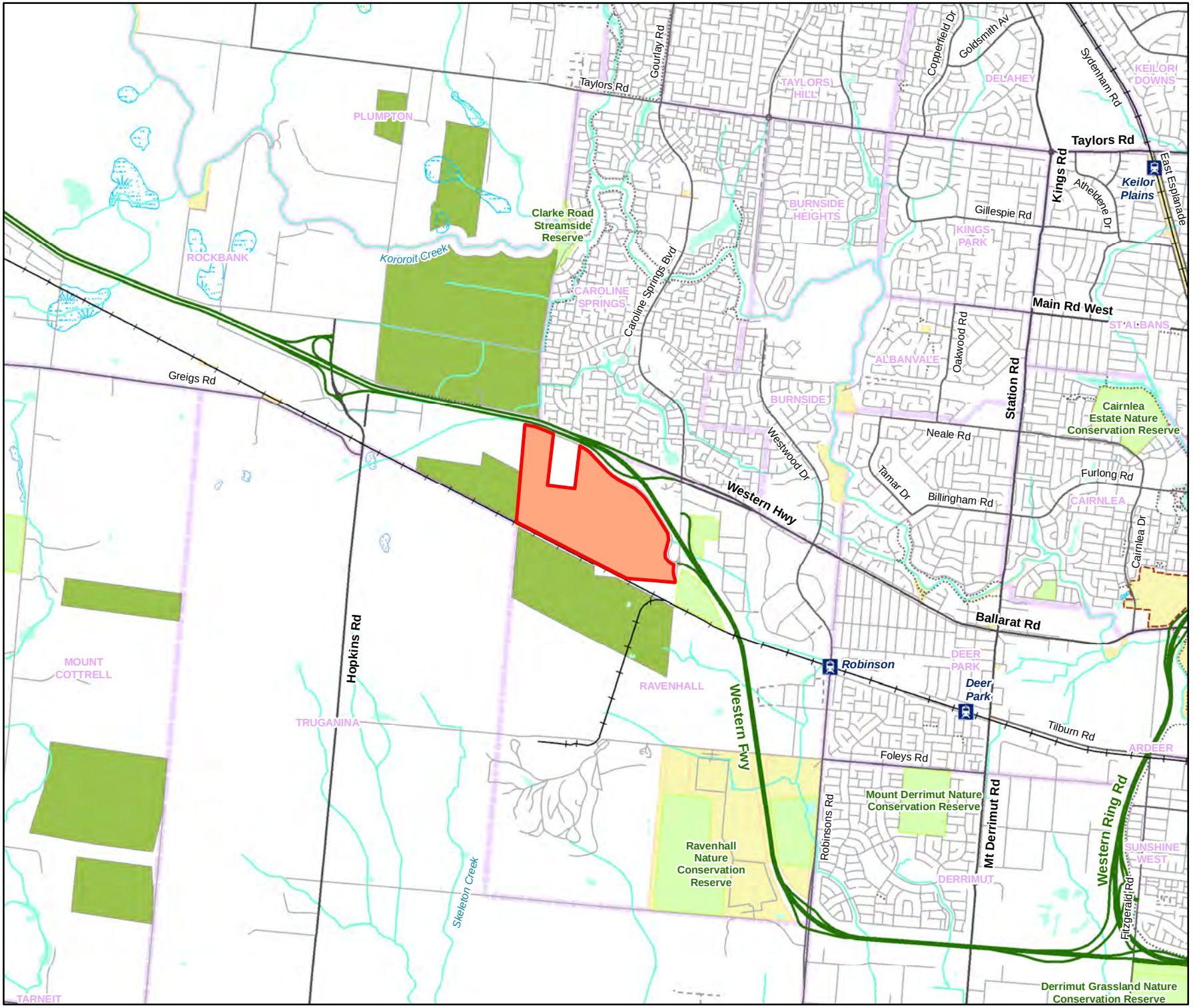
Table 2. Environmental management controls.

Risks and Potential Impacts	Management Action	Monitoring frequency	Relevant Section
1. Non-compliance with requirements under local and State environmental policies.	All contractors to attend an environmental site induction.	Pre-construction and ongoing for new contractors.	Section 2.2.1
2. Damage to areas set aside for protection.	Install fencing and signage around conservation reserve.	Monitor weekly from commencement of construction.	Section 2.2.2
3. Increased dust levels pose a hazard to air quality.	Implement dust controls. Controls are to be checked on a weekly basis to ensure measures remain in place and are working effectively.	Weekly from commencement of construction..	Section 2.2.3
4. Increased potential for erosion and sedimentation poses a risk to water quality.	Implement erosion and sedimentation controls. Controls are to be checked on a weekly basis to ensure measures remain in place and are working effectively.	Weekly from commencement of construction..	Section 2.2.4
5. Unrestricted removal of contaminated fill from site.	Ensure all soil or fill remains on-site.	Throughout duration of construction.	Section 2.2.5
6. Unrestricted spread/removal of existing weeds from the site. 7. Introduction of new weeds into the site.	Implement pest plant controls. Vehicles and machinery are to be checked on a weekly basis to ensure they remain clean of excess soil and organic matter.	Weekly from commencement of construction..	Section 2.2.6
8. Construction activities will involve the use of fuels, lubricants, chemicals and construction waste materials that pose a risk to soil, waterways and groundwater contamination.	Implement waste management controls. Report all incidents immediately involving inadequate equipment storage or spillages and the management of waste material in order to adjust storage procedures accordingly.	Throughout duration of construction.	Section 2.2.7
9. The potential for a fire to start within a works area can be particularly high in rural and semi-rural areas. Activities such as driving and parking of vehicles in tall grass can result in fire.	Establish a fire management plan: The site manager must have the contact number for the local CFA unit.	Throughout duration of construction.	Section 2.2.8
10. Construction activities, use of heavy machinery and excavation equipment causing noise pollution, impacting residents in the local area.	Implement noise management controls. Ensure construction complies with mandated EPA hours of operation.	Throughout duration of construction.	Section 2.2.9

Table 3. Weekly environmental management checklist.

Action #	Management Measure	Relevant Section	Compliance Actions Required?	Supervisor Name And Signature	Date
1	All new contractors attended an environmental site induction.	Section 2.2.1			
2	Ensure fencing and signage remains in place and effective.	Section 2.2.2			
3	Compliance with dust controls.	Section 2.2.3			
4	Compliance with erosion and sedimentation controls.	Section 2.2.4			
5	Ensure all soil or fill remains on-site.	Section 2.2.5			
6	Compliance with pest plant controls (vehicles and machinery checked to ensure they remain clean of excess soil and organic matter).	Section 2.2.6			
7	Compliance with waste management controls.	Section 2.2.7			
8	Compliance with fire management plan.	Section 2.2.8			
9	Compliance with noise management controls.	Section 2.2.9			

3 FIGURES



Legend

- Study Area
- Freeway
- Major Road
- Collector Road
- Minor Road
- Proposed Road
- Walking Track
- Minor Watercourse
- Permanent Waterbody
- Land Subject to Inundation
- Wetland/Swamp
- Conservation Area (Biodiversity Conservation Strategy)
- Parks and Reserves
- Crown Land
- Localities

Figure 1

Location of the study area

Ravenhall

N

0 500 1,000

Metres

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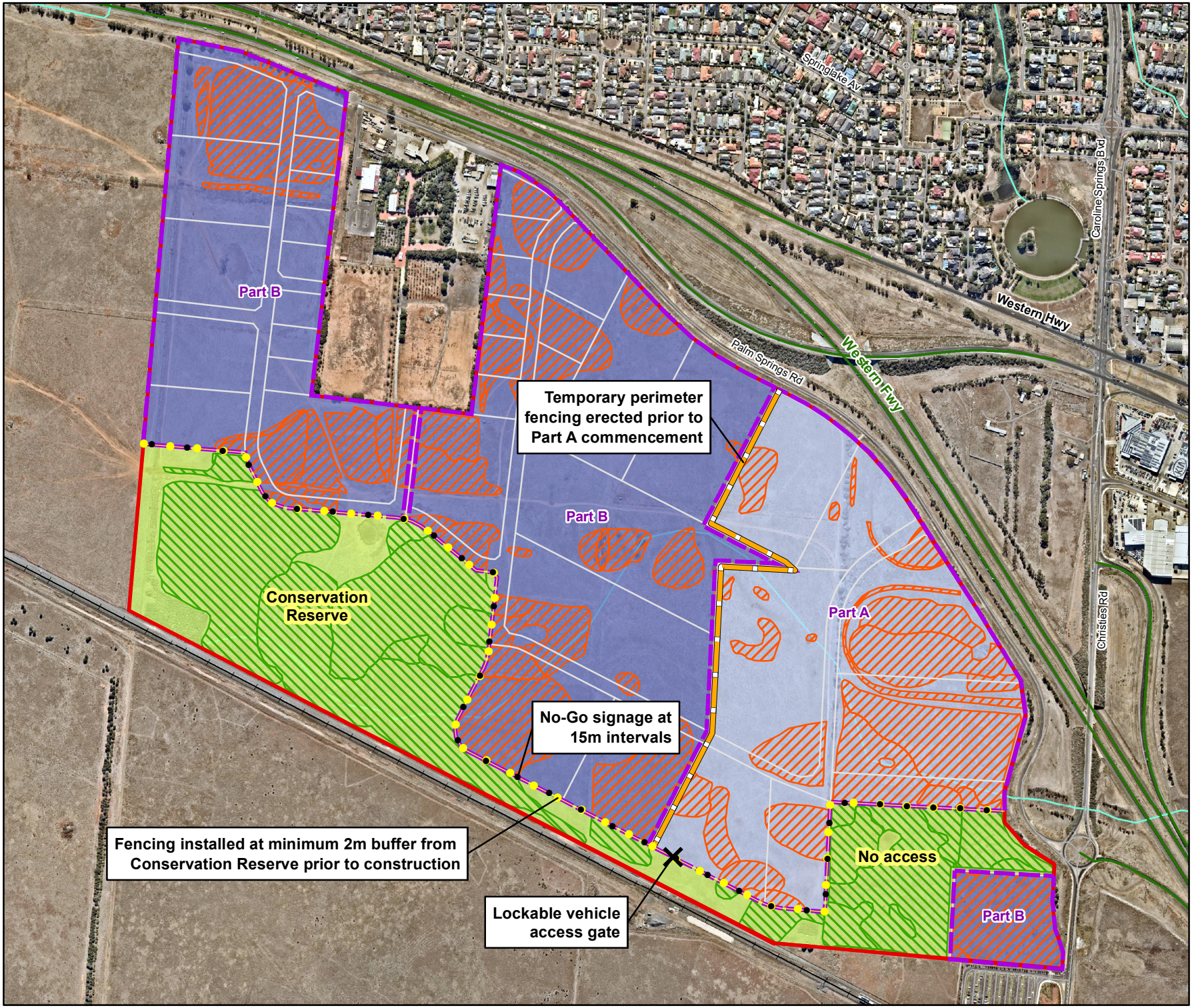

Legend

- Study Area
- Perimeter fence (erected prior to works)
- Vegetation to be removed
- Vegetation to be retained
- Native Vegetation Conservation Reserve

Proposed staging plan:

- Part A
- Part B
- Proposed stage boundaries

Figure 2

Native Vegetation Removal Plan

Ravenhall Industrial Precinct

N

0 100 200

Metres

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Aerial source: Nearmap 2019

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