Any potentially environmentally hazardous events that occur through or during the course of works that appear to impact the quality of health or any environmental media must be notified to the EPA for advice:

EPA Pollution Hotline

(08) 8204 2004

Construction Environmental Management Plan (Version 2)

4 – 46 Unley Road, Unley, South Australia

Otello Projects

February 2025

THE APPOINTED SITE SUPERVISOR IS RESPONSIBLE FOR ADEQUATE IMPLEMENTATION OF THIS PLAN

Document Status

Version	Doc type	Reviewed by	Approved by	Date issued
DR001	CEMP	JRF	JRF	12 February 2025
DR002	CEMP	Updated Design Plans Added		17 February 2025

Project Details

Project Name	4 – 46 Unley Road, Unley, South Australia
Client	Otello Projects
Client Project Manager	Zoe Steele
LWC Project Manager	Dr James Fox
LWC Project Director	Dr James Fox
Authors	James Fox
File Reference	LWC MM-02 42-46 Unley Road CEMP DR002

Land & Water Consulting
4 – 8 Goodwood Road, Wayville SA 5034
Telephone (08) 8271 5255
www.lwconsulting.com.au

LWC
Land and Water Consulting

MANAGEMENT PLAN ACKNOWLEDGMENT RECORD LOG

All employees and contractors working in and on the project must sign the master copy of this document, indicating they have read and understand it. The signature indicates acceptance and compliance with the requirements of the Construction Environmental Management Plan. Copies of this document will be made available for their review and be readily available at the Site.

Name/Job Title	Date Inducted	Signature of Acknowledgement

EXECUTIVE SUMMARY

Land & Water Consulting (LWC) was engaged by Otello Projects to prepare this Construction Environmental Management Plan (CEMP) for 42 – 46 Unley Road, Unley, South Australia (the Site).

Otello Projects is re-developing the Site for a sensitive use.

A preliminary site investigation (PSI) was undertaken by LWC in 2023 and this was supported by a soil vapour assessment in January – February 2025, to assess potential vapour intrusion risks from potential offsite sources identified in the PSI. Such study concluded that there was no soil vapour risk to future site users (taking into account a sensitive use). No soil vapour risk is considered to be potentially present with respect to construction/ maintenance workers.

The assessment scope has concluded that there are no site contamination issues with respect to people using the specific proposed development as there are no vapour risks and no access to soils.

However, as soils have not been tested, and to cover the potential for any unexpected finds, the PSI and associated documents recommended a Construction Environmental Management Plan be formulated for the construction phase of the development, which sets out information for general environmental protection during development.

DEFINITION OF ACRONYMS

ACM	Asbestos Containing Material
AHD	Australian Height Datum
AS	Australian Standard
BGL	Below Ground Level
EPA	Environmental Protection Authority
JSEA	Job Safety and Environment Analysis
LWC	Land and Water Consulting
NEPM	National Environmental Protection Measures
OH&S	Occupational, Health and Safety
PACM	Potential Asbestos Containing Material
PPE	Personal Protective Equipment
PSI	Preliminary Site Investigation
SA EPA	South Australian Environmental Protection Authority

LWC
Land and Water Consulting

CONTENTS

APPENDICES

LIST OF TABLES (IN TEXT)

1 INTRODUCTION

CONTEXT

A preliminary site investigation (PSI) was undertaken by LWC in 2023 and this was supported by a soil vapour assessment in January – February 2025, to assess potential vapour intrusion risks from potential offsite sources identified in the PSI. Such study concluded that there was no soil vapour risk to future site users (taking into account a sensitive use). No soil vapour risk is considered to be potentially present with respect to construction/ maintenance workers.

The assessment scope has concluded that there are no site contamination issues with respect to people using the specific proposed development as there are no vapour risks and no access to soils.

However, as soils have not been tested, and to cover the potential for any unexpected finds, the PSI and associated documents recommended a Construction Environmental Management Plan be formulated for the construction phase of the development, which sets out information for general environmental protection during development.

The assessment scope has concluded that there are no site contamination issues with respect to people using the proposed specific development.

However, as soils have not been tested, and to cover the potential for any unexpected finds, the PSI and associated documents recommended a Construction Environmental Management Plan be formulated for the development phase, and the CEMP then sets out information for general environmental protection during development.

PURPOSE OF THE CEMP

In addition to providing guidance on mitigation of risk from unexpected finds or latent soil contamination, the CEMP sets out general information and guidance to be followed during development.

Section 25 of the *Environment Protection Act 1993* requires that ‘a person must not undertake an activity that pollutes, or might pollute, the environment unless the person takes all reasonable and practicable measures to prevent or minimise any resulting environmental harm’.

Construction activities include demolition work, site preparation, building maintenance or repair work, the operation of vehicles entering or leaving the construction site, and activities (at or within the immediate vicinity of a construction site), of persons who perform work at the Site, or tasks connected with work at the Site.

Activities at construction sites can result in the discharge of polluted water that detrimentally affects local watercourses or the marine environment, emission of noise, dust, or odours that cause nuisance or potential health impacts, the escape of litter from the site, or excavation or importation of unsuitable fill materials. All of these potential off-site impacts must be considered prior to construction occurring and an effective plan should be developed to manage impacts on the natural environment, and to prevent foreseeable nuisance and health impacts on sensitive receivers This CEMP provides management protocols to protect the environment during development/ site works.

2 CEMP STRUCTURE

The CEMP provides advice to Otello Projects, its contractors and/ or third parties with respect to the matters considered in Table 2-1.

Table 2-1 Matters considered

Air quality including odour and dust	See Section 4.10
Surface water including erosion	See Section 4.6 and 4.13.2
Soils – including fill importation, waste, and stockpile management	See Section 4.7 and 4.8
Acid sulfate soils (ASS)	Not applicable – low acid sulfate soil risk area as per the PSI (LWC, 2023)
Soil vapour and ground gas including potential vapour intrusion	Not applicable – low to no risk as per the Soil Vapour Assessment (LWC, 2025)
Groundwater, including the prevention of groundwater contamination	Groundwater will not be intersected or dewatered. Standard construction, no risk to groundwater is envisaged.
Contingencies for unexpected finds	See Section 4.11
Work health and safety	See Section 3.4
Risk communication and engagement	See Section 3.1 and 4.2
Environmental assessment following the completion of the proposed works to verify the Site is suitable for the intended use.	This action is not required as there is no soil vapour risk and there will be no direct or indirect access to soils. Any unexpected finds that change this situation will be dealt with via the unexpected finds protocol.

An important aspect of the CEMP is its on-going administration, which includes implementation, record keeping and review.

Relevant guidelines and reference documents were referred to in preparing the CEMP and include:

- *Environmental Protection Act 1993*, Regulations and Environment Protection Policies (EPPs):
    - Environmental Protection Regulations 2009.
    - Environmental Protection (Air Quality) Policy 1994.

    - Environmental Protection (Noise) Policy 2007.

- South Australian EPA (2018 updated 2019), Guidelines for the Assessment and Remediation of Site Contamination (the GAR);
- South Australian EPA (1095/19 updated 2019) Construction environmental management plan (CEMP)
- SA EPA, Construction Noise Information Sheet, February 2017.
- SA EPA, Waste Transport Certificate Guidelines, October 2010.
- Relevant South Australian Occupational, Health, Safety and Welfare legislation and guidelines:
    - *Work Health and Safety Act 2012* (South Australian State Legislation); and
    - Work Health and Safety Regulations 2012 (South Australian State Legislation).
- SA EPA, Waste Disposal Information Sheet - Current criteria for the classification of Waste – Including Industrial and Commercial Waste (Listed) and Waste Soil, March 2010; and
- National Environmental Protection (Assessment of Site Contamination) Measure produced by the National Environment Protection Council, December 1999 (as amended 2013).

3 RESPONSIBILITIES

3.1 OVERVIEW

The Site CEMP provides a documented framework of responsibilities and procedures for managing potential environmental issues at the Site with consideration to potential contamination exposure risks and potential environmental impacts both at the Site and to surrounding land users.

All employees and contractors are responsible for understanding and implementing the actions and principles of the Site CEMP.

Any environmental concerns (including unexpected finds) / complaints shall be directed to the **Site Supervisor**. The Site Supervisor shall notify the Site Owner and the Environmental Consultant (**SEE COVER PAGE/ TABLE 2-1**).

All formal concerns/complaints shall be documented as a non-conformance and corrective action implemented (A Corrective Action Form is attached as part of this CEMP document).

3.2 PERSONNEL AND RESPONSIBILITIES

The dedicated **CEMP Manager** for version control and edit is **Land & Water Consulting**.

The **Site Supervisor** ( ) is **responsible for ensuring compliance with the CEMP by all employees and Site visitors** and document progress in terms of environmental compliance as required.

The Site Supervisor is responsible for ensuring that all Site works adhere to the requirements outlined in the CEMP and/ or as directed by the CEMP Manager and is also responsible for ensuring that any activity on Site is undertaken in a controlled manner including all necessary occupational health and safety (OH&S) and environmental requirements. This is achieved by:

- Ensuring relevant parties are made aware of the content and requirements of the CEMP, including the Site procedures and forms; and
- Implementing a formal process of approval and documentation.

Each employee and contractor shall be responsible for working within the requirements of this CEMP, endeavour to avoid work practices that are damaging to the environment and identify and report any environmental problems to the Site Supervisor who in turn must notify the Environmental Consultant.

Table 3-1 List of project related contacts and responsibilities

Role	Name	Organisation	Contact Number Landline	Contact Number Mobile	Contact Email	Responsibilities
CEMP Manager for Version Control	James Fox	LWC	08 8271 5255	0417 585 058	jfox@lwconsulting.com.au	Formulation and update of CEMP where required
Client Project Manager	Zoe Steele	Otello Projects	-	0410 698 739	zoe@otello.com.au	Implementation of the CEMP
Construction Contractor (SITE SUPERVSOR) (OR DELEGATE)						
Council						

The Site Supervisor is responsible for ensuring that all employees and contractors are made aware and act within the requirements of the CEMP.

3.3 ENVIRONMENTAL AWARENESS INDUCTION

All personnel involved in site works shall be made aware of the requirements of the CEMP and prior to commencing site works shall sign a compliance agreement (**refer Plan Acknowledgment Record Log at front of this document**).

The induction shall be facilitated by the Site Supervisor or Relevant Post Re-development Party responsible and shall be undertaken by all site workers involved.

Sub-contractors and other personnel who are likely to have only limited involvement with the development of the Site shall undergo a Site induction on arrival to Site with the Site Supervisor or Relevant Post Re-development Party responsible).

Copies of the CEMP, induction notes (and associated documents) shall be made available and accessible to all Site personnel for reference and review and also to the CEMP Manager.

The purpose of the induction is to ensure that employees and the Contractor (including or Relevant Post Re-development Parties of interest) are made aware of the environmental and health risks associated with development activities on-Site and how best to manage these risks. Records detailing the training attendees and the content of the training/ induction will be kept.

The induction will cover:

- Schedule of activities and personnel responsibilities;
- Site control procedures;
- Contaminants and hazard identification;
- Exposure risk;
- Protective equipment usage;
- Decontamination procedures;
- Designated areas and other requirements (e.g. parking, Site access, etc.);
- Prohibitions (e.g. smoking, eating, etc.); and
- Emergency response.

3.4 PERSONAL SAFETY MEASURES

Personal Protective Equipment (PPE) MUST BE PROVIDED to workers.

Presence of chemical substances in the subsurface is not expected however workers should be prepared for unexpected finds including contaminated soil:

All workers engaged in footings and earthworks must use:

- Hard wearing standard construction gloves
- Long sleeve shirt
- Long leg pant
- Eye protection; and
- Footwear designed to prevent exposure to contaminants.

If asbestos contaminated material suspected all workers should wear appropriate PPE for such scenario however appropriate certified and experienced ACM contractors should be immediately engaged to manage the situation.

4 ENVIRONMENTAL PROCEDURES

4.1 APPROACH

All work undertaken at the Site shall be carried out in strict accordance with this CEMP to mitigate potential risk to site contractors, the surrounding environment, surrounding residents and business community that could potentially arise as a result of the works.

4.2 PRELIMINARIES

Contemplate and complete the environmental inspection checklist form (Reference FP-31) which can be found in Appendix B.

It is anticipated that no community groups or individuals are potentially affected or concerned by the development activities. Consequently, public involvement in the decision making process is unlikely to be a significant issue; however: Check and consider any requirement for community consultation prior to commencement.

4.3 TEMPORARY SOIL STOCKPILING

Any material excavated from the Site that has not been pre-classified in situ will be temporarily stockpiled onsite in accordance with:

South Australian EPA (November 2008), Guidelines for Environmental Management of On-Site Remediation

Although prescribed for management of stockpiles at waste transfer / sorting stations, and not readily for temporary stockpile storage at development sites, the management of stockpiles should not contravene the following guidance:

South Australian EPA (2010) Guideline for stockpile management: Waste and waste derived products for recycling and reuse (Updated April 2017)

The temporary nature of any stockpiling reduces the potential for chronic environmental exposures. Any stockpiles that are required to be maintained longer than the working day will be managed by initial emplacement on impermeable surfaces such as hard-standing, and located away from potential environmental exposure routes such as drains, culverts etc. Tamping of the stockpile surface with mechanical plant (i.e. backhoe bucket) shall be undertaken to compact the stockpile and reduce the potential for wind driven erosion / dust generation.

Stockpiles must be:

1. Located away from any sensitive receptors. Temporarily stockpiled material can cause adverse impacts via dispersion of dusts or migration of stockpiled materials to surface/ groundwater and management is required to avoid such impacts.
2. Not piled to a height greater than 3 m.

3. Stockpile height should reduce as it approaches the site boundary. Stockpile heights should be below fencing lines when within about 5 m of the boundary.
4. Stockpiles should be covered with an effective covering. The contents of the stockpile will dictate the level of cover, i.e. complete enclosure, or the formation of a crust layer.
5. Stockpiles should have sufficient moisture content before being handled. Water can be applied the night before and allowed to infiltrate the stockpile. Applying water to a stockpile during handling has little effect on reducing dust emissions. Using water jets or sprays has minimal effect in capturing airborne dust, especially when out in the open.

4.4 DUST CONTROL

Dust control measures shall be implemented for all intrusive works, in particular work where contaminated soils within the excavation areas are being excavated and where movement of soil is required. For the purpose of this document, dust refers to particulate matter including airborne dust and organic solids (e.g. soot).

Dust generated from contaminated soil may cause risks to human health through contact with the skin, inhalation and through ingestion. Dust dispersion may also cause problems with soiling the surrounding area, particularly where dust becomes wet and/or enters the stormwater system.

Dust suppression, as part of all site works, will be adequate at all times during and outside of normal working hours. Dust suppression mechanisms will be applied by the excavation contractor when dust generation is visible during development activities on the site.

The following dust control measures shall be adopted by the excavation contractor as required and as directed by the CEMP Manager:

- Restrict excavation activities during adverse weather conditions (i.e. too windy); and
- Use of water to suppress dust (hosing and spraying).

4.5 ASBESTOS FIBRES

Whilst ACM is not known to be present, it may still be encountered. All site personnel must have visual vigilance during excavation of soils and must be kitted with appropriate personal protective equipment (PPE) as set out in:

- Safework Australia Model Code of Practice (August 2020): How to manage and control asbestos in the workplace

Additional measures may be required during the redevelopment based on specific findings during earthworks such as (but not limited to):

- Increased level of PPE
- Seek guidance from appropriate qualified asbestos contractor and the environmental consultant
- Air monitoring

Asbestos-specific communication skills may also be needed to address potential concerns of workers and the community. There are specific legislative requirements relating to the handling of materials containing asbestos.

The Consultant (CEMP Version Manager) should be informed immediately if asbestos is suspected or observed and this may likely be notifiable to the EPA as a hazardous circumstance.

4.6 SURFACE WATER

There are no obvious surface water receptors associated with the Site and therefore no specific measures are required to protect a particular water body. However, sediment and erosion control measures should be implemented to prevent soil erosion and minimise the transport of sediment into surface water bodies. This may include installing silt fences, sediment traps, erosion control blankets for protection of stormwater infrastructure.

Stormwater runoff from the construction site must be managed such that stormwater infrastructure is not damaged or overloaded. The Site is not overly large so it is unlikely that a significant catchment or sheeting of water would eventuate to a point where significant detrimental effect to stormwater or any other drainage line is impinged.

4.7 TRANSPORT OF MATERIAL TO SA EPA LICENSED LANDFILL

Any excavated soils required to be transported offsite for disposal (or re-use) must be transported by an appropriately licensed transport contractor adopting the required SA EPA waste transport documentation / protocol, following appropriate classification of such soils be an appropriately qualified environmental consultant.

In situ classification is preferred to avoid stockpiling (dust). Sampling and testing of stockpiles must be in accordance with the relevant guidance:

- National Environment Protection (Assessment of Site Contamination) Measure 2013 – Schedule B2 (ASC NEPM)
- SA EPA (2013) Standard for the Production and Use of Waste Derived Fill
- SA EPA (2010) Current Criteria for the Classification of Waste incl. Waste Soil

4.8 IMPORTATION OF SOIL

Any soil or similar material imported to the Site must be from a valid naturally excavated quarry with appropriate paperwork proving such or waste derived fill (as per SA EPA (2013) Standard for the Production and Use of Waste Derived Fill) deemed suitable based on appropriate classification by an appropriate environmental consultant.

4.9 WASH DOWN

Measures shall be taken to prevent and clean any drag-out of mud and soil from the site onto surrounding roads via vehicle tyres. Wash down of tyres (and/ or vehicles if necessary) will be undertaken if necessary, using a hose in the area of hard-standing closest to the footprint area of the excavation so that any washed off mud can be transferred onto the footprint.

In the event spillage of spoil or run-off from the site occurs along with sediment accumulate, clean-up as soon as practical will occur. In areas of public roads, any material tracked off-site by the excavation contractors or any other vehicles will also be cleaned up with the use of a street sweeper as necessary within 24 hours.

4.10 AIR QUALITY AND ODOURS

The preferred strategy for protecting air quality during development is prevention, minimisation, followed by environmental controls. Potential mitigation measures may include:

- minimising the exposed surface area of odorous/noxious materials (e.g. use a staged development strategy rather than a broad-scale approach);
- timing excavation activities to minimise off-site nuisance;
- undertaking work in favourable weather conditions (e.g. lower temperatures, favourable winds) covering exposed surfaces overnight or during periods of low excavation activity;
- not stockpiling odorous materials unless closely contained or covered;
- completely covering the area of excavation (e.g. with a large tent) during all activities;
- immediately and completely removing any offensive odorous material offsite.

4.11 UNEXPECTED FINDS

Any unexpected finds within or on the subsurface of the Site should be reported immediately to the environmental consultant for guidance on management / resolution. Examples of unexpected finds are (but not limited to):

- Tanks/ Buried Containment Structures
- Chemical containers and buried general rubbish/ detritus
- Pipes appearing to have been used for chemical substances (i.e. not standard service pipes)
- Staining
- Odours
- Excessive ash and cinders
- Potential asbestos containing material

4.12 ENVIRONMENTALLY HAZARDOUS EVENTS

Any potentially environmentally hazardous events that occur through or during the course of works that appear to impact the quality or any environmental media should be notified to the EPA for advice:

EPA Pollution Hotline

(08) 8204 2004

4.13 OTHER ISSUES

4.13.1 SITE ACCESS AND SECURITY

Site shall be restricted to personnel inducted into the CEMP. The excavation contractor will ensure that the site is appropriately fenced off prior to commencement of works, using temporary fencing, bunting, and warning signs, in order to restrict unnecessary workers and the general public from the work area.

4.13.2 Stormwater and Erosion

All effort will be made by the excavation contractor to prevent or minimise the potential for the generation of contaminated water as a result of development activities, including any water used during dust control.

Discharges to the local stormwater system will be controlled where the potential for run-off is identified. Site management procedures will be in accordance with the EPA Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry. If necessary, measures for control of discharge may include:

- The provision of silt traps and ‘socks’;
- Providing temporary Hessian (or similar) coverings to exposed surfaces where there is potential for dust generation;
- Construction of temporary stormwater catch/ diversion drains; and
- Measures shall be taken to prevent and clean any drag-out of mud and soil from the site onto surrounding surfaces via worker boots, vehicles etc.

4.13.3 Noise

Noise shall be managed to ensure impacts to on-site workers and neighbouring residences and/or businesses are reduced as practicable. This can be achieved through selection of appropriate equipment, noise suppression equipment on any excessively noisy machinery (e.g. compressors) and keeping machinery in good repair and condition.

Working hours are to be prescribed by the excavation contractor prior to the commencement of site works. Construction activities will be limited to the hours of 7:00 am to 7:00 pm Monday to Saturday, which is in accordance with the SA EPA Construction noise information sheet.

4.13.4 Chemicals, Oils, Diesel

All equipment on-site shall be appropriately managed to reduce the emission of fumes, smoke and chemicals into the atmosphere. It is important to ensure that leaking vehicles and/ or machinery are not used on-site.

Where plant refuelling is necessary then a dedicated refuelling station / area is required to isolate refuelling to one location. Care should be taken during refuelling to avoid over-spill. A ‘spill kit’ must be stored on site and available for use.

4.13.5 Waste Control

All waste created by the contractors shall be removed from the Site and disposed of in an appropriate and environmentally safe manner. Such waste includes any waste resulting from site activities and human presence.

The Site shall be adequately cleaned after completion of development works and prior to vacation by the contractor.

5 CEMP MONITORING

5.1 EFFECTIVENESS

The effectiveness of the CEMP will be reviewed periodically through a review process that checks each aspect of the CEMP as outlined in the previous sections against its requirements and objectives to ensure that it is operating in a manner for which it was prepared. Monitoring and review shall be the responsibility of the Site Supervisor.

5.2 NON-CONFORMANCES

A register of non-conformances shall be established and maintained for all active and resolved non-conformances. All non-conformances will be reviewed and corrective actions developed to prevent recurrence. The Site specific CEMP will be revised wherever appropriate to reflect these corrective actions and any revision must be approved by the CEMP Manager and appointed SA EPA accredited site contamination auditor.

5.3 COMPLAINTS

All complaints will be referred to the CEMP Manager and will be recorded with the following details:

- Date of complaint;
- Name, address, and telephone number of complainant;
- Nature of complaint; and
- Response action taken and date.

Where appropriate the complainant will be notified of action taken. Complaints can be recorded on a Corrective Action Request Form as contained in Appendix C.

5.4 RECORD KEEPING

Records will be kept of the following:

- Changes to the CEMP;
- Minutes of meetings;
- Inspection reports;
- Non-conformances and complaints; and
- Approvals, certification, and licences issued by statutory authorities.

All documents will be numbered to identify their revision status.

5.5 REVIEW

A review process shall be carried out to verify compliance to and effectiveness of the CEMP. The review will be managed by the Site Supervisor assisted by the CEMP Manager, and who will:

- Undertake the reviews on a weekly basis;
- Maintain records of the review; and
- Ensure corrective actions are promptly implemented.

The Checklist Form is contained in Appendix B.

6 REFERENCES

*Environmental Protection Ac*t 1993, Regulations and Environment Protection Policies (EPPs).

LWC (2023) Preliminary Site Investigation - 42-46 Unley Road, Unley - prepared for Otello Projects 11 April 2023.

LWC (2025) Soil Vapour Assessment - 42 - 46 Unley Road prepared for Otello Projects 12 February 2025

NEPC (1999) – National Environmental Protection (Assessment of Site Contamination) Measure, National Environmental Protection Council, December 1999 as amended 2013

Occupational Health, Safety and Welfare Act 1986 (South Australian State Legislation)

Occupational Health, Safety and Welfare Act Amendment Act, 1990 (South Australian State Legislation)

Occupational Health, Safety and Welfare Regulations 1995 (South Australian State Legislation);

Occupational Health and Safety (Commonwealth Employment) Act 1991 (where applicable to Contracting Services)

SA EPA, Current criteria for the classification of Waste – Including Industrial and Commercial Waste and Waste Soil, March 2010

SA EPA, Standard for the Production and Use of Waste Derived Fill Specification 2013.

South Australian EPA (2006), Guidelines for Environmental Management of On-Site Remediation

South Australian EPA Guidelines, Technical Bulletins and Information Sheets for advice on items such as waste tracking and construction noise

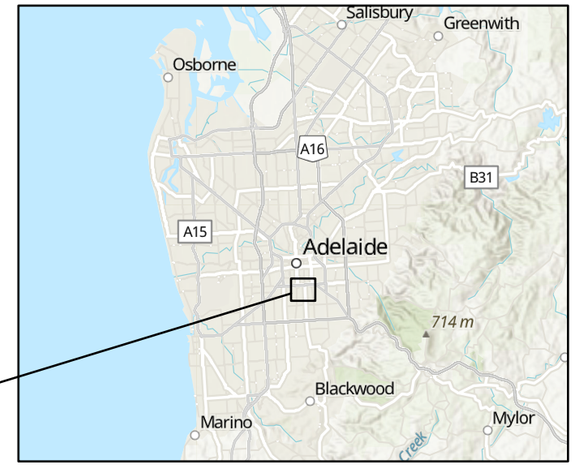
Safework Australia Code of Practice – Excavation Work October 2018

Safework Australia Code of Practice – Confined Spaces July 2020

Work, Health and Safety Act (2012) South Australia & Work, Health and Safety Regulations (2012) South Australia

FIGURES

Land & Water Consulting
Email: enquiries@lwconsulting.com.au
Web: www.lwconsulting.com.au



PROJECT: Preliminary Site Investigation		
FIGURE TITLE: Site Locality Plan		
Site Address: 42-46 Unley Road, Unley, South Australia	FIGURE 1	Date: 28/03/2023
		Projection: GDA2020 Z54
Figure in set: 1 of 2	Revision A	Scale: 1:7,339

N

0 0.050.1 0.2 0.3 0.4
Kilometres

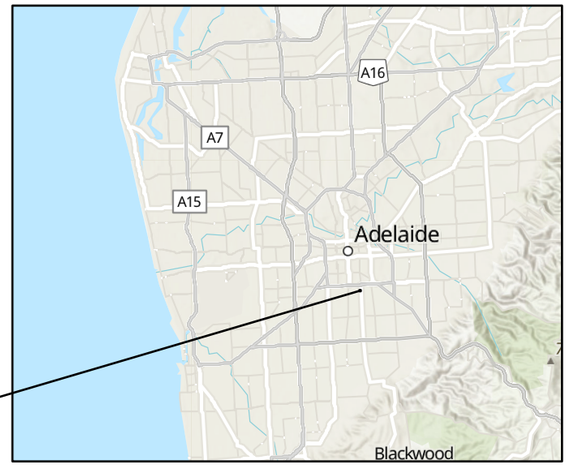
Legend

- Site Boundary

Land Use Generalised 2020

- Agriculture
- Commercial
- Education
- Industry- Food
- Non-Private Residential
- Public Institution
- Recreation
- Reserve
- Residential
- Retail
- Utility
- Vacant
- Vacant Residential

Land & Water Consulting
Email: enquiries@lwconsulting.com.au
Web: www.lwconsulting.com.au



PROJECT: Preliminary Site Investigation		
FIGURE TITLE: Site Layout and Building Locations		
Site Address: 42-46 Unley Road, Unley, South Australia	FIGURE **2**	Date: 28/03/2023
		Projection: GDA2020 Z54
Figure in set: 2 of 2	Revision A	Scale: 1:281

N

0 0 0.01 0.01 0.01 0.02
Kilometres

Legend

- Site Boundary
- Site Features

APPENDIX A
BUILDING/ DEVELOPMENT PLAN

UNLEY ROAD APARTMENTS

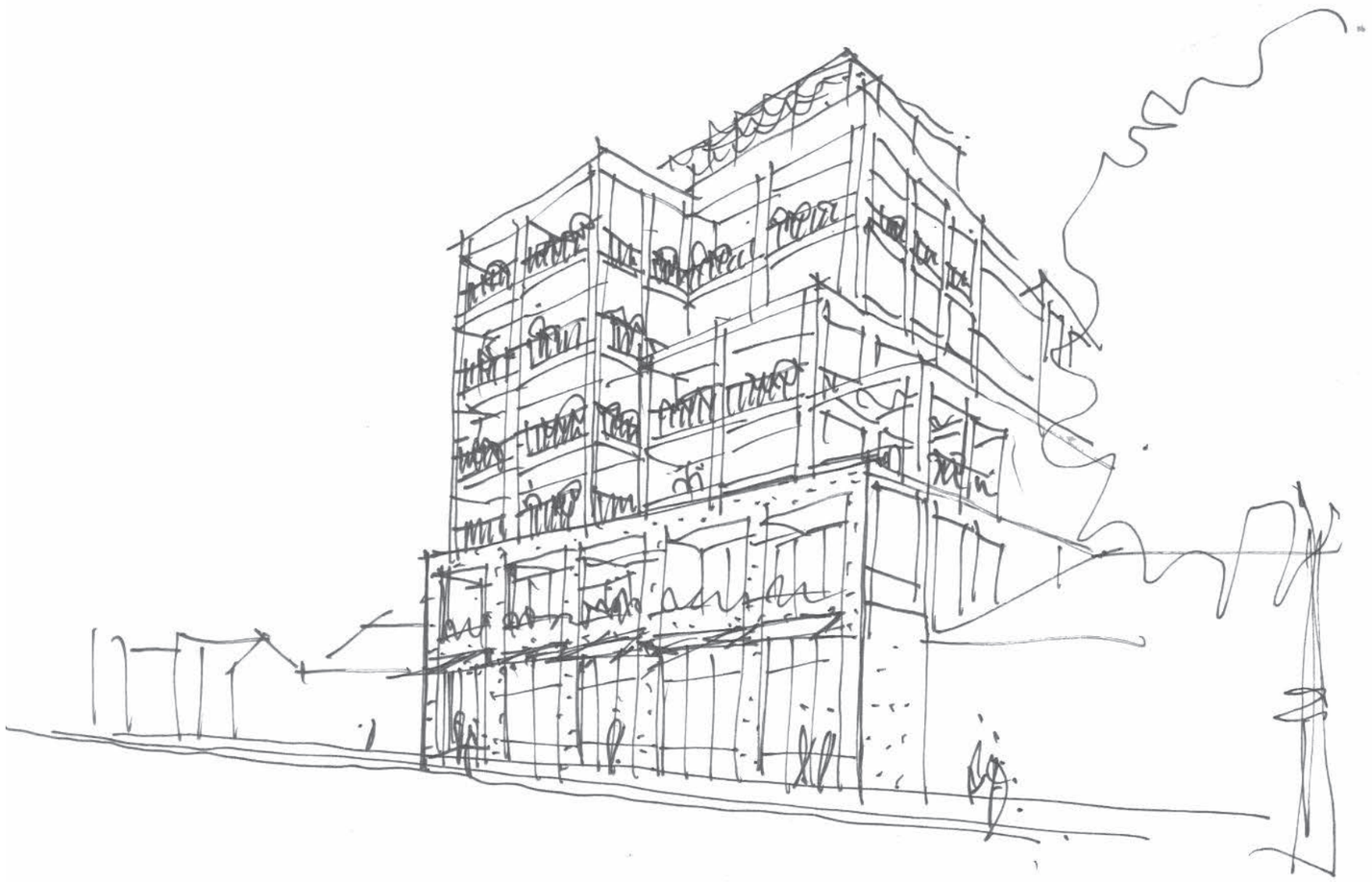
ADDRESS:
42-46 UNLEY ROAD, UNLEY, SA 5061

PREPARED FOR:
OTELLO

JOB NO:
22006

DATE:
22.01.2025

REVISION:
PLANNING APPLICATION [A4]



DEVELOPER:

ōtello

ARCHITECT:

ENZO CAROSCIO ARCHITECTURE

ENZO CAROSCIO ARCHITECTURE
&DESIGN

70 Halifax Street Adelaide SA 5000
Telephone +61 8 8155 6063
enzocaroscio.com

SITE LOCATION

SITE LOCATION

SITE

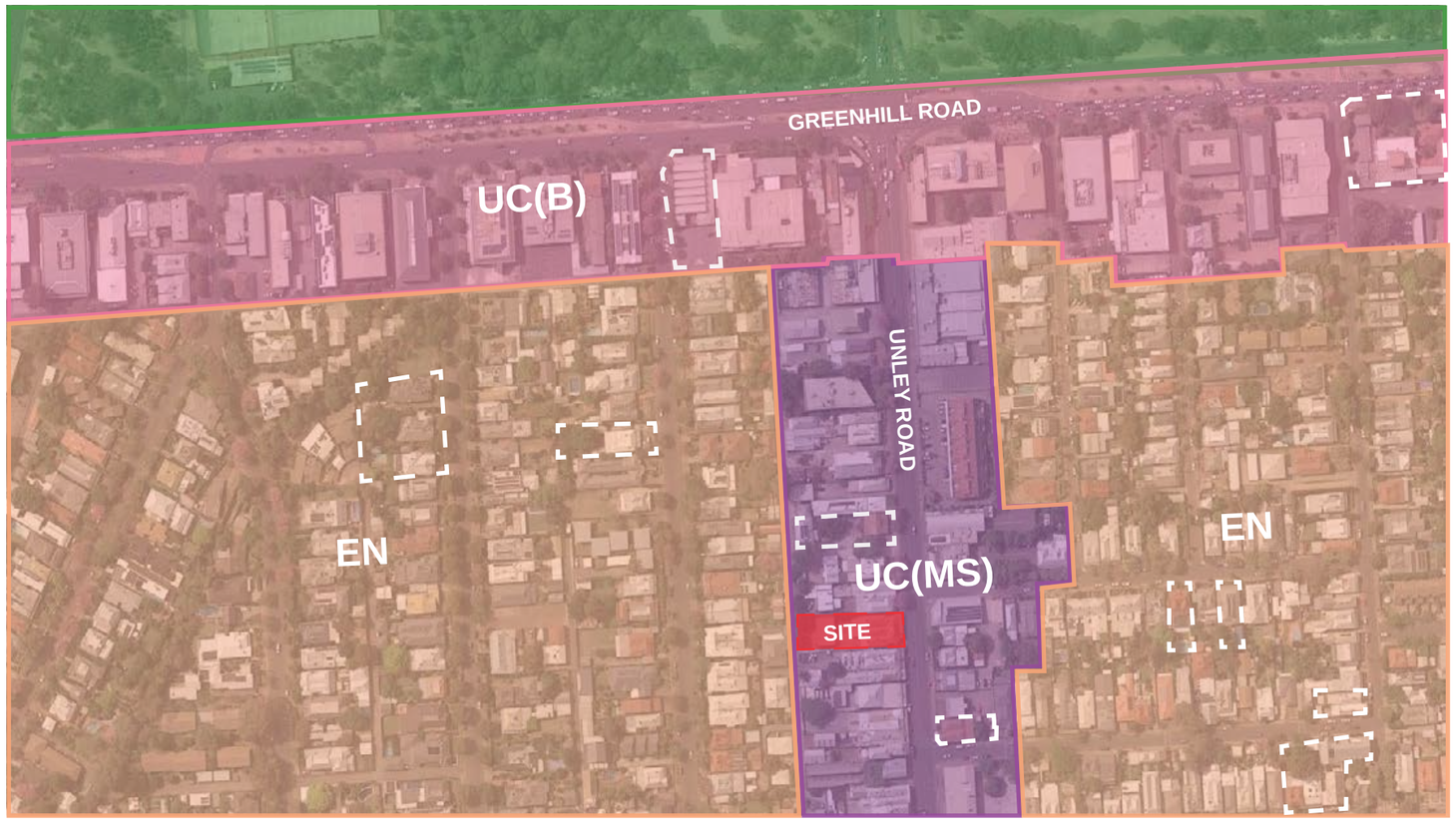
N

SITE LOCATION

AERIAL SITE LOCATION

UNLEY ROAD APARTMENTS

DEVELOPMENT GUIDELINES



DEVELOPMENT ZONING

	SITE - 42 UNLEY RD
	ADELAIDE PARKLANDS
	URBAN CORRIDOR (MAIN STREET)
	URBAN CORRIDOR (BOULEVARD)
	ESTABLISHED NEIGHBOURHOOD
	HERITAGE

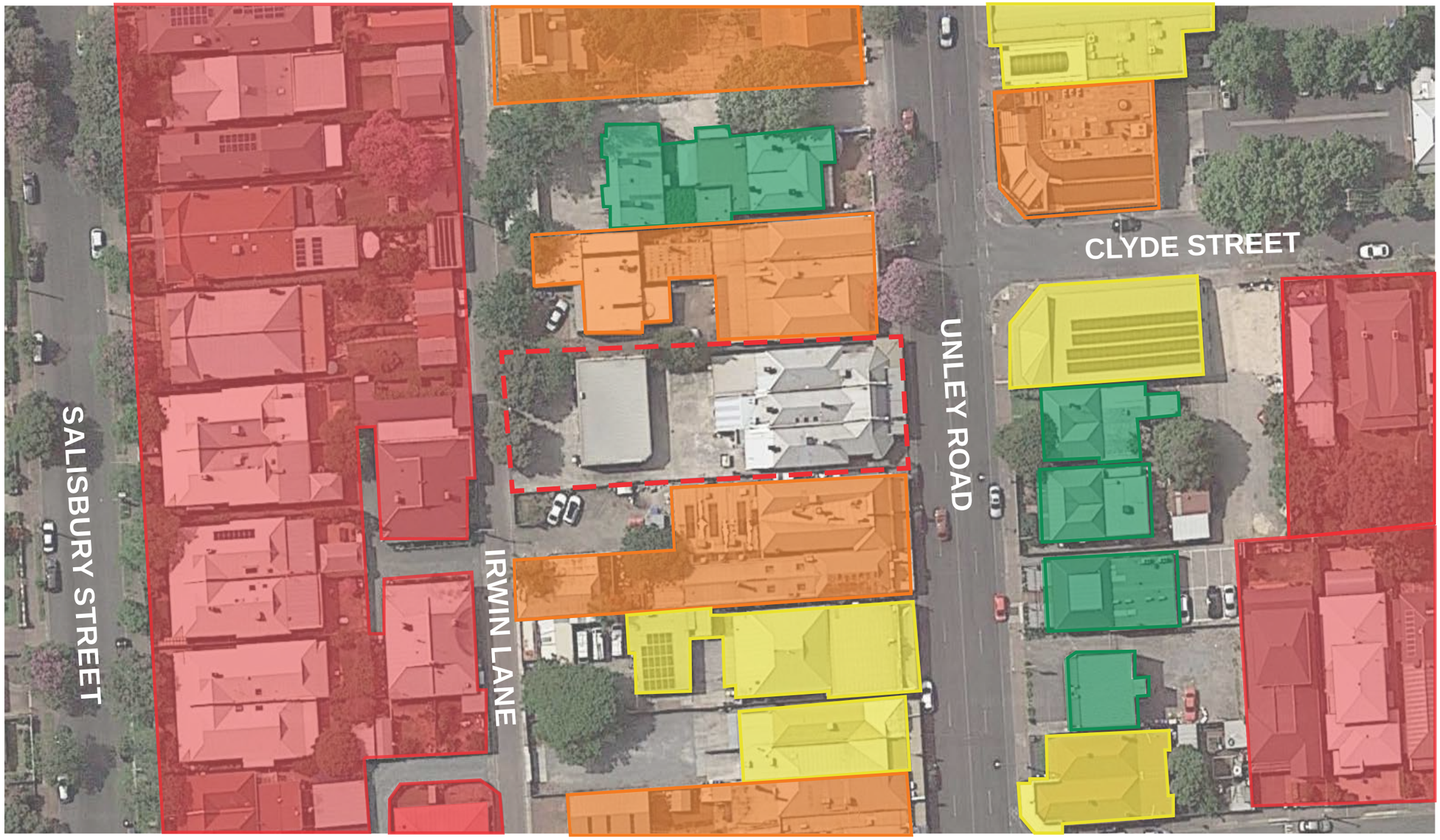
N

BUILDING HEIGHT ZONES

	SITE - 42 UNLEY RD
	1 STOREY (6M)
	1 STOREY (5.7M)
	7 STOREY (25.5M)
	5 STOREY (18.5M)

N

CONTEXTUAL ANALYSIS



BUILDING USES

- SITE - 42 UNLEY RD
- RESIDENTIAL
- RETAIL
- COMMERCIAL
- HOSPITALITY

N

CONTEXTUAL ANALYSIS

STREET CONTEXT

62 UNLEY ROAD

60-56 UNLEY ROAD

52 UNLEY ROAD

50 UNLEY ROAD

48 UNLEY ROAD

42 UNLEY ROAD

DEVELOPMENT SITE

40 UNLEY ROAD

38 UNLEY ROAD

36 UNLEY ROAD

34 UNLEY ROAD

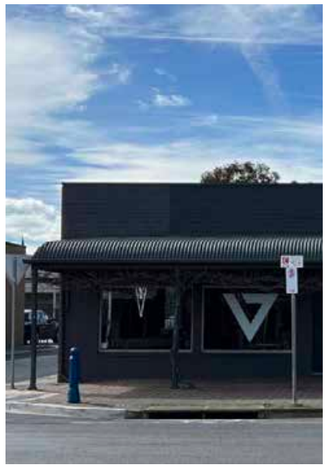
CONTEXTUAL ANALYSIS

SHOPFRONT

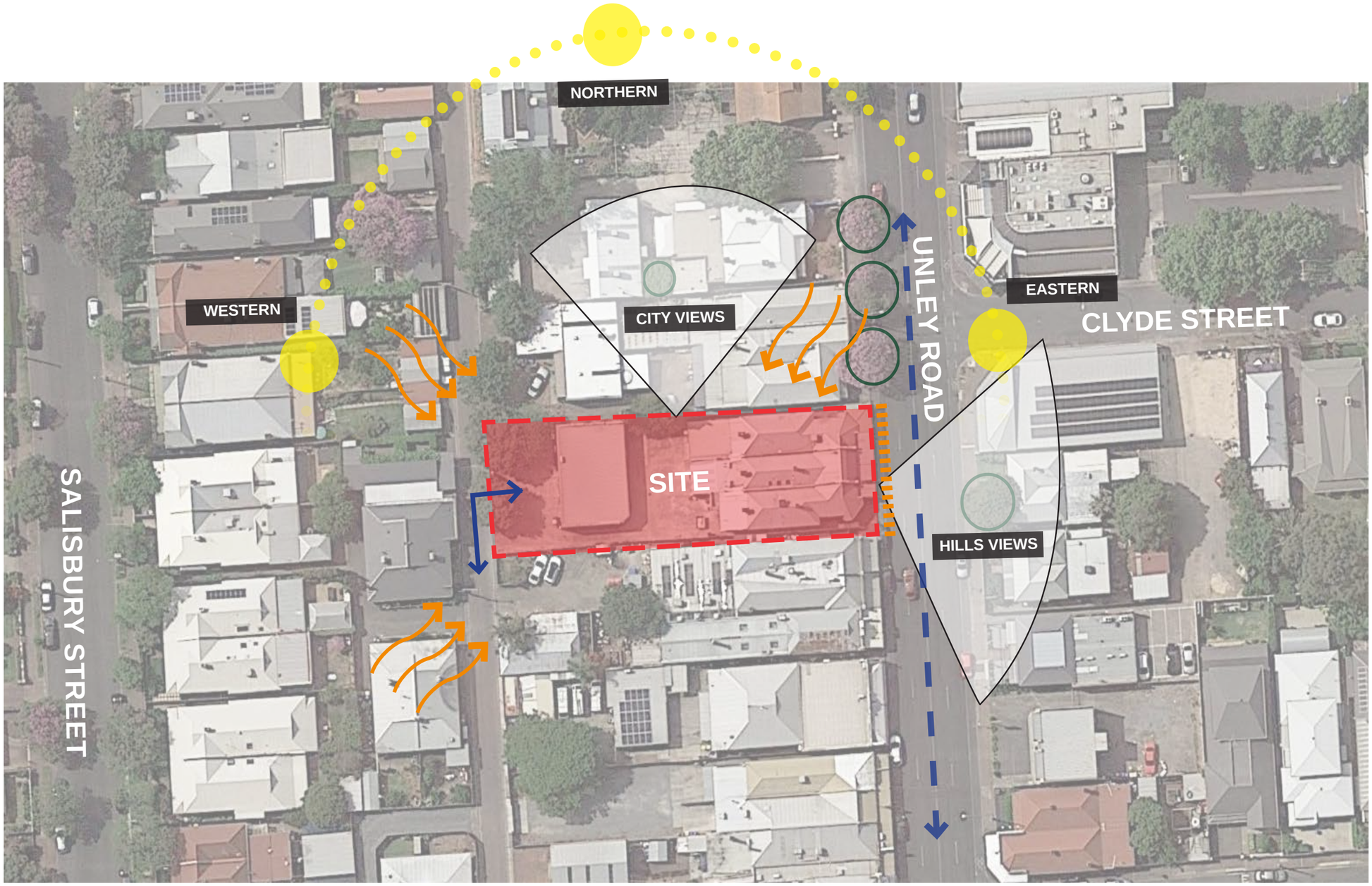
ARTICULATION

MATERIALS

CANOPY



SITE ANALYSIS

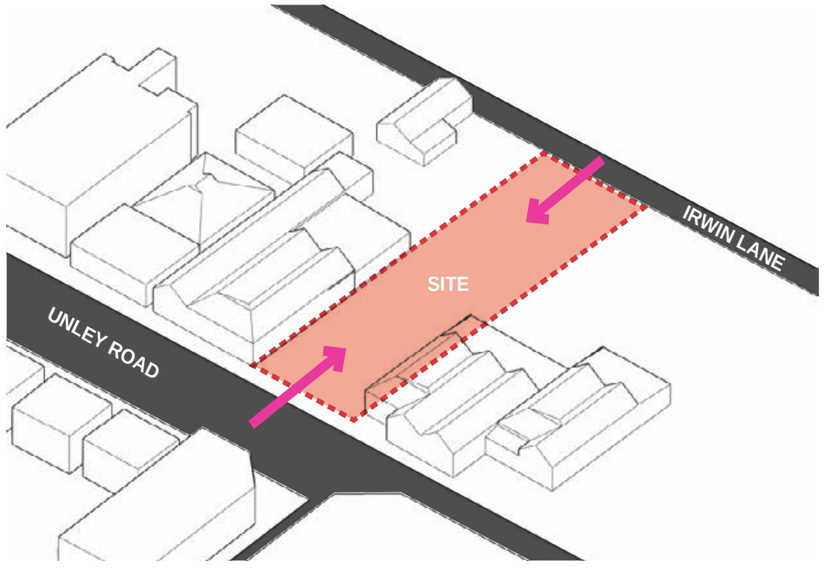


LEGEND

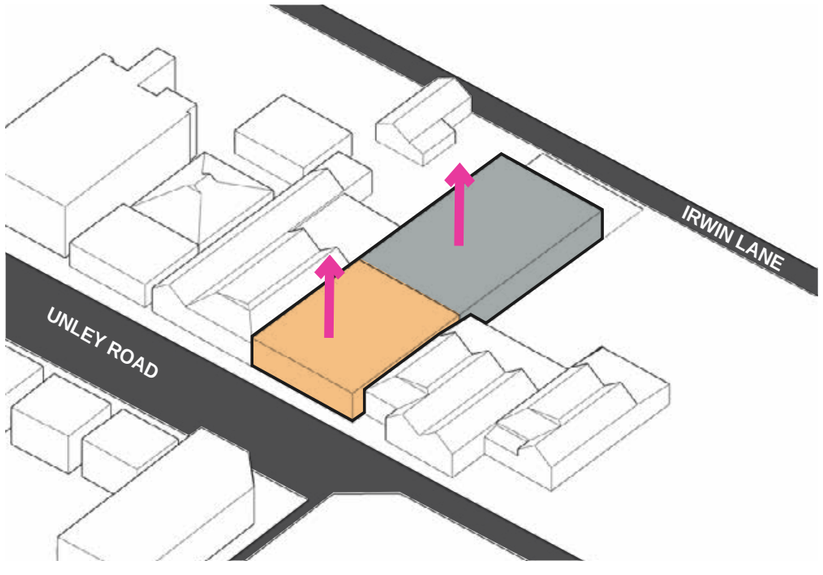
- SITE
- MAIN STREET
- LANEWAY ACCESS
- STREET FRONTAGE
- PREDOMINANT WINDS
- SOLAR GAIN
- STREET TREES

N

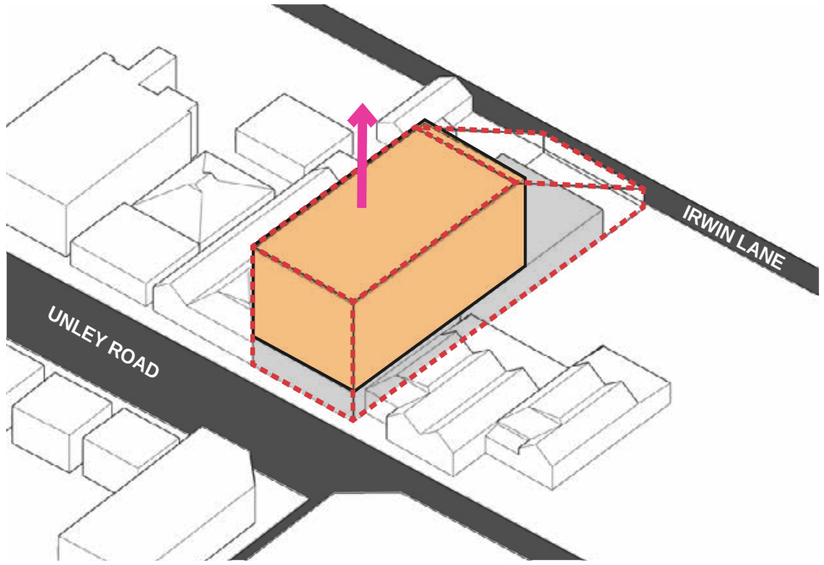
CONCEPT MASSING



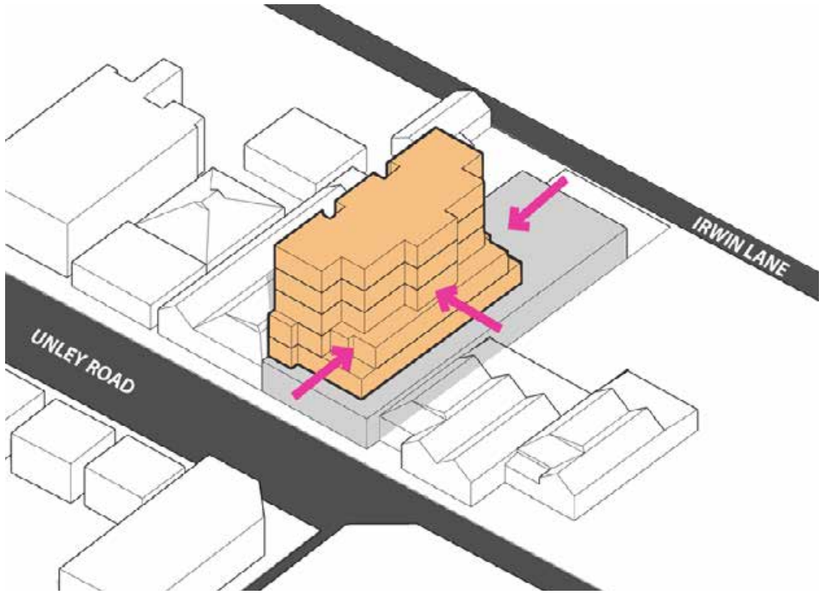
1. SITE



2. GROUND FORM COMMERCIAL + CAR PARK

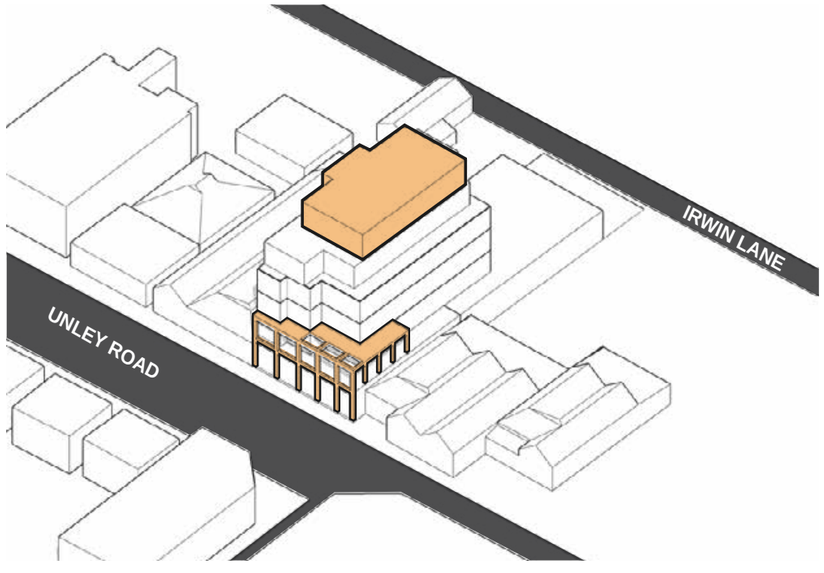


3. UPPER FORM

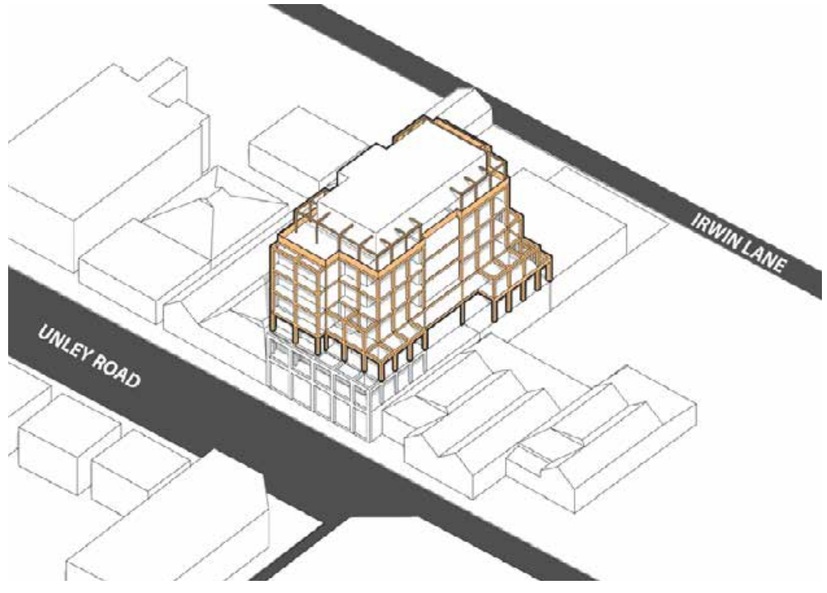


4. SETBACKS TO UPPER FORM

CONCEPT MASSING



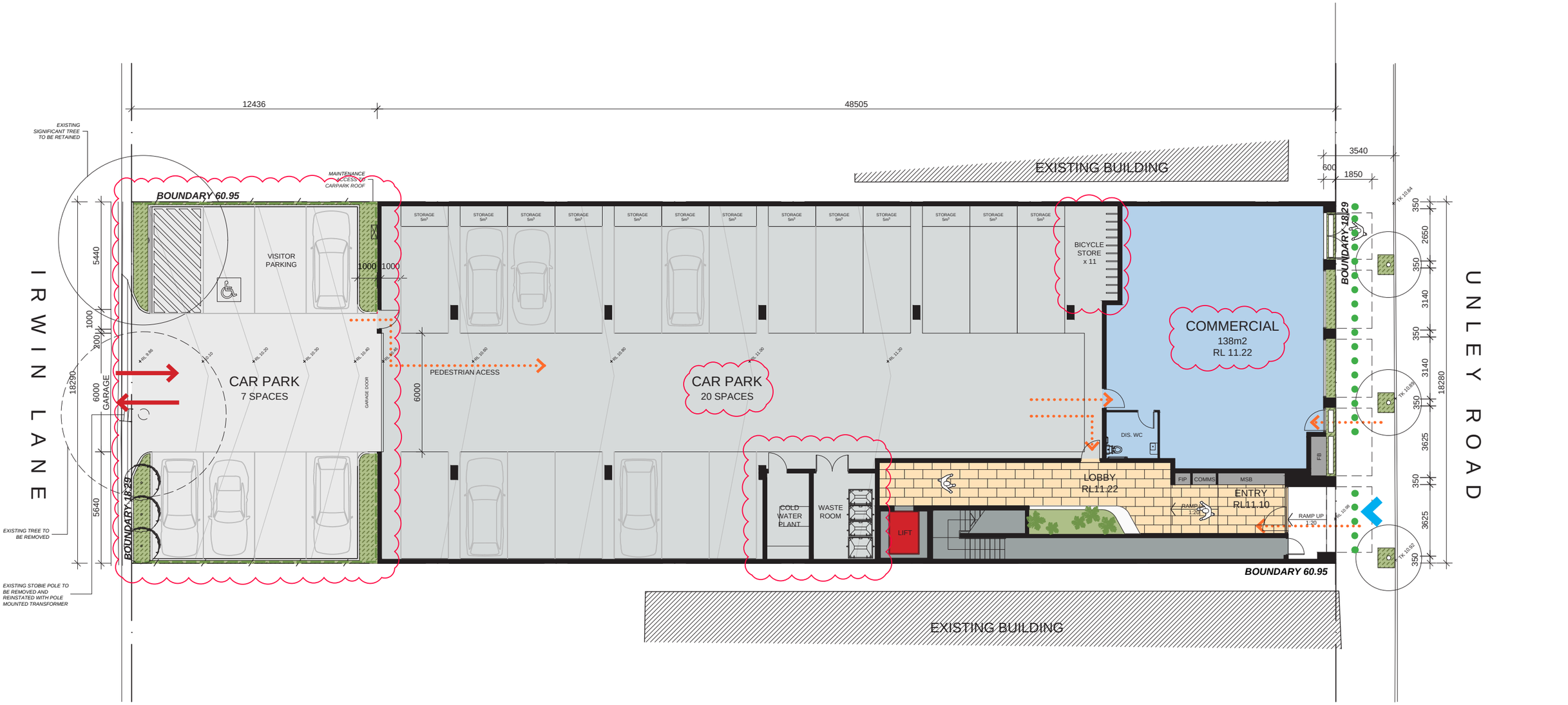
5. PODIUM ARTICULATION TO SETBACKS + ADDITION OF PENTHOUSE LEVEL



6. BALCONIES + STRUCTURAL FACADE TO UPPER LEVELS

7. ADDITION OF BALUSTRADES + STREET CANOPY

GROUND FLOOR



STANDARD VEHICLE ACCESS

LOBBY ENTRY

STREET ACTIVATION

COMMERCIAL RETAIL

LOBBY

LANDSCAPE

CIRCULATION

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CLIENT: OTELLO

PROJECT: UNLEY ROAD APARTMENTS
42-46 UNLEY ROAD, UNLEY, SA.

DRAWING: GROUND FLOOR PLAN

PROJECT NO. 22006

DATE 22.01.2025

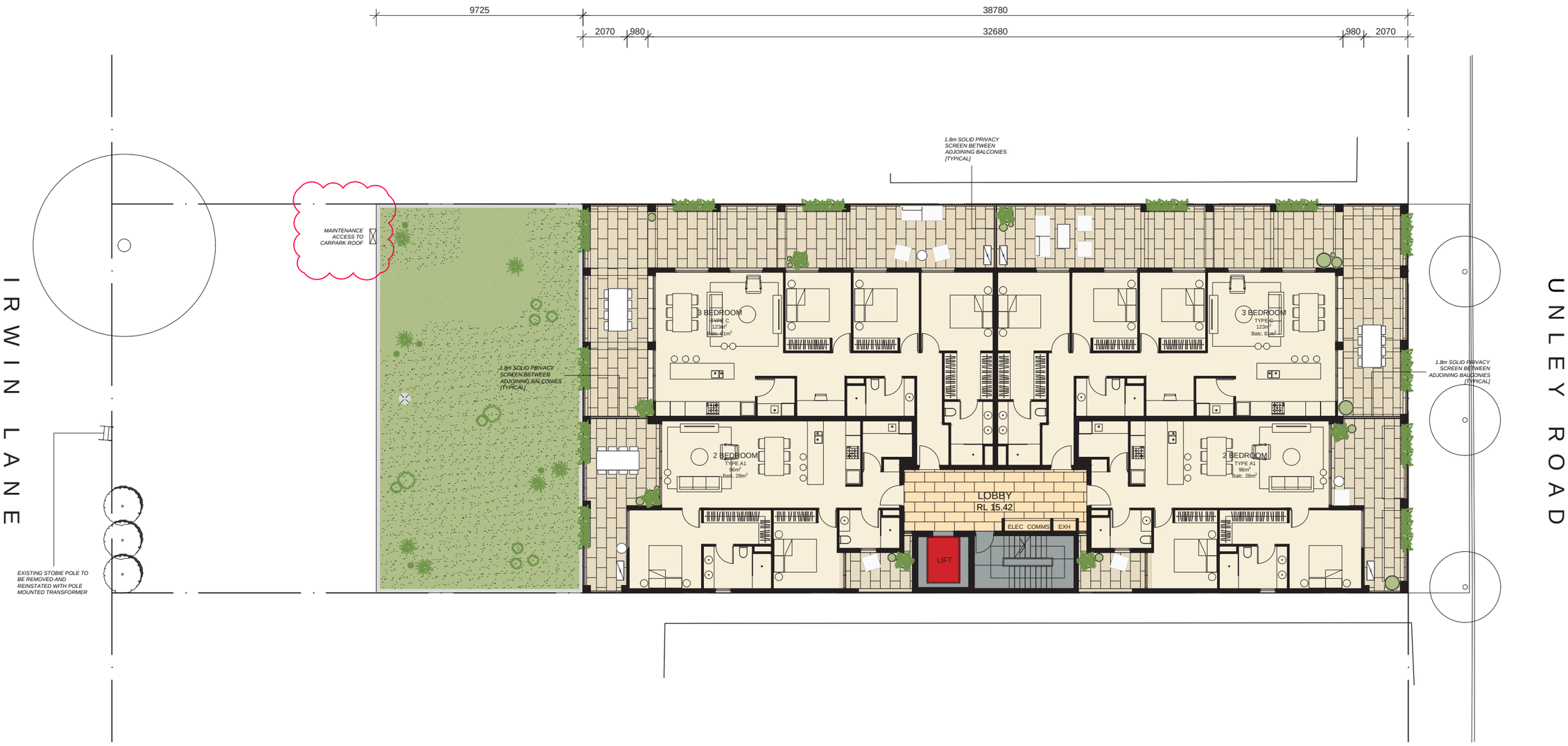
DRAWING NO. A2.00

SCALE 1:200 @ A3

REVISION. [A4]

0 1 2 5 10m

LEVEL 1



RESIDENTIAL

TERRACE

LOBBY

LANDSCAPE

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CLIENT
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PROJECT
UNLEY ROAD APARTMENTS
42-46 UNLEY ROAD, UNLEY, SA.

DRAWING
LEVEL 01 PLAN

PROJECT NO.
22006

DATE
22.01.2025

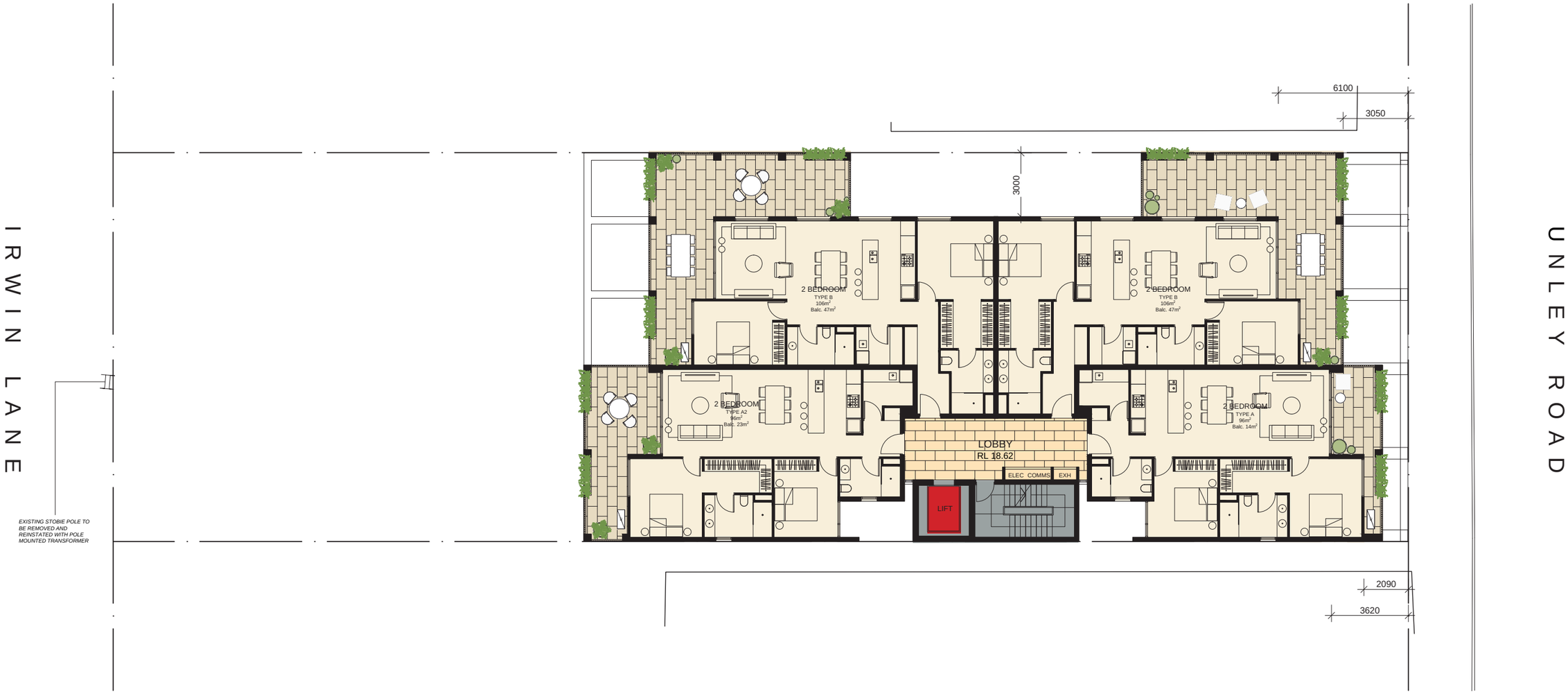
DRAWING NO.
A2.01

SCALE
1:200 @ A3

REVISION.
[A3]

0 1 2 5 10m

LEVEL 2



RESIDENTIAL

TERRACE

LOBBY

LANDSCAPE

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DRAWING
LEVEL 02 PLAN

PROJECT NO.
22006

DATE
22.01.2025

DRAWING NO.
A2.02

SCALE
1:200 @ A3

REVISION.
[A3]

0 1 2 5 10m

LEVEL 3

RESIDENTIAL

TERRACE

LOBBY

LANDSCAPE

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DRAWING
LEVEL 03 PLAN

PROJECT NO.
22006

DATE
22.01.2025

DRAWING NO.
A2.03

SCALE
1:200 @ A3

REVISION.
[A3]

0 1 2 5 10m

LEVEL 4

RESIDENTIAL

TERRACE

LOBBY

LANDSCAPE

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DRAWING
LEVEL 04 PLAN

PROJECT NO.
22006

DATE
22.01.2025

DRAWING NO.
A2.04

SCALE
1:200 @ A3

REVISION.
[A3]

0 1 2 5 10m

LEVEL 5

RESIDENTIAL

TERRACE

LOBBY

LANDSCAPE

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DRAWING
LEVEL 05 PLAN

PROJECT NO.
22006

DATE
22.01.2025

DRAWING NO.
A2.05

SCALE
1:200 @ A3

REVISION.
[A3]

0 1 2 5 10m

LEVEL 6

RESIDENTIAL

TERRACE

LOBBY

LANDSCAPE

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DRAWING
LEVEL 06 PLAN

PROJECT NO.
22006

DATE
22.01.2025

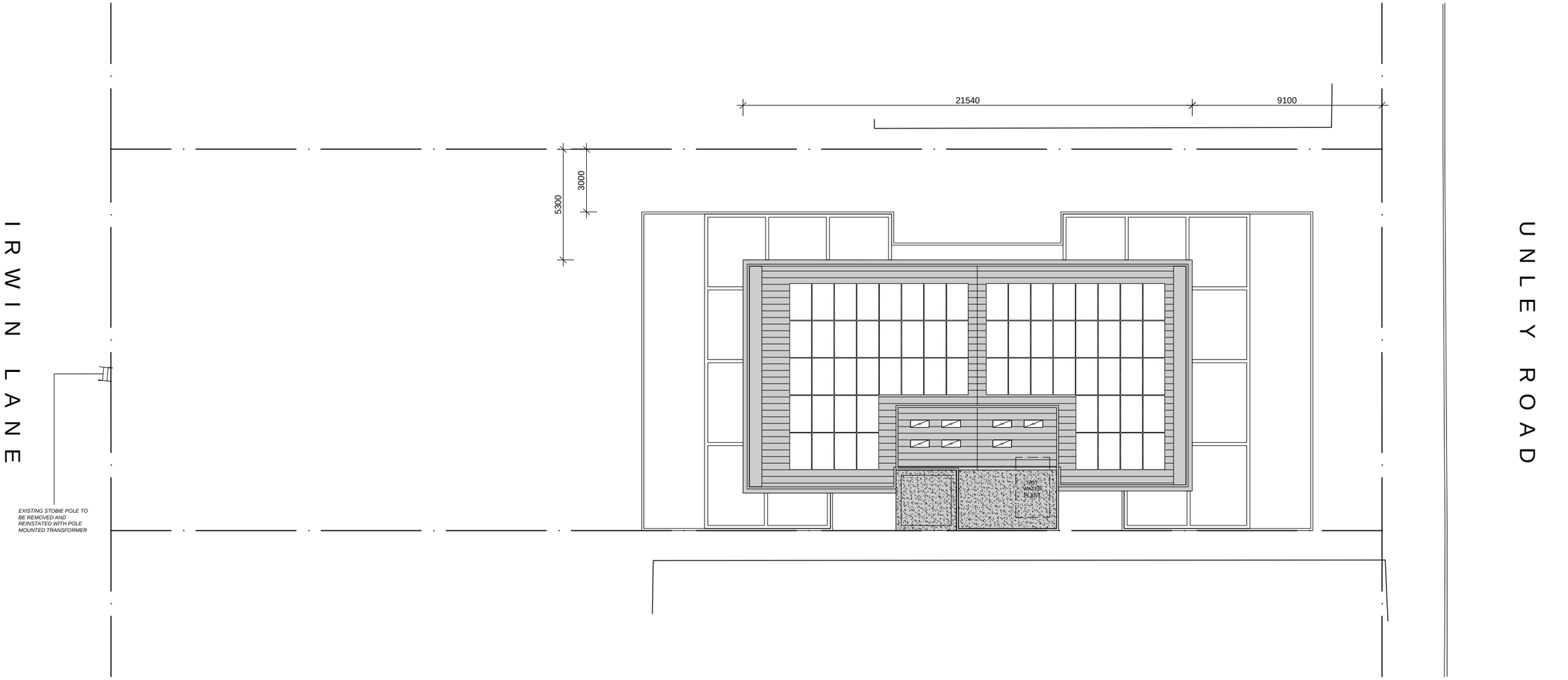
DRAWING NO.
A2.06

SCALE
1:200 @ A3

REVISION.
[A3]

0 1 2 5 10m

ROOF PLAN



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DRAWING
ROOF PLAN

PROJECT NO.
22006

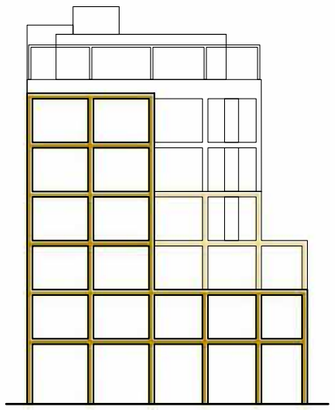
DATE
22.01.2025

DRAWING NO.
A2.07

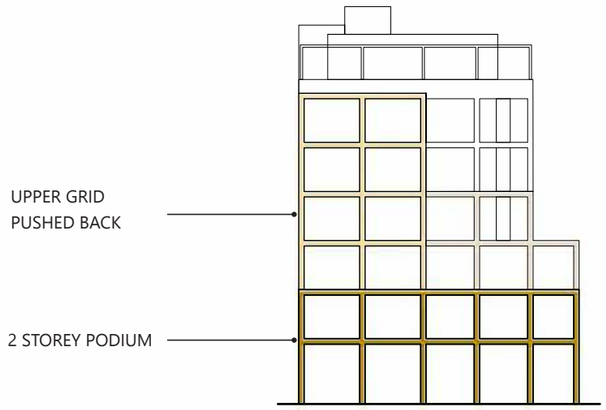
SCALE
1:200 @ A3

REVISION.
[A3]

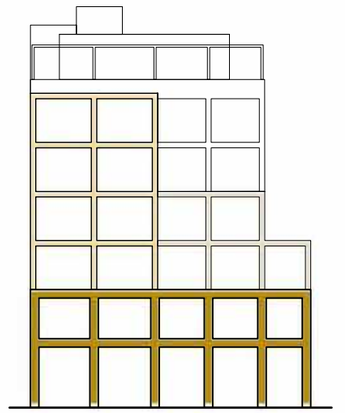
0 1 2 5 10m



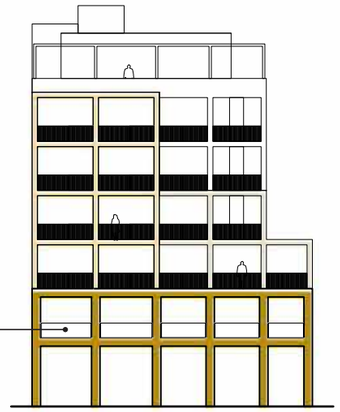
1. PROPOSED STREET ELEVATION GRID



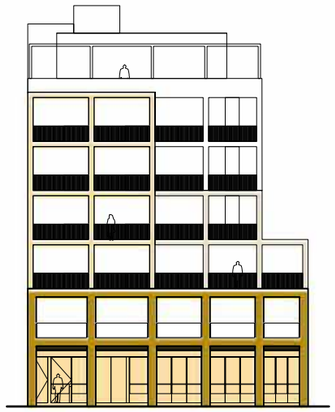
2. REVISED GRID WITH UPPER LEVEL RECESSED FROM PODIUM



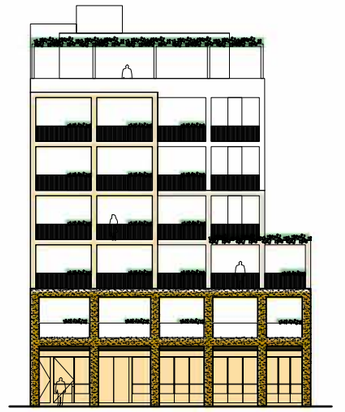
3. INCREASED WIDTH OF STRUCTURAL GRID TO DEFINE 2 STOREY PODIUM



4. ADDITION OF BALCONY ARTICULATION WITHIN GRID



5. GROUND LEVEL ARTICULATION, CANOPY AND TEXTURE TO CREATE FINE GRAIN TO STREETSCAPE



6. ADDITION OF LANDSCAPING PLANTERS TO BALCONIES

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PROJECT
UNLEY ROAD APARTMENTS
42-46 UNLEY ROAD, UNLEY, SA.

DRAWING
ELEVATION DIAGRAM

PROJECT NO.
22006

DATE
22.01.2025

DRAWING NO.
A3.05

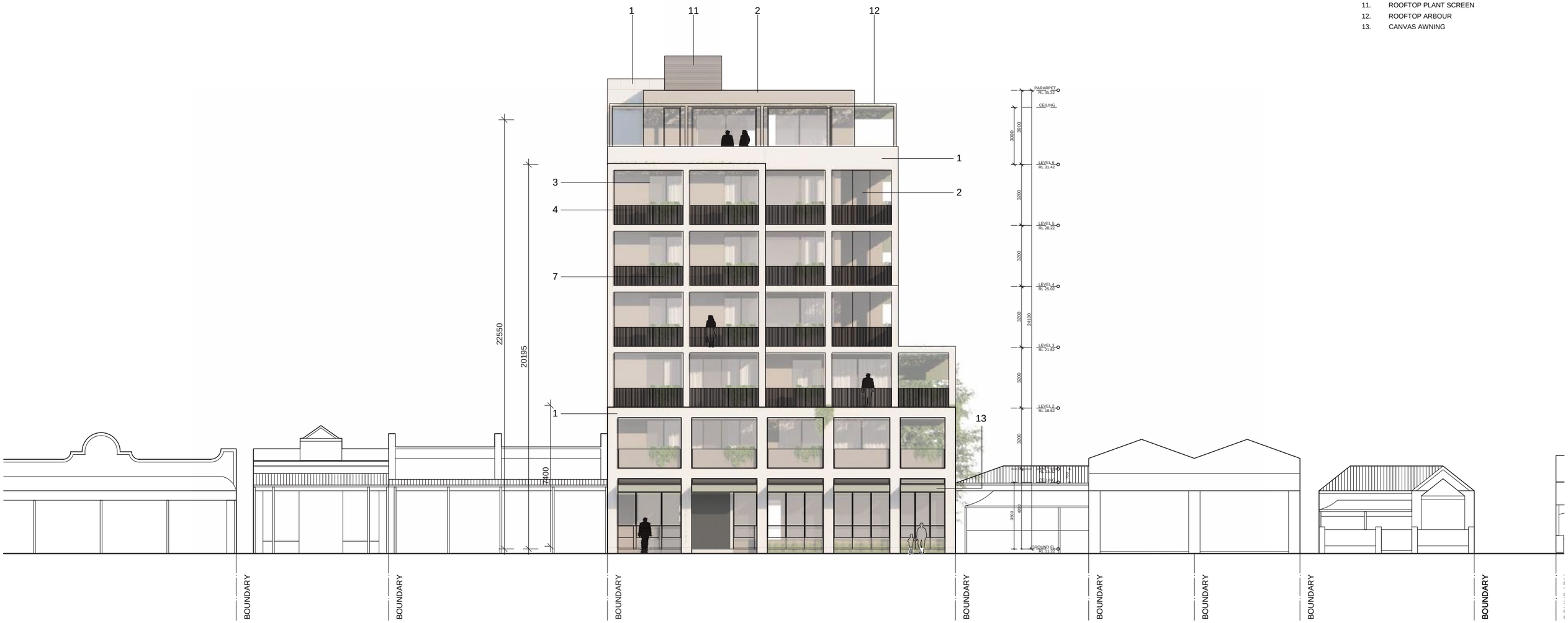
SCALE
1:400 @ A3

REVISION.
[A3]

0 2 3 10 20m

LEGEND :

1. PRECAST CONCRETE
2. VERTICAL PROFILED FACADE CLADDING
3. POWDERCOATED ALUMINIUM WINDOWS & DOORS
4. VERTICAL ALUMINIUM BALUSTRADE
5. STREET INTERFACE LANDSCAPING
6. EXPRESSED CONCRETE SLAB EDGE
7. BALCONY PLANTER BOXES
8. RETRACTABLE BLINDS
9. CAR PARK ROOF LANDSCAPING
10. CAR PARK SCREEN
11. ROOFTOP PLANT SCREEN
12. ROOFTOP ARBOUR
13. CANVAS AWNING



SITE 42-46 UNLEY ROAD

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PROJECT
UNLEY ROAD APARTMENTS
42-46 UNLEY ROAD, UNLEY, SA.

DRAWING
ELEVATION - EAST

PROJECT NO.
22006

DATE
22.01.2025

DRAWING NO.
A3.00

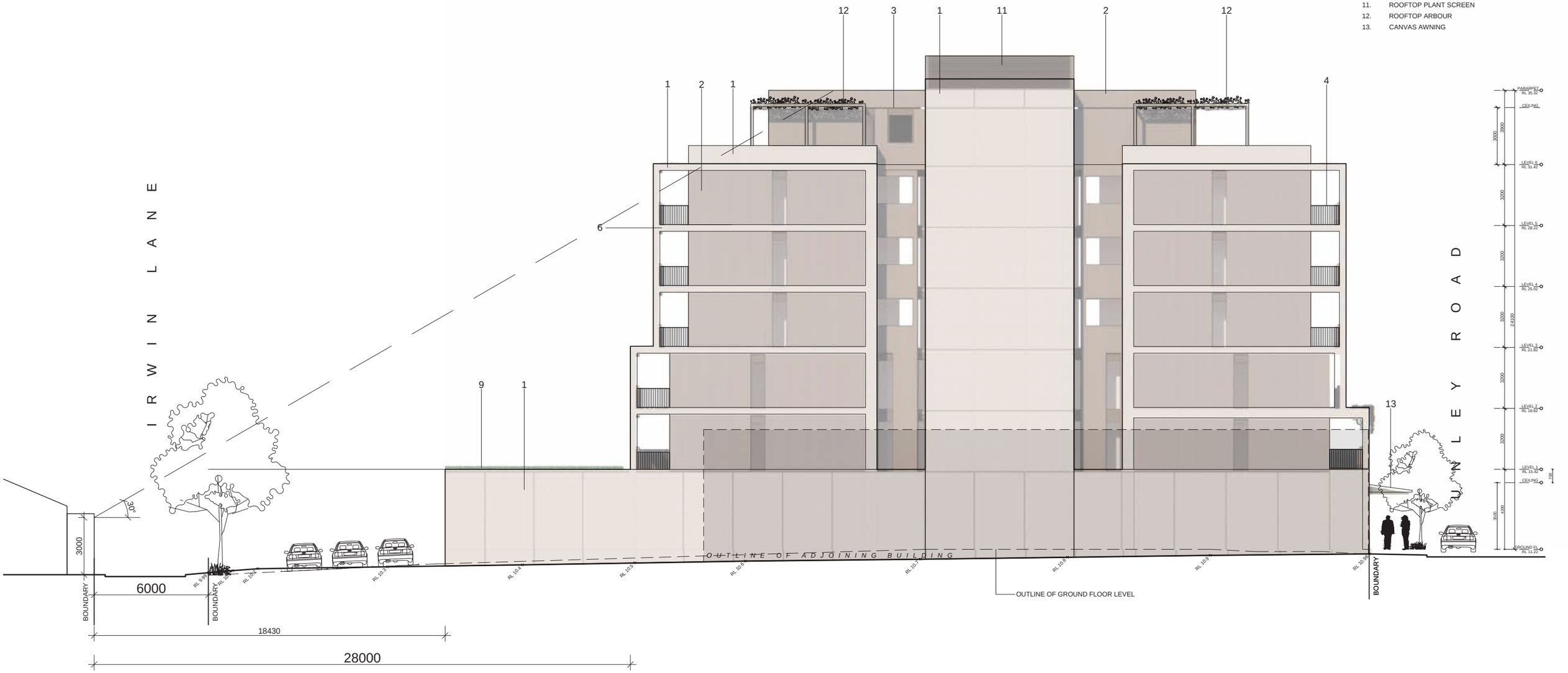
SCALE
1:200 @ A3

REVISION.
[A3]

0 1 2 5 10m

LEGEND :

1. PRECAST CONCRETE
2. VERTICAL PROFILED FACADE CLADDING
3. POWDERCOATED ALUMINIUM WINDOWS & DOORS
4. VERTICAL ALUMINIUM BALUSTRADE
5. STREET INTERFACE LANDSCAPING
6. EXPRESSED CONCRETE SLAB EDGE
7. BALCONY PLANTER BOXES
8. RETRACTABLE BLINDS
9. CAR PARK ROOF LANDSCAPING
10. CAR PARK SCREEN
11. ROOFTOP PLANT SCREEN
12. ROOFTOP ARBOUR
13. CANVAS AWNING



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PROJECT
UNLEY ROAD APARTMENTS
42-46 UNLEY ROAD, UNLEY, SA.

DRAWING
ELEVATION - SOUTH

PROJECT NO.
22006

DATE
22.01.2025

DRAWING NO.
A3.01

SCALE
1:200 @ A3

REVISION
[A3]

0 1 2 5 10m

LEGEND :

1. PRECAST CONCRETE
2. VERTICAL PROFILED FACADE CLADDING
3. POWDERCOATED ALUMINIUM WINDOWS & DOORS
4. VERTICAL ALUMINIUM BALUSTRADE
5. STREET INTERFACE LANDSCAPING
6. EXPRESSED CONCRETE SLAB EDGE
7. BALCONY PLANTER BOXES
8. RETRACTABLE BLINDS
9. CAR PARK ROOF LANDSCAPING
10. CAR PARK SCREEN
11. ROOFTOP PLANT SCREEN
12. ROOFTOP ARBOUR
13. CANVAS AWNING

SITE 42-46 UNLEY ROAD

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UNLEY ROAD APARTMENTS
42-46 UNLEY ROAD, UNLEY, SA.

DRAWING
ELEVATION - WEST

PROJECT NO.
22006

DATE
22.01.2025

DRAWING NO.
A3.02

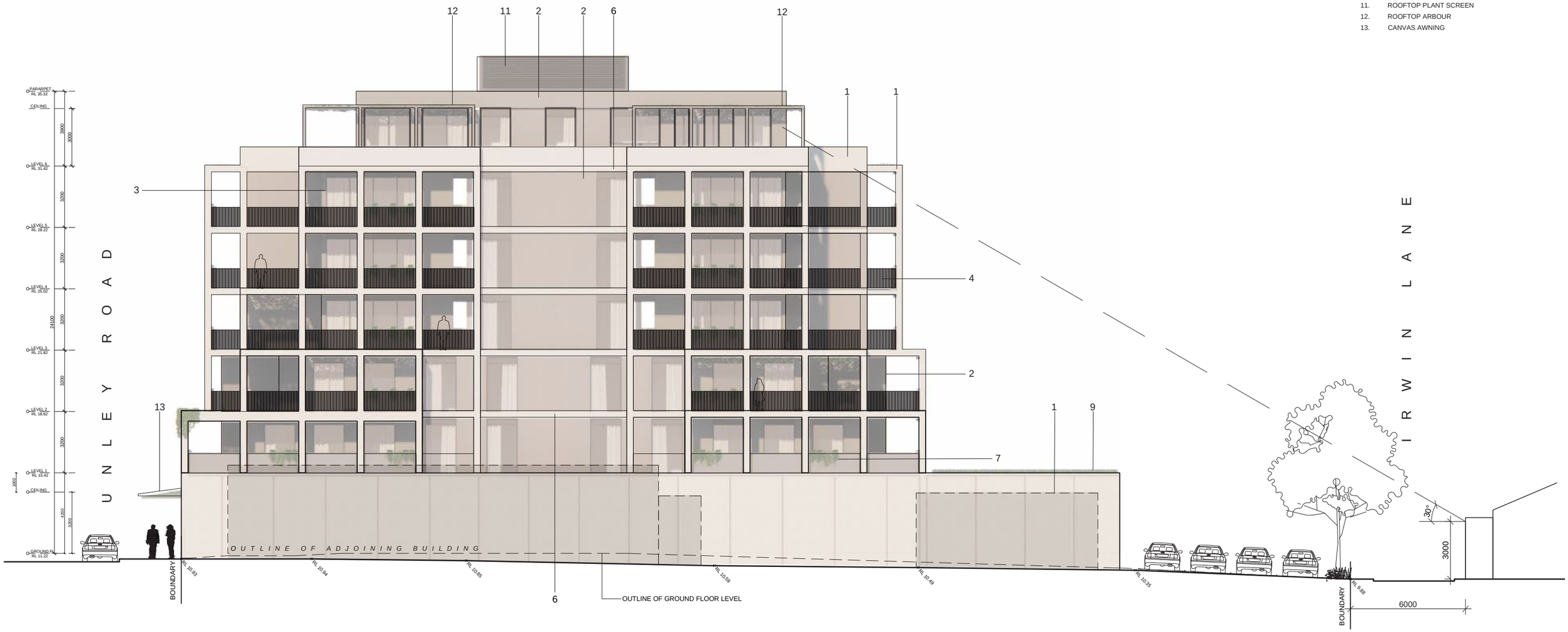
SCALE
1:200 @ A3

REVISION.
[A3]

0 1 2 5 10m

LEGEND :

1. PRECAST CONCRETE
2. VERTICAL PROFILED FACADE CLADDING
3. POWDERCOATED ALUMINIUM WINDOWS & DOORS
4. VERTICAL ALUMINIUM BALUSTRADE
5. STREET INTERFACE LANDSCAPING
6. EXPRESSED CONCRETE SLAB EDGE
7. BALCONY PLANTER BOXES
8. RETRACTABLE BLINDS
9. CAR PARK ROOF LANDSCAPING
10. CAR PARK SCREEN
11. ROOFTOP PLANT SCREEN
12. ROOFTOP ARBOUR
13. CANVAS AWNING



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DRAWING
ELEVATION - NORTH

PROJECT NO.
22006

DATE
22.01.2025

DRAWING NO.
A3.03

SCALE
1:200 @ A3

REVISION.
[A3]

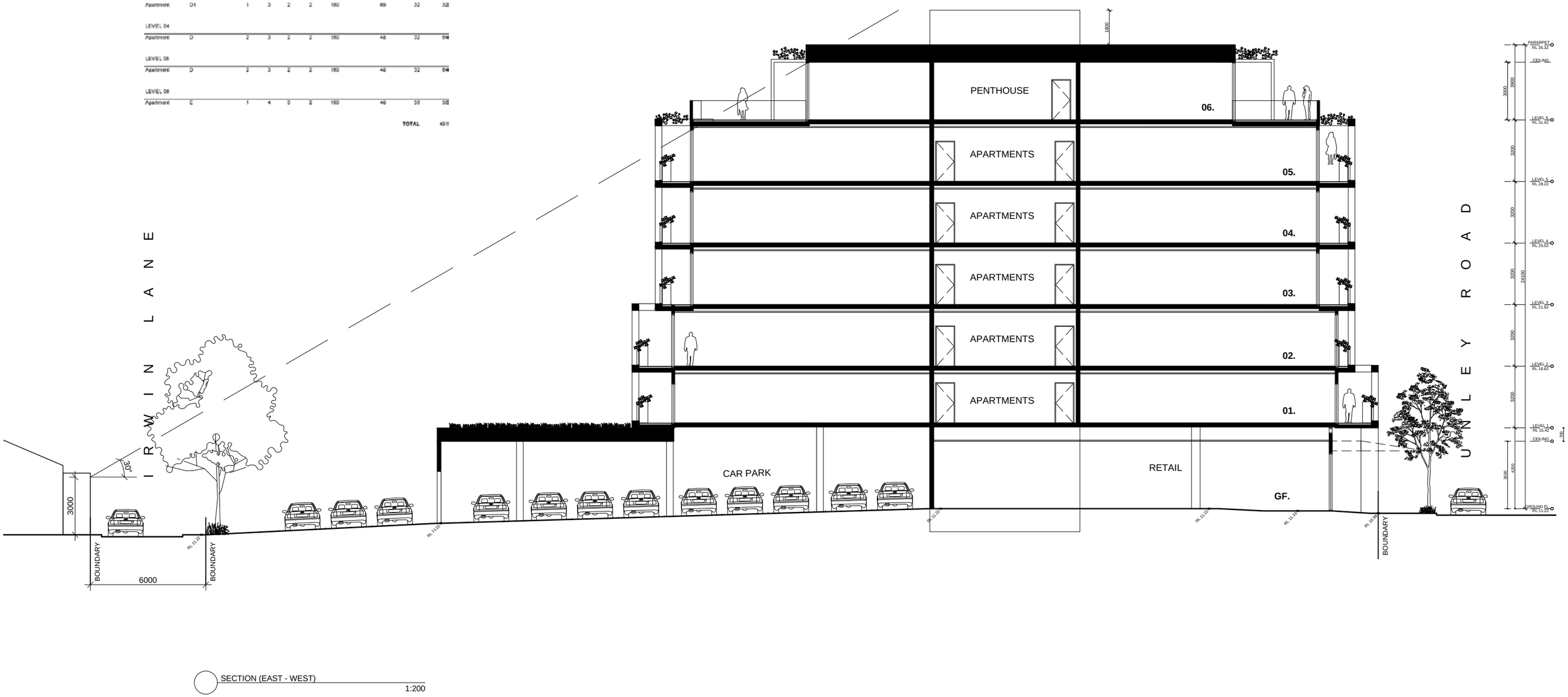
0 1 2 5 10m

APARTMENT AREAS AND STORAGE SCHEDULE

UNIT	UNIT TYPE	No. UNIT	BEDS	BATH	CARS	AREAS			
						INT NSA m2	TERRACE NSA m2	STORAGE per unit m3	TOTAL storage m3
GROUND FLOOR									
Carpark	Storage Cage	9	-	-	-	-	-	5	45
LEVEL 01									
Apartment	A1	2	2	2	2	90	26	23	46
Apartment	C	2	3	2	2	123	81	26	52
LEVEL 02									
Apartment	A	1	2	2	2	96	14	23	23
Apartment	A2	1	2	2	2	96	29	23	23
Apartment	B	2	2	2	2	100	47	27	54
LEVEL 03									
Apartment	D	1	3	2	2	160	48	32	32
Apartment	D1	1	3	2	2	160	69	32	32
LEVEL 04									
Apartment	D	2	3	2	2	160	48	32	64
LEVEL 05									
Apartment	D	2	3	2	2	160	48	32	64
LEVEL 06									
Apartment	E	1	4	3	2	160	48	50	50
								TOTAL	491

PRELIMINARY AREA SCHEDULE

LEVEL	RESIDENTIAL 1B	2B	3B	Pent.	TOTAL No.	Commercial m2	CARS No.
Ground	-	-	-	-	-	221	25
L1	-	2	2	-	4		
L2	-	4	-	-	4		
L3	-	-	2	-	2		
L4	-	-	2	-	2		
L5	-	-	2	-	2		
L6	-	-	-	1	1		
TOTAL	**-**	**6**	**8**	**1**	**15Units**	**221m2**	**25 Cars**



SECTION (EAST - WEST)
1:200

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DRAWING
SECTION

PROJECT NO.
22006

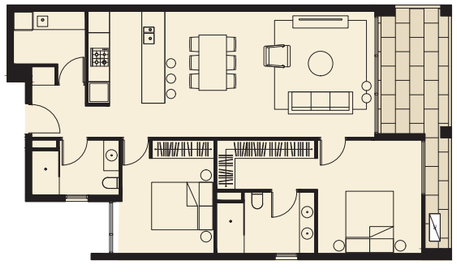
DATE
22.01.2025

DRAWING NO.
A3.10

SCALE
1:200 @ A3

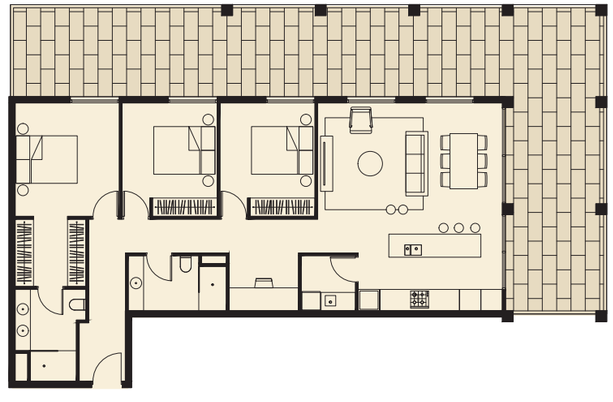
REVISION
[A3]

0 1 2 5 10m



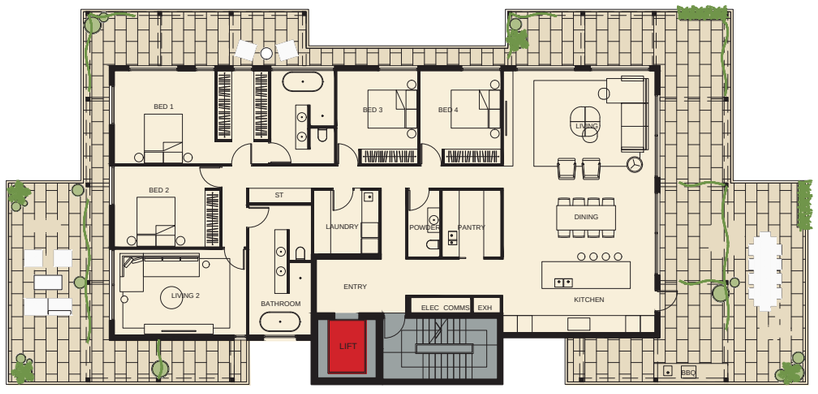
2 BEDROOM
TYPE A
96m^2
Balc. 14m^2
Storage Volume: 23m^3
x 4 Apartments

2 BEDROOM
TYPE B
106m^2
Balc. 47m^2
Storage Volume: 27m^3
x 2 Apartments



3 BEDROOM
TYPE C
123m^2
Balc. 81m^2
Storage Volume: 26m^3
x 2 Apartments

3 BEDROOM
TYPE D
160m^2
Balc. 48m^2
Storage Volume: 32m^3
x 6 Apartments



PENTHOUSE - 4 BEDROOM
TYPE E
243m^2
Balc. 171m^2
Storage Volume: 56m^3
x 1 Penthouse

RESIDENTIAL

TERRACE

LOBBY

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PROJECT
UNLEY ROAD APARTMENTS
42-46 UNLEY ROAD, UNLEY, SA.

DRAWING
ROOM TYPE PLANS

PROJECT NO.
22006

DATE
22.01.2025

DRAWING NO.
A2.55

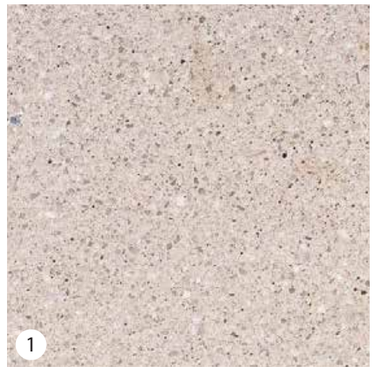
SCALE
1:200 @ A3

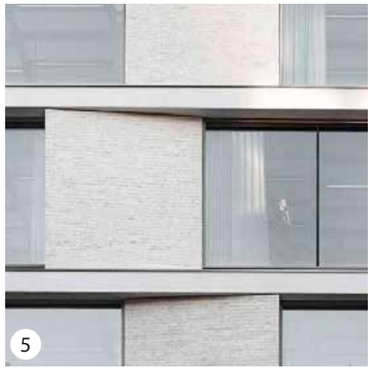
REVISION.
[A3]

0 1 2 5 10m

EXTERIOR PRECEDENTS

MATERIALS & FINISHES





1 PRECAST CONCRETE
2 PRECAST CONCRETE (SMOOTH FINISH)
3 POWDERCOATED ALUMINIUM WINDOWS & DOORS
4 VERTICAL PROFILED FACADE CLADDING
5 EXPRESSED CONCRETE SLAB EDGE
6 CAR PARK SCREEN
7 VERTICAL ALUMINIUM BALUSTRADE
8 GREEN AWNING PODIUM CANOPY
9 RETRACTABLE BLINDS
10 STREET INTERFACE LANDSCAPING
11 INTEGRATED LANDSCAPING
12 ROOFTOP ARBOUR

PERSPECTIVES

EASTERN PERSPECTIVE ON UNLEY ROAD

PERSPECTIVES

NORTH EASTERN PERSPECTIVE FROM UNLEY ROAD

PERSPECTIVES

SOUTH EASTERN AERIAL PERSPECTIVE FROM UNLEY ROAD

SOUTH EASTERN PERSPECTIVE FROM UNLEY ROAD

PERSPECTIVES

NORTHERN AERIAL PERSPECTIVE

PENTHOUSE VIEW TOWARDS CITY

PERSPECTIVES

NORTH WEST PERSPECTIVE FROM IRWIN LANE

NORTH EAST AERIAL PERSPECTIVE

PERSPECTIVES

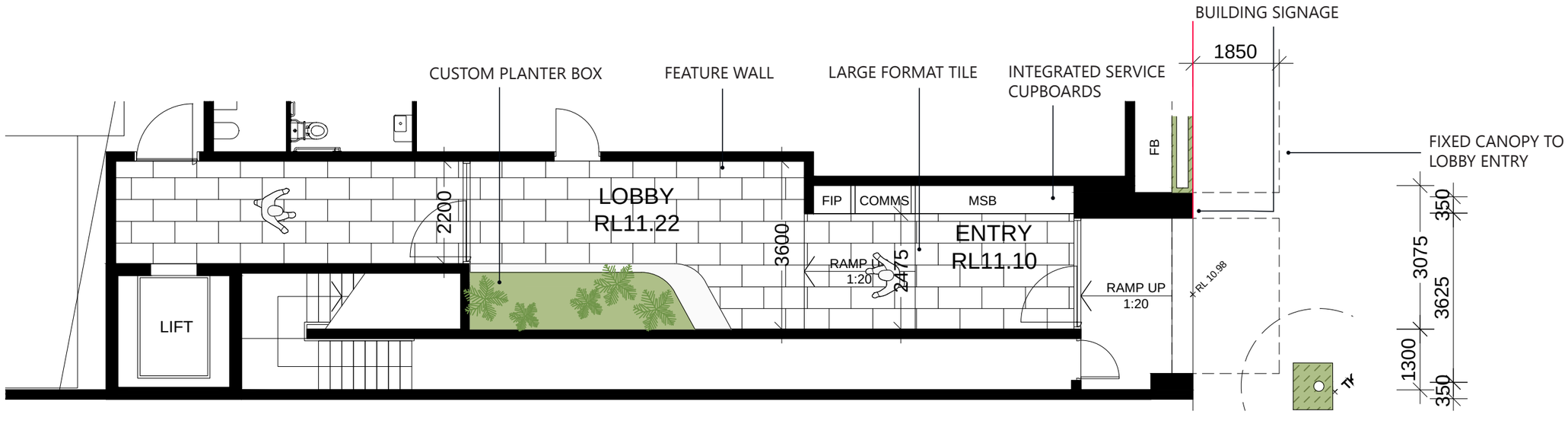
PROPOSED VIEW FROM IRWIN LANE

EXISTING VIEW FROM IRWIN LANE

PERSPECTIVES

EASTERN FACADE VIEW FROM UNLEY ROAD

LOBBY ENTRANCE VIEW FROM UNLEY ROAD



STREET VIEWS

VIEW LOOKING SOUTH TOWARDS SITE

VIEW LOOKING NORTH TOWARDS GREENHILL ROAD

VIEW LOOKING SOUTH TOWARDS SITE

VIEW LOOKING NORTH TOWARDS GREENHILL ROAD

UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION

LOCAL CONTEXT

248-252 UNLEY RD
HYDE PARK PLACE
7 STOREYS
BUILT

244-246 UNLEY RD
246 UNLEY APARTMENTS
7 STOREYS
BUILT

170 UNLEY RD
UNLEY CENTRAL
9 STOREYS
LODGED FOR PLANNING APPROVAL

106 UNLEY ROAD
7 STOREYS
PROPOSED

42 UNLEY ROAD
SITE
7 STOREYS
PROPOSED

UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION
COMPARISONS

244-246 UNLEY RD
246 UNLEY APARTMENTS
7 STOREYS
BUILT

170 UNLEY RD
UNLEY CENTRAL
9 STOREYS
LODGED FOR PLANNING APPROVAL

42 UNLEY ROAD
SITE
7 STOREYS
PROPOSED

UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION

SHADOW STUDIES

9 AM 22ND OF DECEMBER

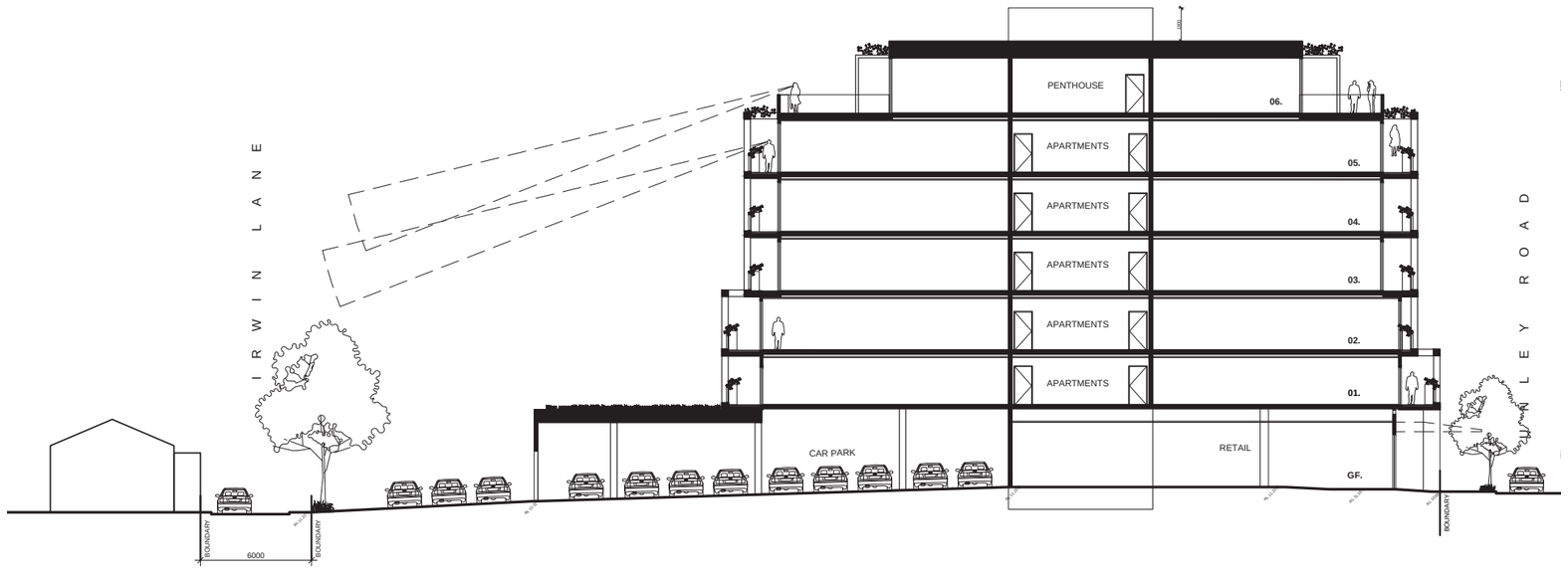
9 AM 22ND OF JUNE

12 PM 22ND OF DECEMBER

12 PM 22ND OF JUNE

3 PM 22ND OF DECEMBER

3 PM 22ND OF JUNE


IRWIN LANE
PENTHOUSE
06.
APARTMENTS
05.
APARTMENTS
04.
APARTMENTS
03.
APARTMENTS
02.
APARTMENTS
01.
CAR PARK
RETAIL
GF.
UNLEY ROAD
BOUNDARY
6000
BOUNDARY

HEIGHT JUSTIFICATION
OVERLOOKING ANALYSIS

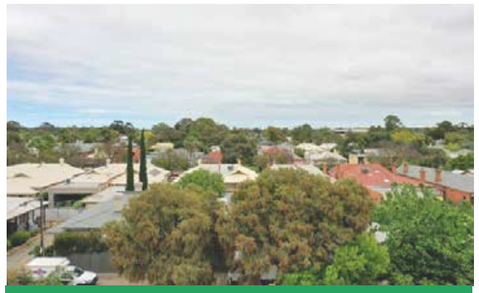

Vantage Point 1: 6.3m above natural ground (Level 1)


Vantage Point 2: 6.3m above natural ground (Level 1)


Vantage Point 3: 9.7m above natural ground (Level 2)


Vantage Point 4: 9.7m above natural ground (Level 2)


Vantage Point 3: 13.1m above natural ground (Level 3)


Vantage Point 4: 13.1m above natural ground (Level 3)


Vantage Point 3: 16.5m above natural ground (Level 4)


Vantage Point 4: 16.5m above natural ground (Level 4)


Vantage Point 5: 19.9m above natural ground (Level 5)


Vantage Point 3: 19.9m above natural ground (Level 5)


Vantage Point 4: 19.9m above natural ground (Level 5)


Vantage Point 5: 23.3m above natural ground (Level 6)

OVERLOOKING ANALYSIS
42-46 Unley Road, Unley

JOB REF.	22ADL-0240
PREPARED BY.	MP
DATE.	02.12.22
REVISION.	1
DATA SOURCE.	MetroMap (10.10.22) Gepp Media

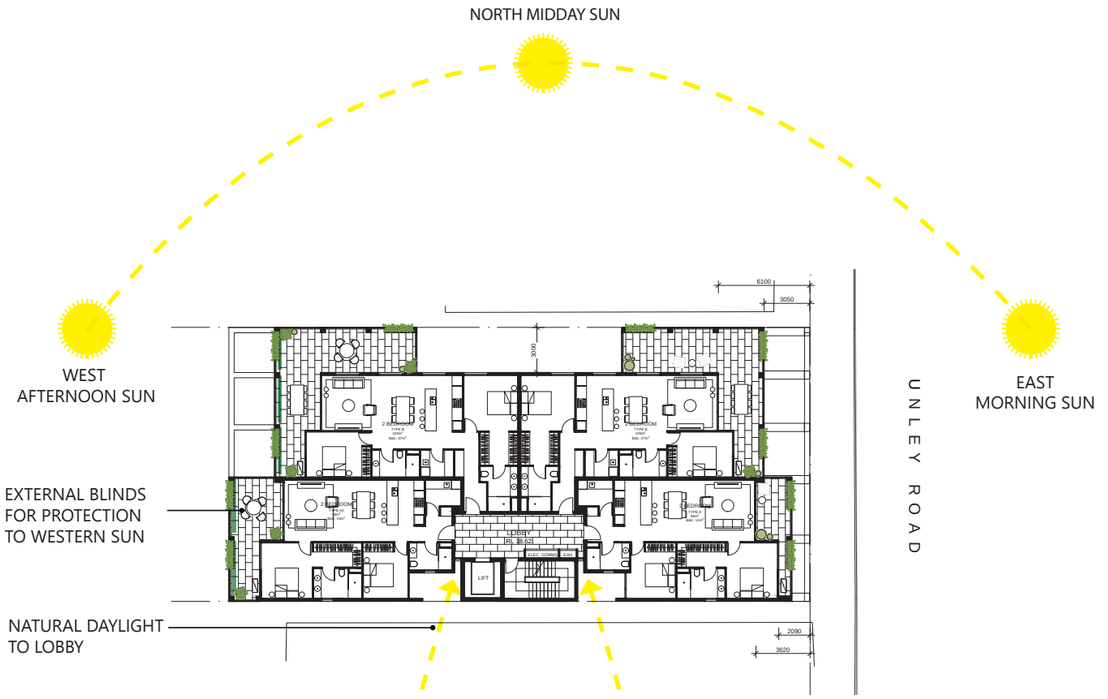
URPS

1415-001

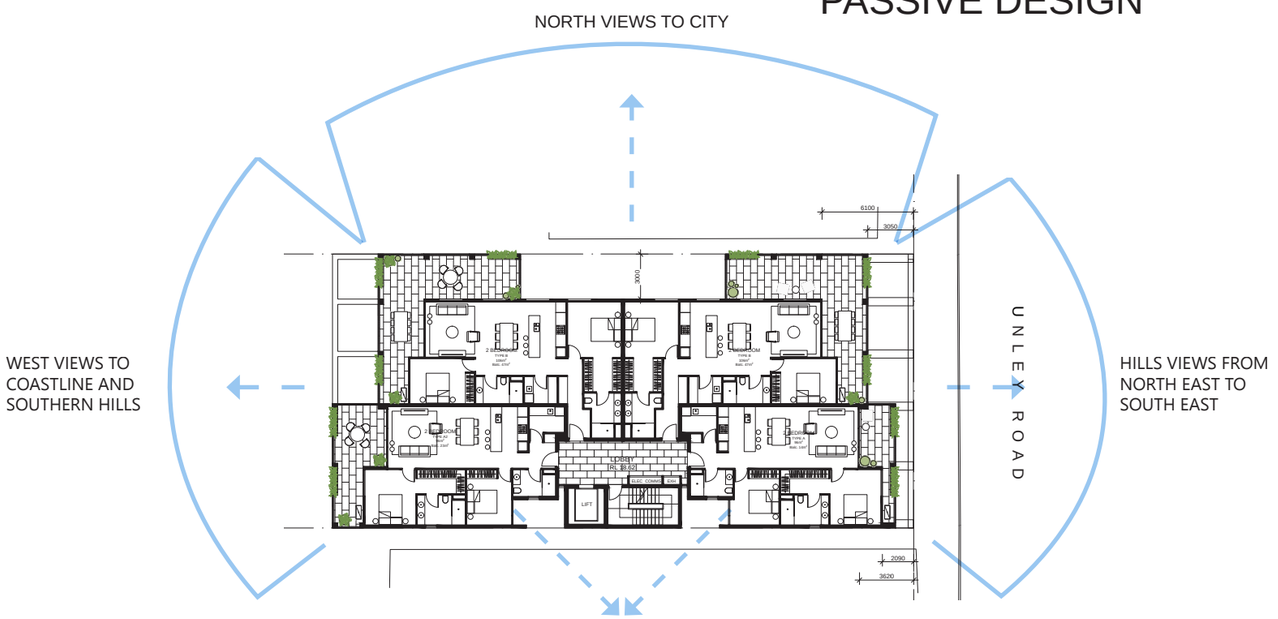
UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION

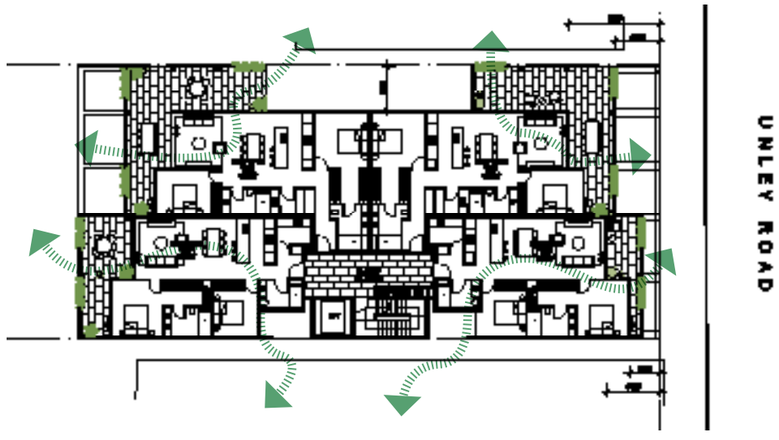
SUSTAINABILITY - PASSIVE DESIGN



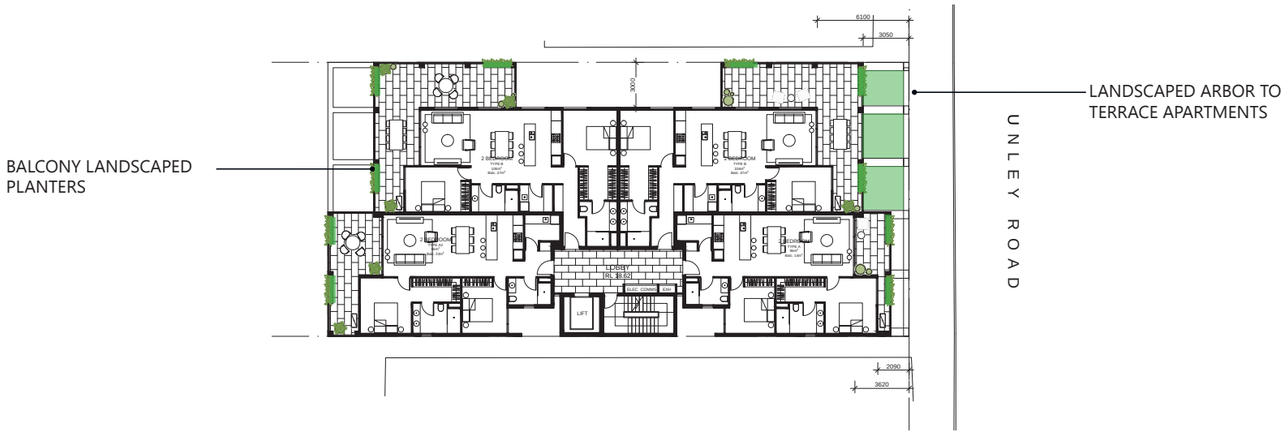
1. NATURAL DAYLIGHT



2. VIEWS AND OUTLOOK



3. CROSS VENTILATION

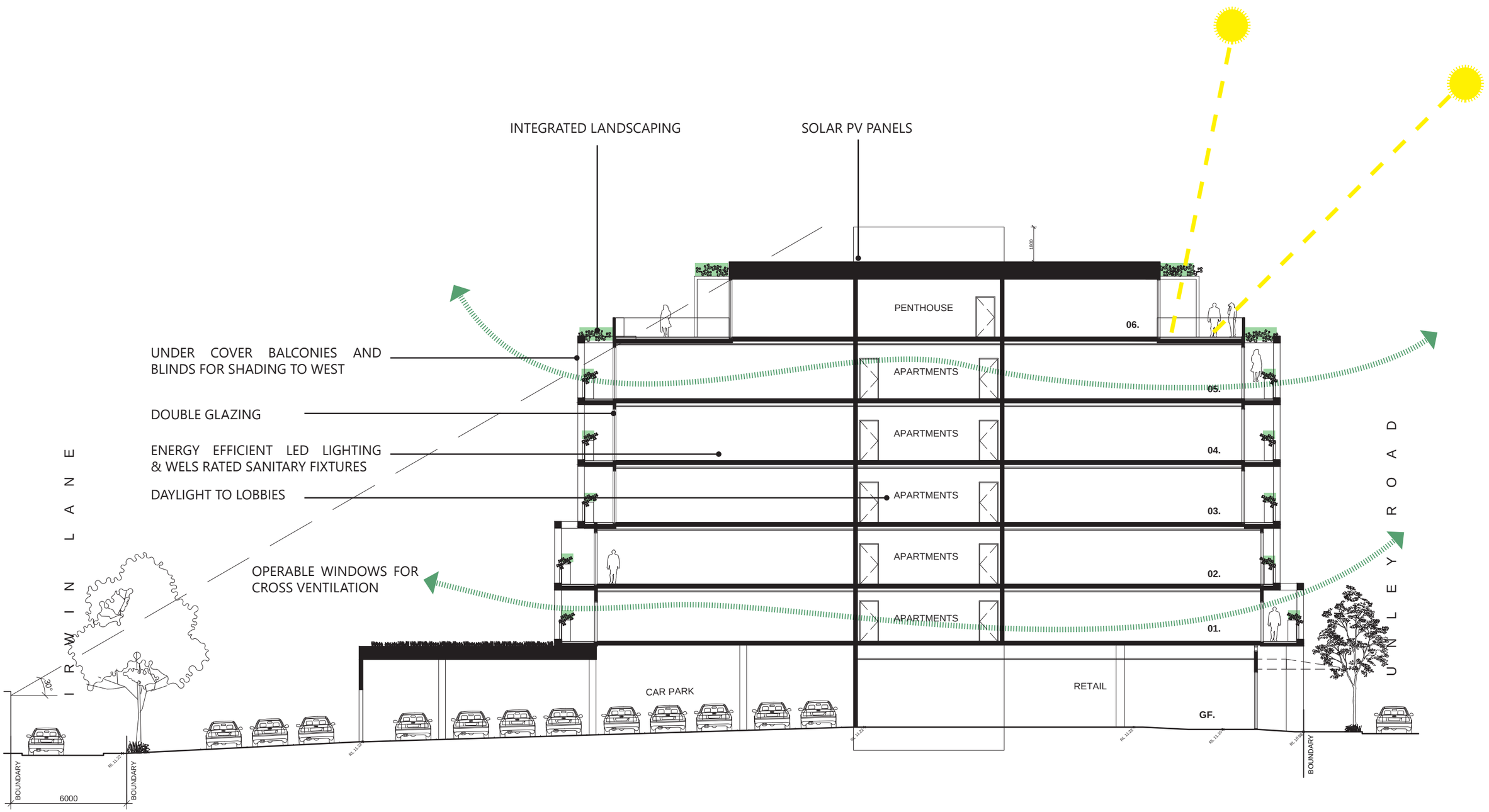


4. INTEGRATED LANDSCAPING

UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION

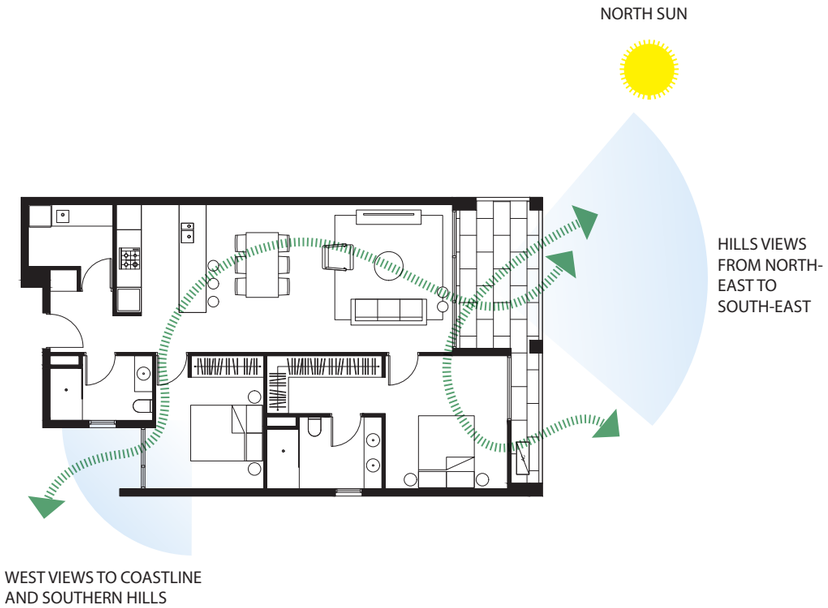
SUSTAINABILITY - ESD INITIATIVES



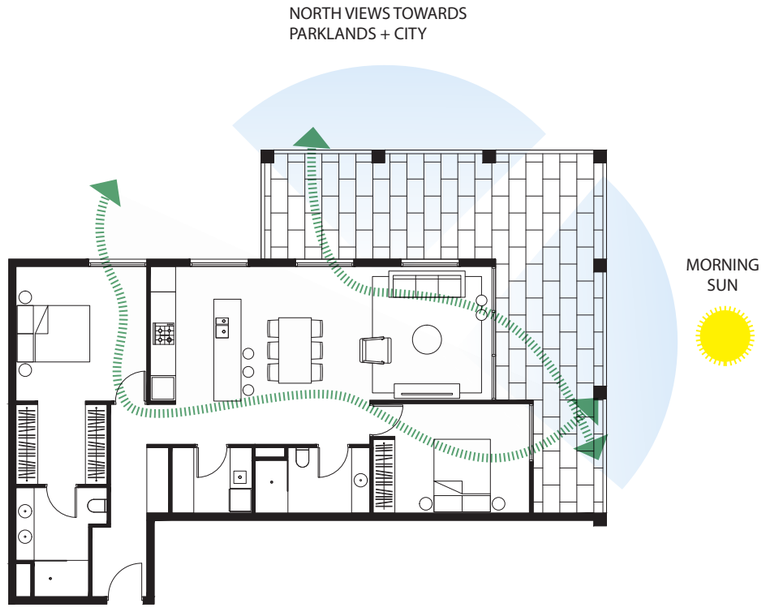
UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION

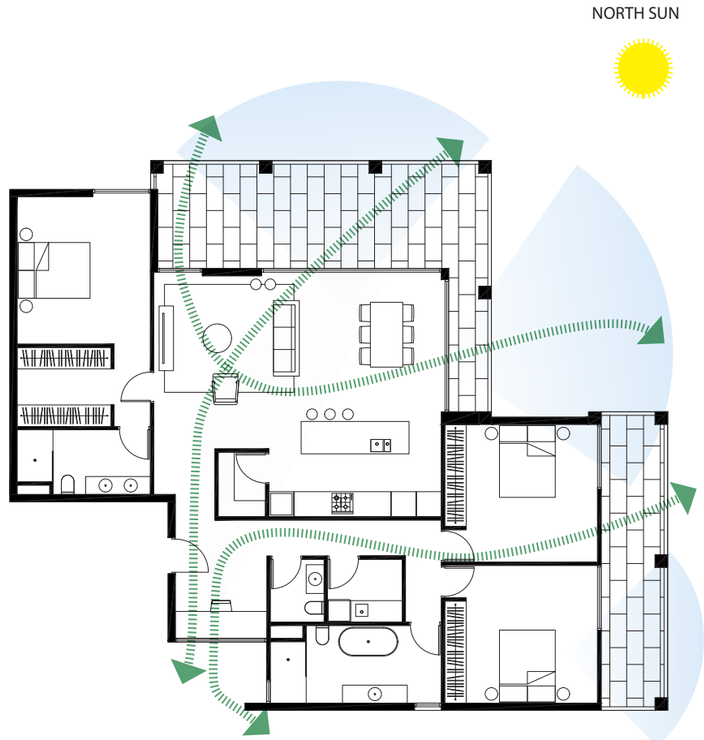
APARTMENT AMENITIES



2 BEDROOM
TYPE A
98m²
Balc. 14m²
x 4 Apartments



2 BEDROOM
TYPE B
106m²
Balc. 47m²
x 2 Apartments

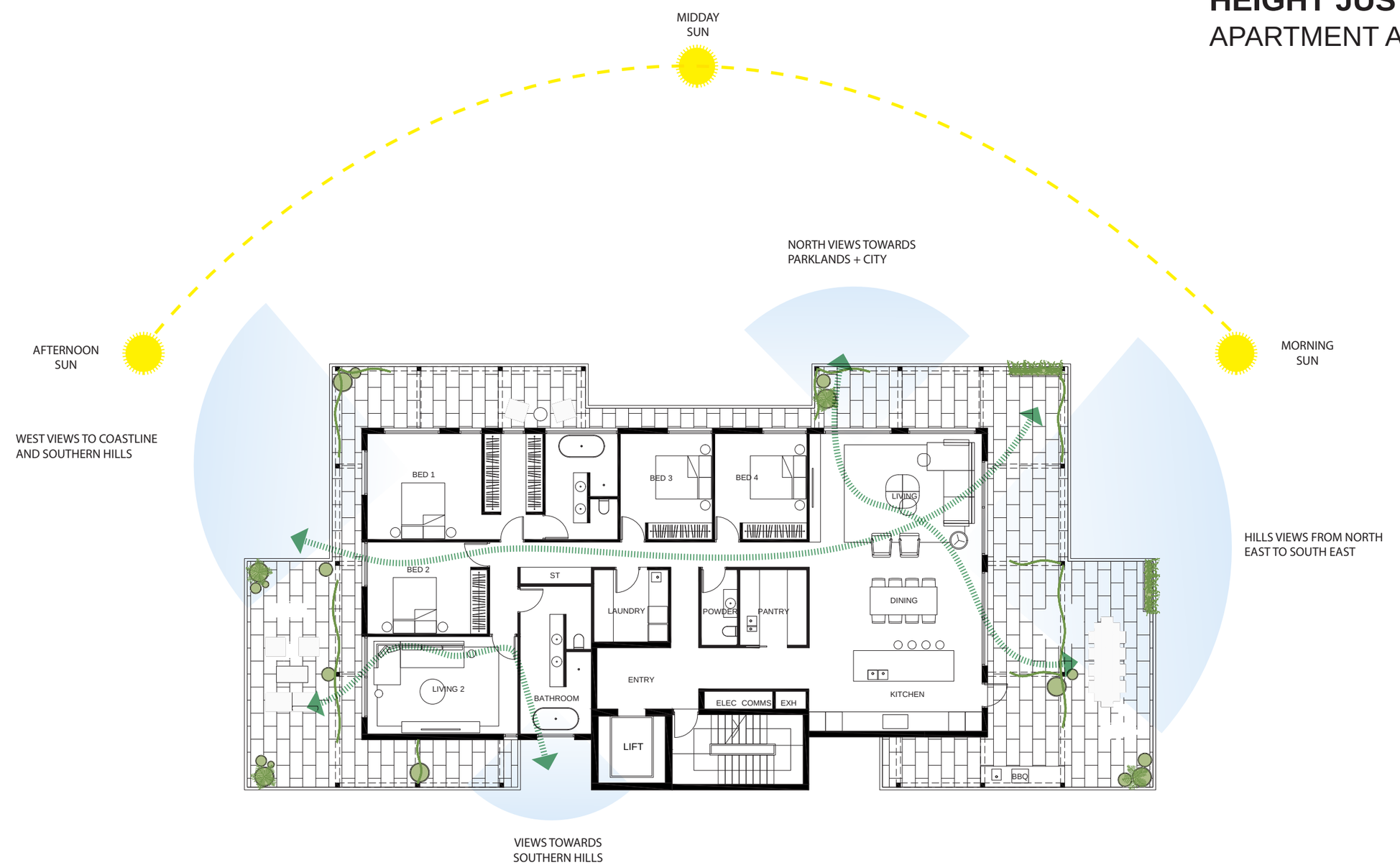


3 BEDROOM
TYPE D
162m²
Balc. 48m²
x 6 Apartments

UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION

APARTMENT AMENITIES



PENTHOUSE - 4 BEDROOM
TYPE D
243m^2
Balc. 171m^2
x 1 Penthouse

UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION

PUBLIC REALM CONTRIBUTIONS

LANDSCAPE & CHARACTER







PROPOSED PLANTING

GENERAL PLANTING

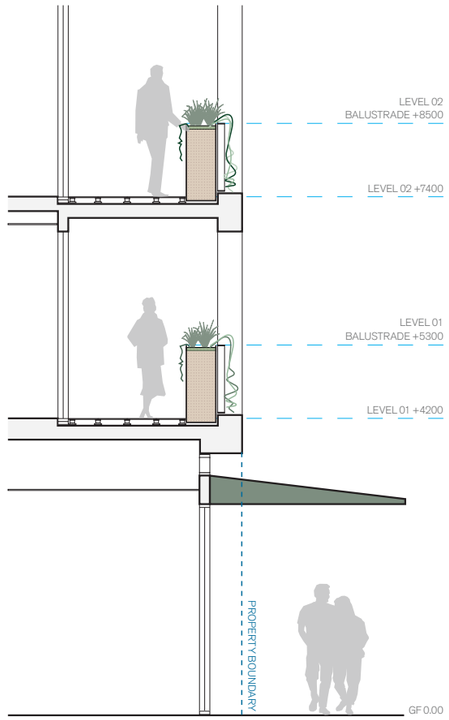
1. The proposed planting mix has been designed to provide appropriate scale, greening and visual amenity for the project.
2. Plants have been selected based on specific sun, soil and water requirements.
3. All new garden beds and trees within private and communal areas to have automatic irrigation.
4. Owners will be responsible for the ongoing maintenance their property. The body corporate will be responsible for the maintenance of all common areas.
5. Automatic irrigation will be provided to all private and communal areas.

BALCONY & ROOFTOP PLANTERS

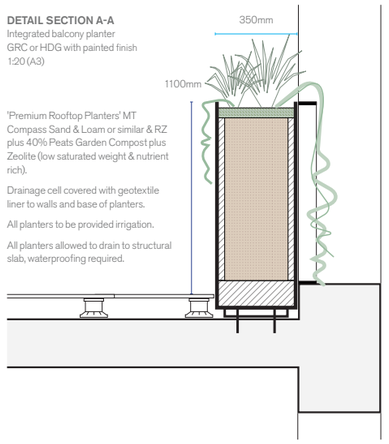
1. The balcony & rooftop landscape provides benefit to individual owners / tenants and community benefit through the softening and additional 'greening' of the building.
2. Individual balconies are provided with integrated balustrade planters, as well as loose pots.
3. Fixed planters are a minimum height of 1100mm above finished floor, providing sufficient soil depth, meeting code compliance and allowing plants to trail over the edge and soften the facade.
4. All planters will be connected to automatic irrigation.
5. The green roof above the carpark is proposed to be a lightweight proprietary Elmich MEP tray system or similar.
6. This system utilises minimal soil depth and requires frequent & ongoing irrigation.
7. Plant species nominated for rooftop planting have been selected based on the shallow soil depths, local climate and low maintenance requirements.
8. Refer species list for planting.

LANDSKÂP

FACADE SECTION & DETAILS



DETAIL SECTION A-A
Integrated balcony planter
GRC or HDG with painted finish
1:20 (A3)



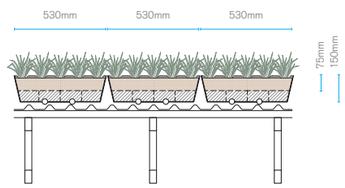
'Premium Rooftop Planters' MT Compass Sand & Loam or similar & RZ plus 40% Peats Garden Compost plus Zeolite (low saturated weight & nutrient rich).

Drainage cell covered with geotextile liner to walls and base of planters.

All planters to be provided irrigation.

All planters allowed to drain to structural slab, waterproofing required.

DETAIL SECTION B-B
Integrated rooftop planter
Elmich MEP Tray system on roof structure
1:20 (A3)



MATERIALS & ELEMENTS

↑ UNIT PAVING ON PEDESTALS (TERRACES)

↑ INSITU CONCRETE (CARPARK)

↑ INTEGRATED PLANTERS
GRC OR HDG W/ PAINTED FINISH

↑ LOOSE POTS ON TERRACES

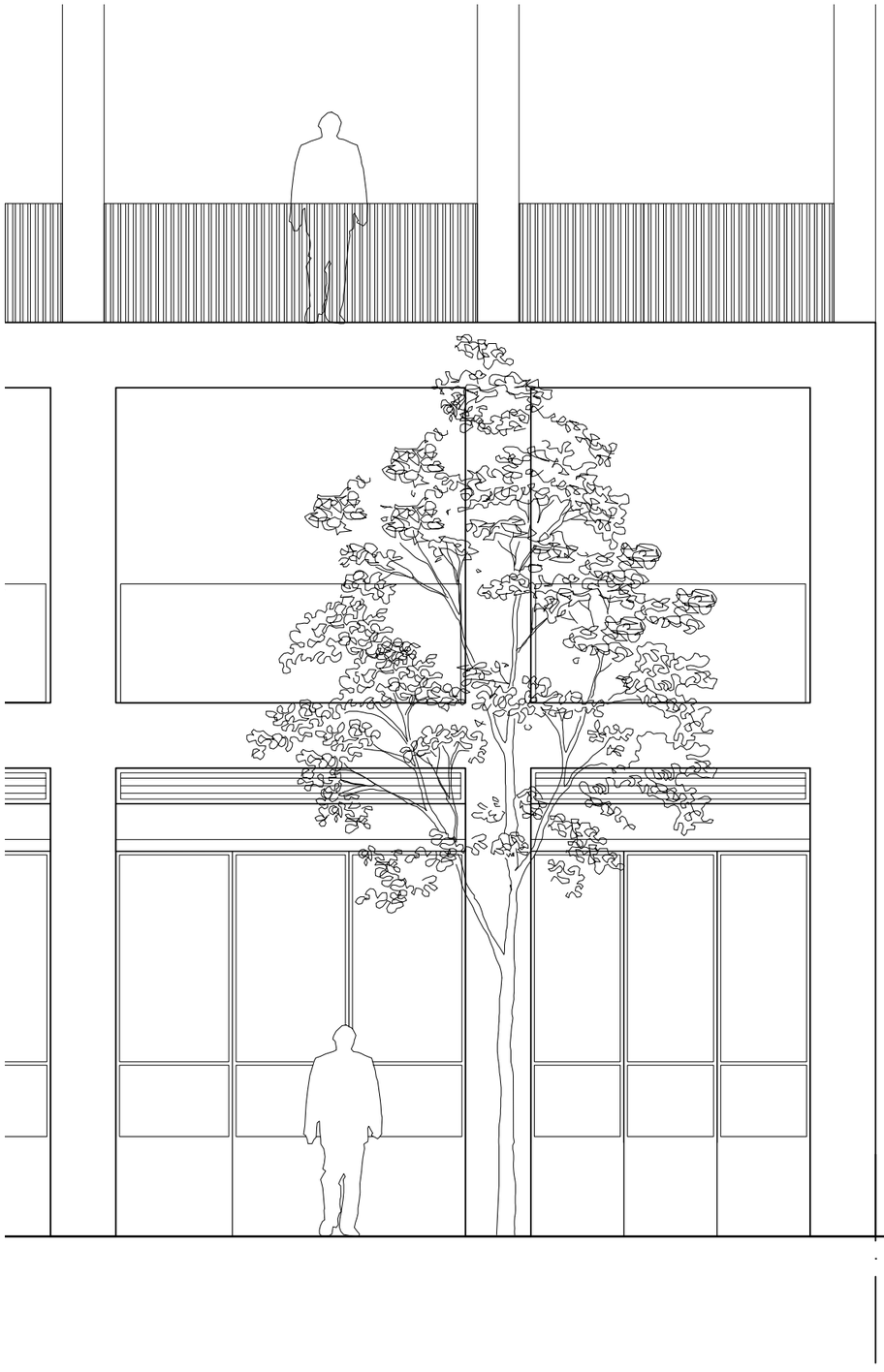
↑ TIMBER PALING FENCE

↑ PROPRIETARY GREEN ROOF SYSTEM

UNLEY ROAD APARTMENTS

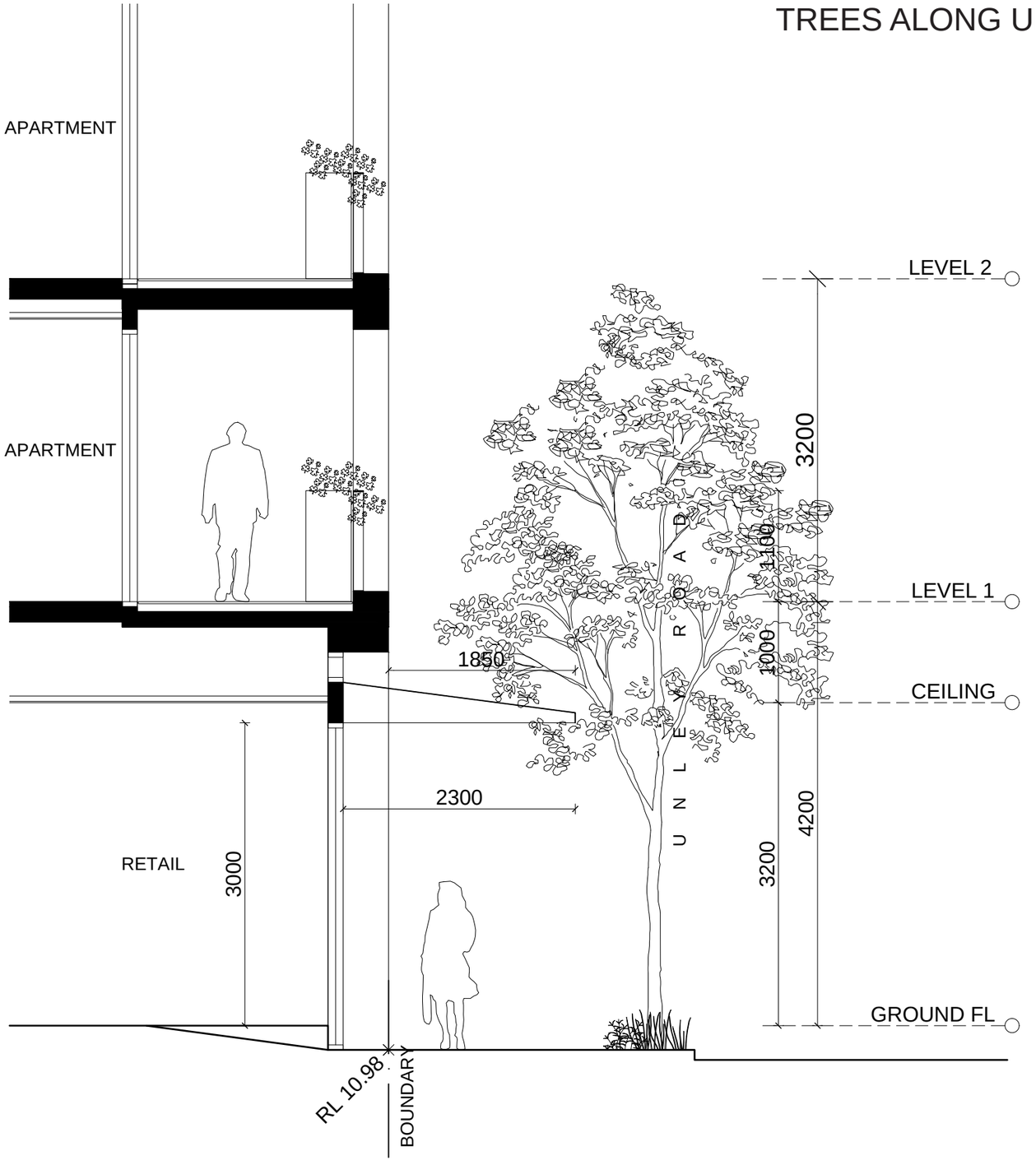
RFI RESPONSE

TREES ALONG UNLEY RD



DETAIL - ELEVATION EAST

1:50



DETAIL - SECTION

1:50

UNLEY ROAD APARTMENTS

ōtello

ENZO CARO SCIO ARCH ITEC TURE

LANDSKĀP
Urban Design & Landscape Architecture

URPS

APPENDIX B ENVIRO CHECKLIST

Project Environmental Inspection Checklist

- **This Inspection Checklist is to be completed by the Principal Contractor and/or Site Supervisor**

Project Name:		**Project No:**			
Project Manager:		**Date:**			
Contractor Name:		**Contract Name:**		**Contract No:**	

✓ Satisfactory
X Not Satisfactory

		Describe corrective action required:	N/A
Environmental System			
Contractor's environmental policy displayed?			
Environmental Inspection records onsite?			
Tool box, prestart & project meeting records onsite?			
Housekeeping and Material Storage			
Stockpile location - not on vegetation, within driplines or drainage lines?			
No vegetation impacts?			
No fauna impacts?			
Mobile Plant and Equipment			
Plant and equipment clean prior to start onsite? E.g. free of weeds, soil & vegetation?			
Major plant & equipment services/maintained? E.g. no oil leaks, exhaust emissions OK, exhaust noise OK			
Hazardous Substances			
Spill kits, spill containment equipment onsite?			
Fuels & chemicals stored in bund, container, spill trays?			
Excavation and Trenching			
Spoil/topsoil appropriately stockpiled?			
Contaminated spoil separated and disposed to licensed facility?			
Aboriginal Heritage items identified?			
Fauna identified in trenches? Removed by NPWS/RSPCA?			
Imported fill confirmed as weed free?			
Asbestos Work			
Asbestos waste disposed to licensed facility?			
Asbestos removal being undertaken by sutably licenced contractor?			
Asbestos monitoring in place?			
Water			
No evidence of discharges to watercourses?			
Sediment & erosion controls in place?			
Controls in place when working over/adjacent to water?			

Amenities			
Waste separation/recycling bins in place?			

Other			
Compliance with other requiremenst not specified above (see site specific EMP)?			

SIGNATURE – PRINCIPAL CONTRACTOR

I confirm the Project Environmental Inspection Checklist has been completed. Where non compliance has been identified corrective action will be , or has been taken.			
Contractor Representative:			
Signature		**Date:**	

SIGNATURE – SITE SUPERVISOR

I confirm the contractor's implementation and maintenance of project specific controls has been inspected against "EMS-APPR-B Standard Preliminary Environmental Management Plan (Construction) – Minor Works" Where non compliance has been identified corrective action will be, or has been taken.			
Project Manager:			
Signature		**Date:**	

A completed copy of this form must be kept on file.

APPENDIX C
CHECKLIST / CORRECTIVE ACTION REQUEST FORM

LWC
Land and Water Consulting

Report type (circle): Complaint OH&S incident Environmental incident

Other (describe): ……

Reported by:

Name: …….. Telephone: (W) ……..

Other Contact Details:

Report taken by: ……. Date: … / … / … Time: ……...

Description:……

……

……

……

Is the problem occurring now? Y / N Has it been lodged previously? Y /N

Immediate action taken (if any):

……..……

……

……

Investigation (describe cause of incident):

……..……

……

……..……

Investigation by: ……..…… Date: … / … / …

Corrective/preventative action taken (if any): ……..……

……

……

……

Taken by: ……...…… Date: ……..……..

Complainant response:

Is a complainant response required? Y / N Completed ρ Date: … / … / …

Review: ……

……

……

Reviewed and Signed off by: ……..…… Date: ……