



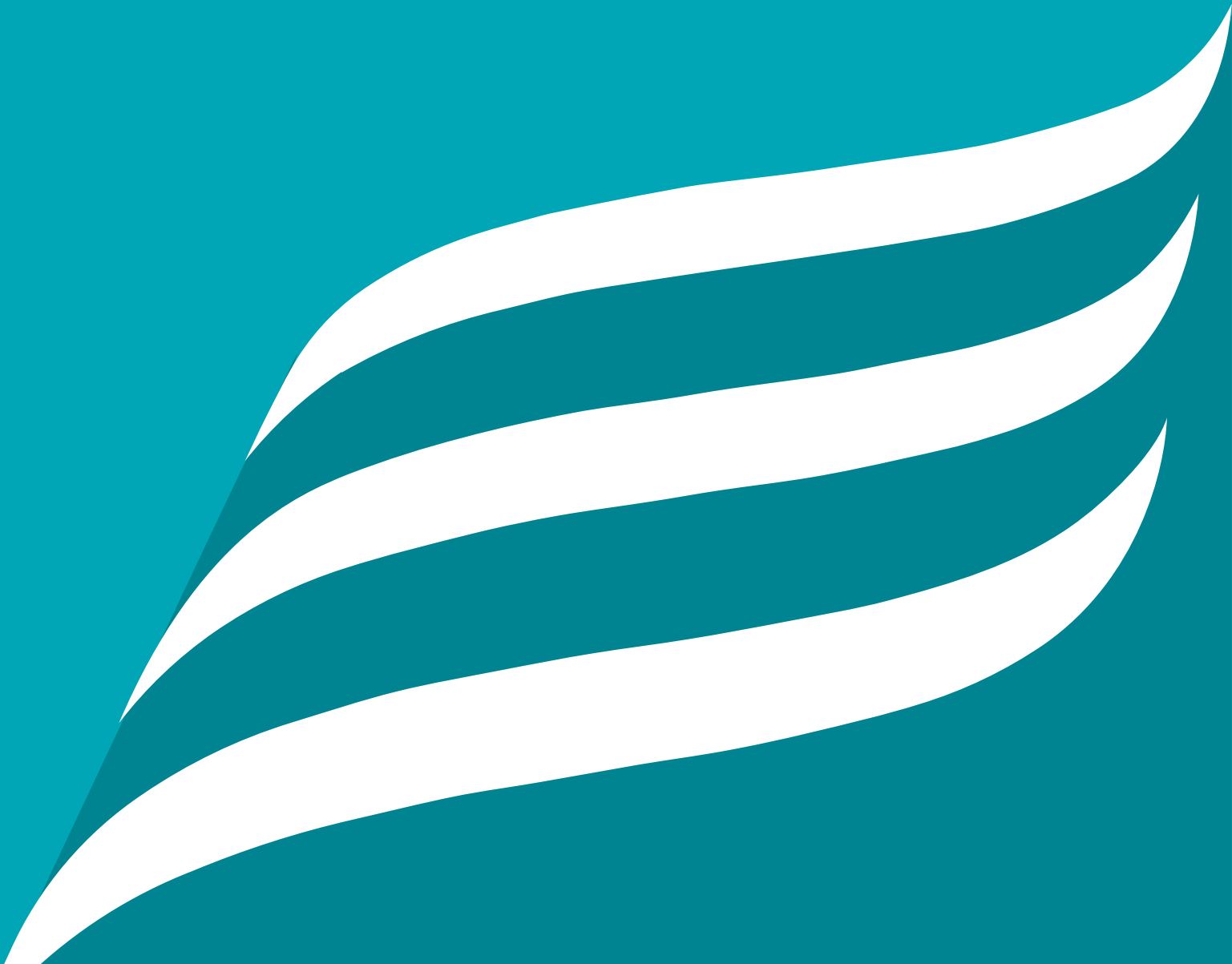
PEET LIMITED

Erosion and Sediment Control Plan

Context Area 3 West

BNE00413_0002-REP-008-0

9 DECEMBER 2025



DISCLAIMER

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1. INTRODUCTION

1.1 Purpose

Engeny Australia Pty Ltd (Engeny) was engaged by Peet Limited (Peet) to prepare an Erosion and Sediment Control Plan (ESCP) for the Context Area 3 West (CA3 West) development site, within the Flagstone City master-planned community. The development relates to operational work vegetation clearing on pre-development land described in Section 1.2 below.

This ESCP plan has been prepared and certified by a Certified Professional in Erosion and Sediment Control (CPESC) and details relevant site controls and measures to limit erosion and sedimentation and reduce risk of harm associated with sedimentation to the receiving environment. The plan has been prepared in relation to the CA3 West area, in support of a development application.

1.2 Context

The Flagstone City development is located within the Greater Flagstone Priority Development Area (PDA), west of the Mount Lindsay Highway. The development is divided into four (4) Context Areas (CA1, CA3, CA4 and CA5). The proposed clearing of CA3 West relates to areas south of Flagstone Creek and west of CA3 South, within the locality of Silverbark Ridge. The CA3 West pre-development site encompasses an area of approximately 208 ha on land formally described as 5S312569, 988CP857841, 9S12569 and 989SP354743. The CA3 West area is currently undergoing initial planning.

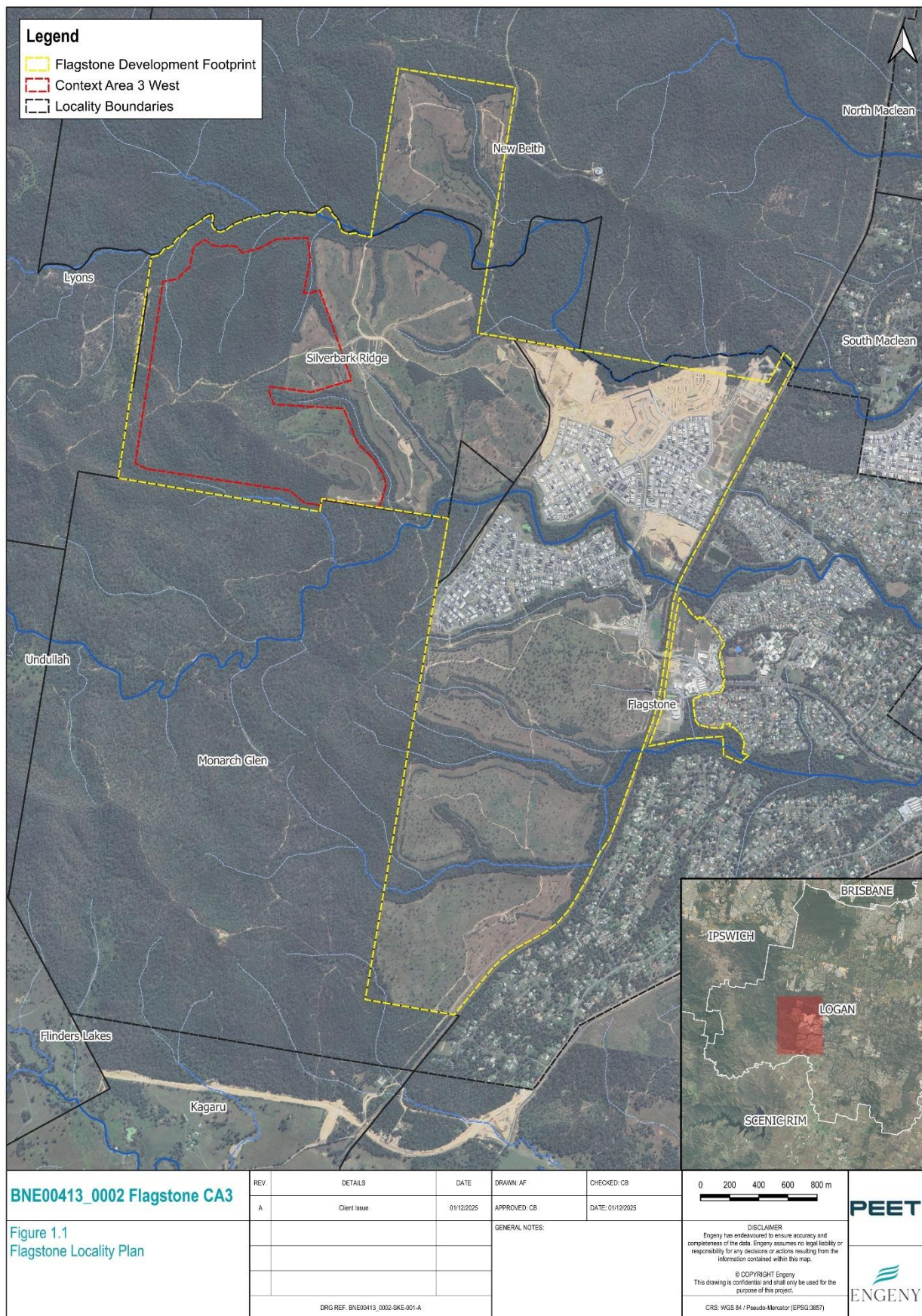


Figure 1.1: Whiterock Locality Plan

1.3 Scope and Limitations

Operational works vegetation clearing will be carried out within the CA3 West footprint, as identified in the Vegetation Clearing and Fauna Management Plan prepared by Saunders Havill Group (SHG, 2025). This ESCP was developed to outline the relevant site-specific controls, monitoring and maintenance measures required to manage potential erosion and sedimentation (ESC), achieved by the following principles:

- Limiting the mixing of clean and sediment-laden water;
- Minimise increased sedimentation in adjacent receiving environments;
- Protection of exposed surfaces through stabilisation; and
- Treatment of sediment-laden runoff.

This ESCP has been prepared based on the assumption that clearing works will be undertaken within the durations prescribed and incorporate the controls described herein and within the general arrangement drawings. If the construction activities, durations, or conditions on site differ from what is described in this document, the methodology for controlling erosion and sediment on the site should be re-evaluated and the plan updated.

The management and treatment of contaminated soils and waters is not encompassed within the scope of this ESCP. Implementation of the controls stipulated within the ESCP will reduce the risk of erosion, thus reducing the potential risk of soil suspension within stormwater runoff and offsite conveyance.

This ESCP was developed with consideration of the conditions for approval issued by the Minister for Economic Development Queensland (MEDQ) relating to erosion and sediment management within the adjoining context areas in the Flagstone City development footprint. It is recommended that the controls and measures detailed within this ESCP are reviewed against the conditions of approval upon granting by the MEDQ. The standard conditions relating to erosion and sediment control to inform this plan are replicated in Table 1.1 below.

TABLE 1.1: MEDQ DELEGATE CONDITIONS – EROSION AND SEDIMENT MANAGEMENT

Condition	Timing
a) Submit to EDQ IS, an Erosion and Sediment Control Plan (ESCP), certified by a suitably qualified RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i. construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.	a) Prior to commencing work for the relevant sub-stage.
b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction

Note: Temporary erosion and sediment control measures are not to result in removal of additional vegetation beyond approved development footprint

This ESCP is limited to the extent of the CA3 West vegetation clearing area for the vegetation clearing phase of works only, demonstrated in Figure 1.2. The scope of this ESCP does not encompass the provision of controls pertaining to works beyond the identified footprint area.

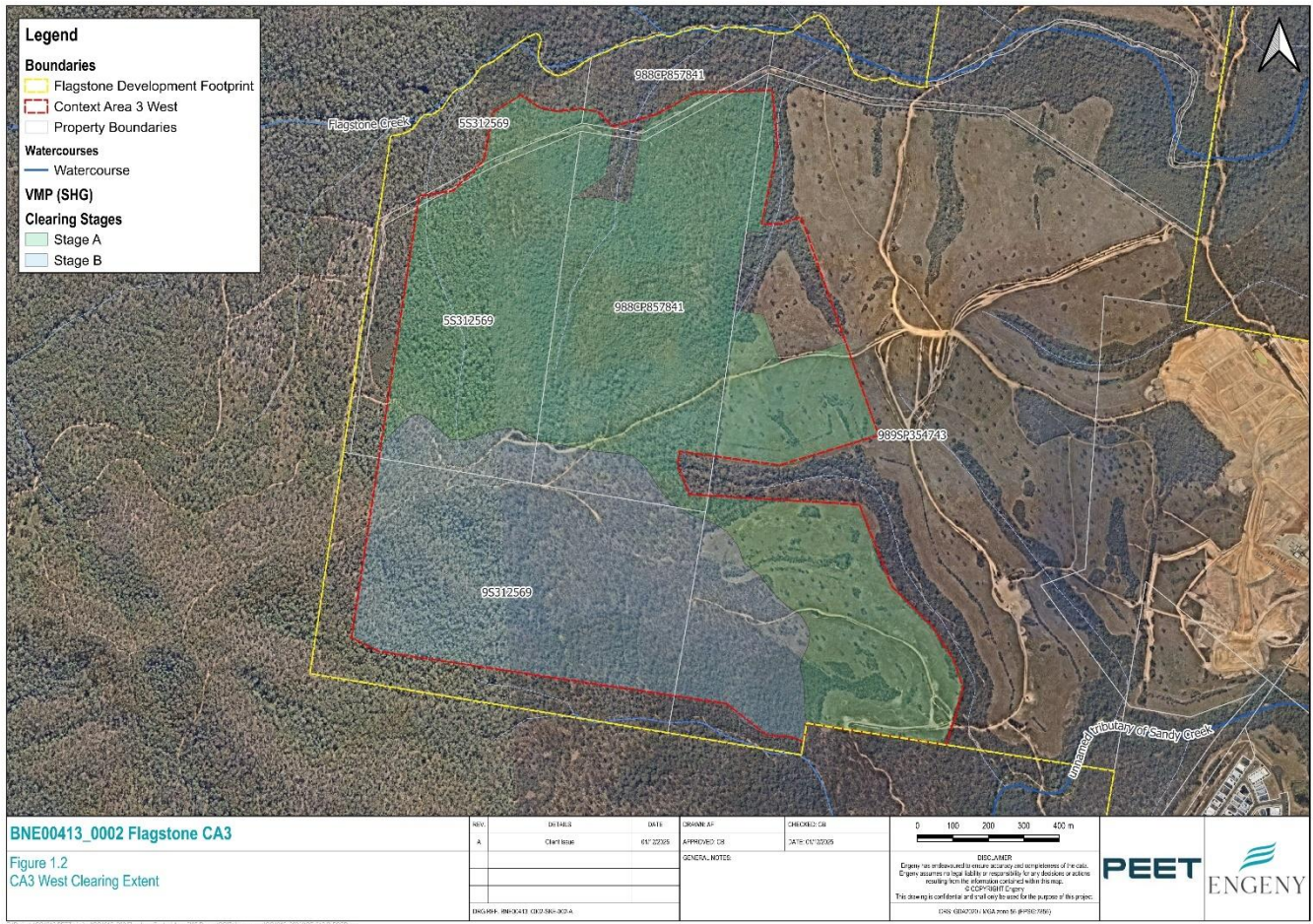


Figure 1.2: CA3 West Clearing Extent

2. REQUIREMENTS

2.1 General Environmental Duty

Under the *Environmental Protection Act 1994* (Qld) (EP Act), stormwater runoff from land development and construction sites has a high potential to cause water contamination and/or environmental harm. This ESCP was developed with consideration of the following sections of the EP Act referencing water contamination to ensure that all reasonable and practicable measures are adopted to prevent and minimise environmental harm:

- Under s.440ZG it is an offence to unlawfully deposit a prescribed water contaminant to waters. Prescribed contaminants are listed in Schedule 9 of the *Environmental Protection Regulation 2009* (Qld) (EP Regulation).
- Under s.319 persons in Queensland carrying out activities which may cause environmental harm must comply with the general environmental duty (GED). This requires that all reasonable and practicable measures must be adopted to prevent and minimise environmental harm. Although not being able to demonstrate compliance against GED is not an offence, demonstrating that all reasonable and practicable measures have been adopted is a defence for offences such as water contamination. For instance, under s.493A being able to demonstrate compliance with GED would provide a defence against unlawful environmental harm caused by a prescribed water contaminant being released. Demonstrating that all reasonable and practicable measures have been conceived and implemented should encompass:
 - Thorough and ongoing site assessments.
 - Consideration of, and adaptation for, site-specific erosion risk factors including topography, soil type, climate, and season.
 - Incorporation in the design, installation, operation, management, maintenance and monitoring of control measures which are consistent with the measures set out below.
- Reference must be made to s.493A when a decision is made about the unlawfulness of water contamination, for instance where the release is authorised under a development approval.

2.2 Legislative Requirements

This plan addresses the requirements and stipulations contained within relevant environmental legislation, including the *Environmental Protection Act 1994* (Qld), the associated *Environmental Protection (Water) Policy 2009* (Qld) and the *Planning Act 2016* (Qld). These legislative requirements require that a person or persons conducting land disturbing development must undertake such work in accordance with each Act.

This ESCP has been prepared in accordance with the following regulatory and best practice guidelines:

- IECA's Best Practice Erosion and Sediment Control (BPESC);
- State Planning Policy construction phase stormwater management design objectives (Appendix 2, Table A); and
- Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.

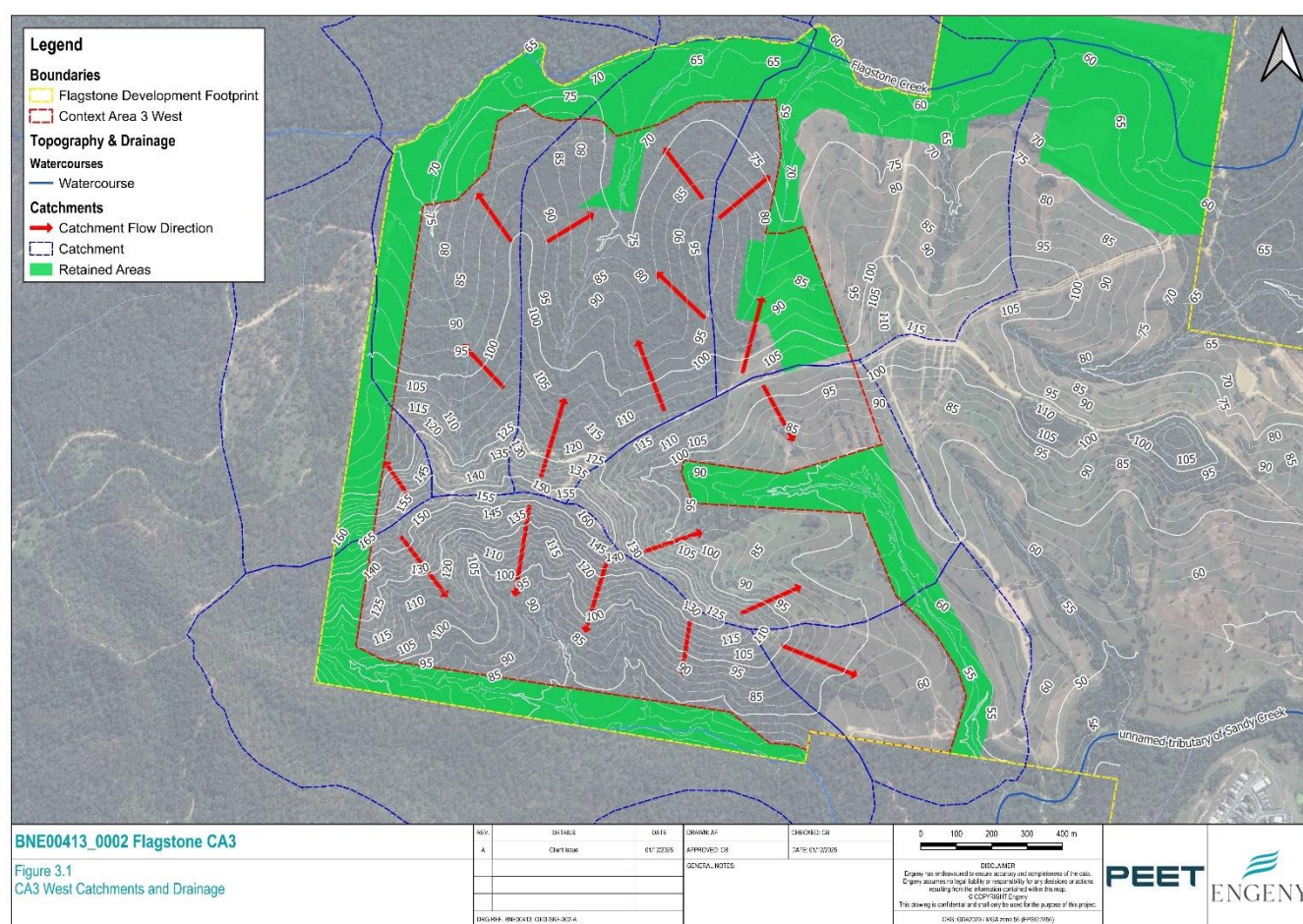
All relevant items and considerations identified within these documents have been addressed within this plan. It is required that a copy of this ESCP, monitoring records and inspection sheets are kept on-site at all times and made available upon request by Logan City Council. ESC measures are to be implemented prior to commencement of clearing works.

3. SITE CONDITIONS AND PLANNING

3.1 Topography and Drainage

The CA3 West area is located within the Logan River Catchment, featuring seven (7) local catchment areas. Slopes within the catchments exhibit an average gradient of approximately 14.2%, draining from a central ridgeline which traverses the site in an east-west direction.

As demonstrated in Figure 3.1, catchments within the northern portion of the site drain toward unnamed tributaries and drainage lines of Flagstone Creek, including riparian corridors to be maintained within the development. Similarly, catchments south of the central ridgeline drain towards an unnamed tributary of Sandy Creek to the south of the clearing area.



duration of construction. As such, general recommended management measures including minimising topsoil disturbance and limiting vegetation removal in concentrated flow areas have been incorporated within this plan.

3.3 Rainfall, Timing and Duration

The following table presents statistical rainfall trends for Logan and the resultant Erosion Risk Rating (IECA, 2025). Erosion risk ratings should be considered when planning construction activities, to reduce risk of sediment transport from the site. This ESCP adopts a conservative approach, prepared to reflect a high erosion risk period, to ensure the plan is applicable during any period to suit a future schedule of works.

TABLE 3.1: LOGAN STATISTICAL RAINFALL TRENDS AND EROSION RISK (IECA, 2025)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean Rainfall (mm)	125	171	138	78	101	67	39	42	39	72	102	126
Erosion Risk	High	High	High	Med	High	Med	Low	Low	Low	Med	High	High

Therefore, the ESCP has been designed such that environmental values, discussed in Section 5, are not impacted by the works during a high-risk period.

3.4 Erosion and Sediment Control Hazard Rating

The site-specific soil loss rate was estimated using the Revised Universal Soil Loss Equation (RUSLE), detailed in BPESC (IECA, 2025). The RUSLE equation calculates annual erosion rates based on the following methodology:

$$A = R * K * LS * C * P$$

Where:

A = annual soil loss due to erosion (t/ha/yr)

R = rainfall erosivity factor

K = soil erodibility factor

LS = topographic factor derived from slope length and slope gradient

C = cover and management factor

P = erosion control practice factor

The following site-specific inputs were utilised to determine the erosion risk rating:

R = 3705 - based on rainfall intensity of 10.2 mm/hr in 2-year ARI 6-hour storm event for Brisbane (closest locality).

K = 0.025 – based on sandy clay loam soil texture (SCL), characterised by an estimated clay content of 15-20%.

LS = 4.61 – based on average slope gradient of 14.2% and maximum slope length of 80m from origin to deposition at slope break.

C = 0.04 – based on 60% ground coverage at surface of grass or grass-like plants and no appreciable raised canopy cover.

P = 1.3 – based on default construction phase condition (compacted and smooth).

Based on the site-specific inputs identified above, the site is anticipated to experience annual soil loss due to erosion of 22.2 t/ha/year, representing a 'very low' erosion risk.

3.5 Environmental Values

The Significant Biodiversity Assessment Report (SBAR), prepared by SHG for CA3, indicates that the CA3 West area contains the following environmental values:

- multiple low risk waterways for waterway barrier works (WWBW), one (1) moderate risk waterway and two (2) high risk waterways for WWBW.
- Category B vegetation consisting of a mix of Regional Ecosystems (RE), including Least Concern RE12.3.7, RE12.3.6, RE12.9-10.2, and RE12.9-10.17a, and Of Concern RE12.9-10.7, RE12.9-10.7a and RE12.3.11.
- A total of 23 fauna species and 17 flora species listed under the Environment Protection and *Biodiversity Conservation Act 1999* (EPBC Act) are identified as having potential to occur within a 5 km radius of the site.

- Four (4) fauna species and one (1) flora species, *Melaleuca irbyana* (Swamp Tea-tree) are listed under the *Nature Conservation Act 1992* (NCA) as having potential to occur on-site. *Melaleuca irbyana*, which is listed as Endangered under the NCA, is known to occur in the broader Greater Flagstone PDA and has a high potential to occur on-site.
- Three (3) conservation significant species were detected on-site during surveys, including *Phascolarctos cinereus* (Koala), *Pteropus poliocephalus* (Grey-headed Flying Fox) and *Rhipidura rufifrons* (Rufous Fantail).

Management and compensatory measures proposed to minimise and offset impacts associated with the development are discussed within the SBAR, including a Vegetation Management Plan (VMP), Fauna Management Plan (FMP), Rehabilitation Management Plan (RMP) and additional strategies for environmental protection in accordance with PDA Guideline 14 – Environmental Values and Sustainable Resource Use.

Runoff from CA3 West flows towards Flagstone Creek to the north and Sandy Creek to the south. As stipulated in the SBAR, this ESCP will provide guidance on the management and minimisation of potential impacts on mapped waterways through the management of soils water discharge from the site and mobilisation of contaminants via locally managed controls.

4. CLEARING WORKS METHOD

The assessment of erosion risk and designation of appropriate controls within this ESCP was undertaken with the regard to the specific vegetation clearing methodology to be employed, as stipulated in the VMP. It is understood that clearing of Stages A and B of CA3 West will be undertaken applying the following methodology:

- Machinery to be used will predominately be a rubber tracked mulcher. The mulching head is kept at approx. 150-300 mm above the ground. This mitigates the risk of impacting any un-exploded ordnates and also leaves the root balls, smaller vegetation and undergrowth intact, with the mulch providing ground cover. This leaves the produced mulch in-situ, instantaneously stabilising any minor disturbance of the soil that may have occurred. There will be no need to bring additional material in to stabilise the soil, therefore there will be no stockpiling of any material.
- Smaller trees in areas difficult to access may be reduced from the top down using a rubber tracked excavator mounted mulching head, again leaving the produced mulch spread around the work area, with ground cover remaining.

This methodology is effective in achieving instantaneous in-situ erosion control. The resultant surfaces post-clearing typically exhibit a thick layer of locally spread mulch, leaving topsoil undisturbed.

5. EROSION AND SEDIMENT CONTROL MEASURES

5.1 General

Vegetation clearing to be carried out within CA3 West is delineated within the extent nominated within the VMP prepared by SHG. Clearing areas were designed to exclude areas of environmental value to be retained within the master-planned community, including buffers.

Soil disturbance is anticipated to be localised with minimal disturbance of topsoils and subsoil due to the proposed method of in-situ mulching and minimal surface disturbance. For areas in which clearing is permitted, erosion and sediment control measures are outlined in Appendix A. The following sections further expand upon required erosion and sediment controls.

5.2 Soil Loss

Due to the nature of the clearing works within CA3 West, characterised by immediate stabilisation by application of mulch following in-situ mulching which minimises topsoil and subsoil disturbance, there is minimal soil loss expected. Further, no stripping of ground cover vegetation will occur, with the only disturbance to ground cover being incidental disturbance associated with mobile plant and construction of access tracks. As demonstrated in Section 3.4, the site catchments represent a 'very low' erosion risk, therefore only Type 3 local sediment control measures identified in Section 5.4 are required in accordance with BPESC. Section 5.6 stipulates best practice erosion and sediment control principles for the construction and management of unsealed access tracks and trails established during operational works.

5.3 Erosion Controls

The following erosion controls are to be implemented:

- Land clearing with exposed, non-stabilised areas (not expected) limited to maximum 4 weeks of work.
- Disturbed soil surfaces stabilised with minimum 60% cover within 30 days of completion of works if rainfall is reasonably possible. It should be noted that due to the method of clearing (mulching) that minimal soil disturbance is expected and immediate stabilisation using mulch will be provided where there is disturbance.
- Mulch is not to be placed within the top of waterway banks as mulch is likely to mobilise during flow events.
- If dispersive subsoils are exposed, stabilisation should be undertaken in accordance with best practice measures:
 - Gypsum amelioration for disturbed in-situ subsoils and reinstated subsoils (recommended surface application rate of 0.75-1.5 kg/m² (Department of Transport and Main Roads, 2023));
 - Application of mature compost at 0.5 kg/m² with gypsum amelioration and incorporate to 0.5 m depth; and
 - Reinstatement topsoil and apply mulch to a depth of 0.1 m or hydro mulch.
- Interim cover is to be achieved by the following stabilisation treatments prior to future stage grubbing, clearing and development works. Stabilisation treatments are as follows:
 - Establish a cover of vegetation and/or mulch over disturbed areas. If areas are exceptionally bare, hydro mulch should be applied.
 - Seeding is generally not required as the natural seed bank will provide regeneration, which has been observed elsewhere onsite. If trafficked areas are to be stabilised by vegetation, deep ripping may be required to reduce compaction prior to mulching.
 - Where areas are to remain trafficable (i.e. access tracks, turn around areas), these areas are to be stabilised with gravel or road base materials.
- Future site stabilisation and revegetation is subject to further works and development.
- Monitor the local weather forecast and delay commencing new clearing activities when there is heavy rainfall forecast within 24 hours (>30 mm).

- Clearing areas are to be accessed via existing roads and tracks, with no additional clearing outside of approved areas expected to facilitate access.

5.4 Sediment Controls

The following sediment control are to be implemented:

- Use mulch generated to establish mulch filter berms generally in accordance with BPESC standard drawing CFB01-01 (refer to Appendix B) along the contour (where possible) downslope of areas being cleared to ensure all runoff from areas being cleared passes through a mulch filter berm.
- A rock pad or vibration/rumble grid is to be installed and/or maintained at site entry points to reduce sediment deposition along external public roads. Ensure that the rock pads are constructed using 200mm rock that covers the surface area of the largest mobile plant accessing the site.
- Where boggy areas and/or rutting is observed along internal access tracks, installation of temporary gravel access tracks is to be undertaken to achieve stabilisation. In the absence of rain during clearing, watering should be undertaken for dust suppression if dust is considered a risk/nuisance. Dust suppression is not anticipated to be required following stabilisation.

5.5 Drainage Controls

No dedicated drainage controls are proposed to be implemented during the CA3 West clearing activities due to the immediate in-situ stabilisation during the clearing activities.

5.6 Access Tracks

Where unsealed access tracks are established within the site, erosion and sediment control is recommended, commensurate to the potential environmental risk exposed through construction and maintenance. The tracks should be sited to minimise soil and vegetation disturbance, considering the following strategies:

- Where access is required across a slope, the track should be sited as close as practicable to the contours of the land. Tracks should generally exhibit a gentle gradient of 1-4%;
- Avoid long, sustained grades where stormwater cannot be regularly removed from the track;
- Minimise the potential for tracks to collect and transport runoff by avoiding locating within valleys or along the centre of overland flow paths. Where possible, locate tracks along ridges to facilitate discharge either side of the track;
- Where reasonable and practicable, “clean” surface waters must be diverted away from disturbed areas during access track construction. Diversion structures, such mulch berms should be constructed on the upslope side of the disturbed road areas;

5.6.1 Track Construction

Track construction should incorporate the following practices wherever reasonable and practicable:

- Access tracks should be constructed with the general aim of minimising total disturbance to both soil and vegetation;
- Track clearing should be avoided within 30m of any watercourse where practicable;
- Where drainage conditions and soil properties allow, batters less than 1.5m in height should be cut vertically or the maximum sustainable gradient for the given soil conditions;
- Where necessary, swampy or unstable ground should be reinforced with gravel or road base materials to allow for construction of the track and reduce the risk of bogging heavy equipment;

5.6.2 Maintenance

Regular maintenance is required to ensure effective erosion control and track stability. Maintenance of access tracks should ensure that surface structures are working effectively, the road surface is stable and batters and drainage structures are appropriately stabilised. Maintenance activities will include the following as required:

- Inspect all tracks regularly following heavy traffic usage or exceptionally heavy rainfall. Inspections should consider the following:

- Grading.
- Gravelling.
- Patching.
- Resurfacing.
- Removing sediment from surface drainage structures and repairing them.
- Repairing erosion on batters.
- Installing additional surface drainage structures (for example, cross-banks) where erosion is occurring.
- Encourage effective outfall drainage by removing any windrows along the outside edge of the tracks.

6. ROLES AND RESPONSIBILITIES

6.1 General

All project personnel including subcontractors have an environmental duty to prevent environmental harm. Responsibilities include:

- Familiarising themselves with their responsibilities within this plan;
- Participate in site inspections and/or audits where requested/required;
- Compliance with all site erosion and sedimentation rules;
- Using and following all controls established for eliminating or controlling erosion and sedimentation including those found in environmental documentation e.g. Work Method Statement (WMS), plans, work instructions, standard operating procedures etc.; and
- Raising any erosion and/or sedimentation issues or concerns immediately or during meetings with the site manager.

The Site Manager is responsible for the following:

- Ensuring this plan is implemented to meet the requirements for the project;
- Liaising with the Client on remedial and corrective actions in response to nonconformances of this plan;
- Familiarising themselves with their responsibilities within this plan;
- Ensuring that all personnel employed or engaged on site understand and observe the requirements of this plan;
- Participating in site inspections, audits, reviews etc.;
- Monitoring the implementation of this plan; and
- Informing the Client immediately of any situations that may place the project, the client, employees or others at serious risk where policies and procedures have failed to rectify the risk.

6.2 Inspections and Monitoring

6.2.1 Inspections

ESC measures are to be inspected and maintained by the site manager (or nominated representative) at the following times:

- Daily site inspections, during clearing activities or periods of runoff-producing rainfall.
- Weekly when work is not occurring on-site;
- Within 24 hours of an expected significant rainfall event (>25 mm over 24 hour period); and
- Within 18 hours of a significant rainfall event where runoff is expected on-site.

The inspections are undertaken to confirm that:

- Sediment controls function as intended.
- All disturbed areas drain to a mulch filter berm.
- Sediment controls are free of excess sediment deposition.
- Site dust is being adequately controlled.
- In-situ mulch is covering all cleared areas. For areas that are not covered with in-situ mulch, Hydromulch is to be applied if in-situ mulch unavailable.

A weekly site inspection checklist has been attached to this document to assist in documenting erosion and sediment control inspections (refer Appendix C). Inspections may be undertaken by the civil contractor, without a CPESC present. It is, however, recommended that additional inspections are undertaken by a CPESC when ESC measures are initially installed as well as consideration for further inspection/s by a CPESC following significant or intense rainfall (>25 mm in 24 hours) and if the controls are not performing as required.

6.2.2 Monitoring

Water discharged from the site should ensure no detrimental impacts on water quality and the environment during clearing activities. Monitoring of water quality via visual indicators will assist in determining quality of water discharged from the site. Indicators of environmental impacts includes:

- Build-up of sediment off the site.
- Excessive sediment build-up on the site within sediment controls.
- Excessive erosion on the site.
- Poorly maintained, damaged or failed ESC devices.
- Turbid waters significantly different to those flowing from upstream of Stage 5 clearing area

If the visual indicators outlined above are observed on or directly downstream of CA3 West, actions should be taken to rectify and/or review ESC measures to reduce risk of any further incidents.

6.3 Maintenance

The contractor is responsible for maintaining all erosion and sediment control measures in proper working order at all times during their operational lifetime. Regular maintenance measures include:

- Where damage, defects or faults are observed, corrective maintenance and repair must be undertaken within 7 days or prior to the onset of rainfall where reasonably practicable to do so.
- All material removed from ESC devices or areas of deposition must be disposed of in a lawful manner that does not cause ongoing soil erosion or environmental harm.
- If maintenance mowing or slashing is to occur within the site, groundcover must maintain a height >50 mm where reasonable and practicable.
- Where washing or flushing of sealed roadways is proposed in instances where sweeping has failed to remove sufficient sediment, ESC measures must be implemented in the kerb and channel or at the kerb inlet where safe and practicable.
- When construction is completed, remove all ESC measures (excluding those required by the design works) and leave the site clean and tidy.

6.4 Duty to Notify

At a minimum, all sediment, erosion, and surface water quality incidents should be reported to the relevant site manager as soon as practical. Examples of incidents to report include:

- Degradation of surface water quality on and offsite
- Build-up of sediment in sediment control devices
- Uncontrolled discharge from the site
- Damaged or failed erosion control devices

Where exceedances of the criteria occur, site manager shall notify the nominated Regulatory Agency immediately. The site manager shall complete an interim investigation report outlining the breach of water quality performance requirements and the corrective actions being implemented because of the breach. As soon as practicable, The site manager shall complete an investigation into the potential for environmental harm and provide a written report outlining:

- Details of the investigation carried out; and
- Actions taken to prevent environmental harm.

Should site personnel become aware that environmental harm has or is occurring or likely to occur, action must be taken to immediately mitigate the harm or prevent it from occurring (if possible) and report such an occurrence. Incidents or potential incidents will be reported to the site manager who will, in turn, review and notify the administering authority as necessary to satisfy reporting requirements obligation (the 'Duty to Notify').

6.5 Record Keeping

It is the responsibility of the site manager to keep a copy of the ESCP onsite as well as all records of ESC inspections, monitoring and incident reports.

Records are to be kept as proof that erosion and sediment control measures are operating and maintained in accordance with this ESCP. If works on-site contravene the future conditions of approval, Council should be notified. Actions should be taken to rectify ESC measures on site to reduce risk of any further incidents or environmental harm.

7. QUALIFICATIONS

- (a) In preparing this document, including all relevant calculation and modelling, Engeny Australia Pty Ltd (Engeny) has exercised the degree of skill, care and diligence normally exercised by members of the engineering profession and has acted in accordance with accepted practices of engineering principles.
- (b) Engeny has used reasonable endeavours to inform itself of the parameters and requirements of the project and has taken reasonable steps to ensure that the works and document is as accurate and comprehensive as possible given the information upon which it has been based including information that may have been provided or obtained by any third party or external sources which has not been independently verified.
- (c) Engeny reserves the right to review and amend any aspect of the works performed including any opinions and recommendations from the works included or referred to in the works if:
 - (i) Additional sources of information not presently available (for whatever reason) are provided or become known to Engeny; or
 - (ii) Engeny considers it prudent to revise any aspect of the works in light of any information which becomes known to it after the date of submission.
- (d) Engeny does not give any warranty nor accept any liability in relation to the completeness or accuracy of the works, which may be inherently reliant upon the completeness and accuracy of the input data and the agreed scope of works. All limitations of liability shall apply for the benefit of the employees, agents and representatives of Engeny to the same extent that they apply for the benefit of Engeny.
- (e) This document is for the use of the party to whom it is addressed and for no other persons. No responsibility is accepted to any third party for the whole or part of the contents of this Report.
- (f) If any claim or demand is made by any person against Engeny on the basis of detriment sustained or alleged to have been sustained as a result of reliance upon the Report or information therein, Engeny will rely upon this provision as a defence to any such claim or demand.
- (g) This Report does not provide legal advice.

8. REFERENCES

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APPENDIX A: PROPOSED ESC CONTROLS

The bottom half of the page features a series of four thick, white, wavy lines that sweep from the left side towards the right, creating a sense of motion and modern design against the teal background.

Legend

Boundaries

Flagstone Development Footprint

Context Area 3 West

VMP (SHG)

Retained Areas

Clearing Stages

Stage A

Stage B

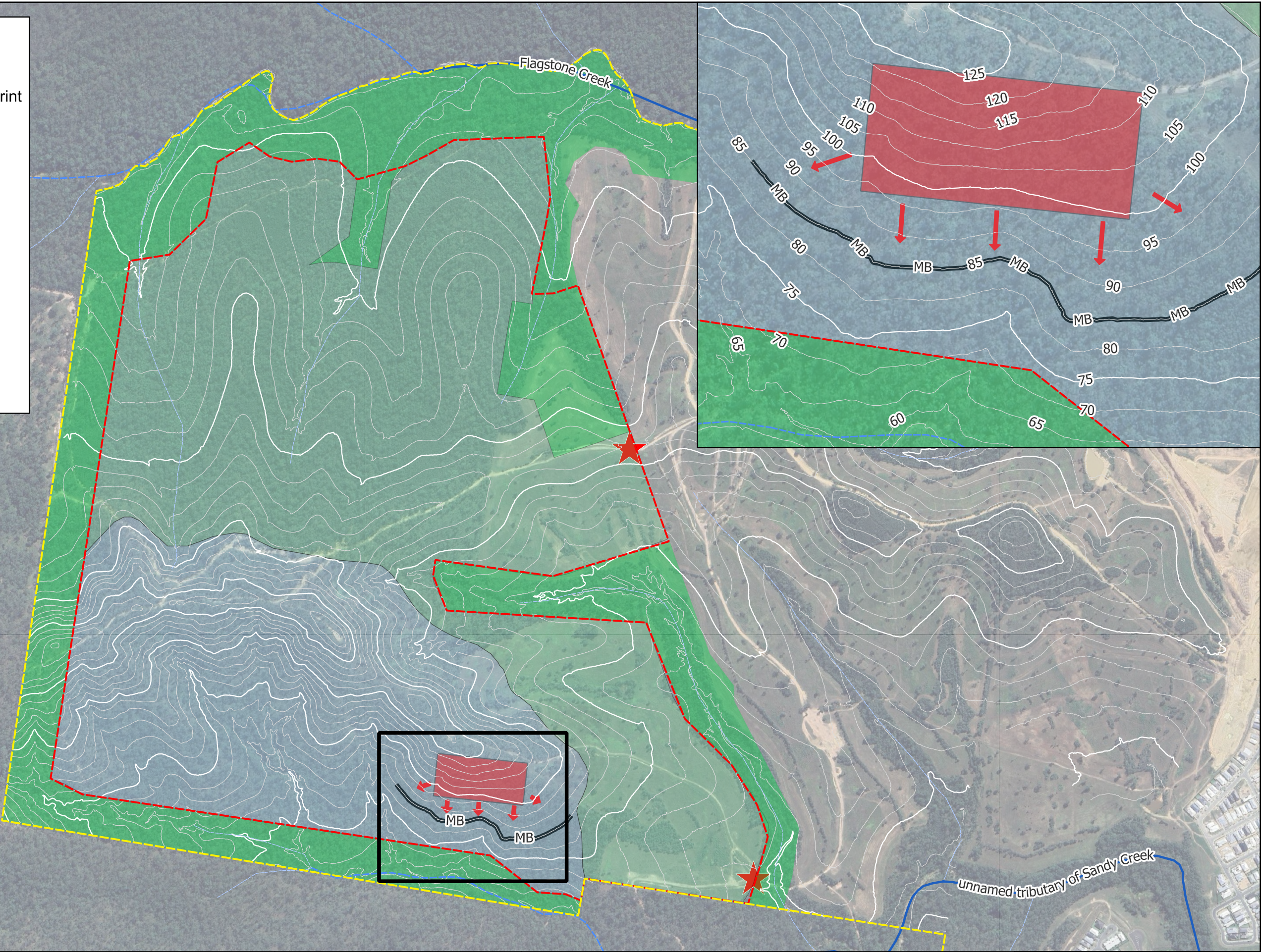
Erosion and Sediment Controls

Clearing Area (Indicative)

Flow Direction

Rock Pad

Mulch Berms



BNE00413_0002 Flagstone CA3	REV.	DETAILS	DATE	DRAWN: AF	CHECKED: CB	0100200300400 m	PEET ENGENY
	A	Client Issue	01/12/2025	APPROVED: CB	DATE: 09/12/2025		
				GENERAL NOTES:		DISCLAIMER Engeny has endeavoured to ensure accuracy and completeness of the data. Engeny assumes no legal liability or responsibility for any decisions or actions resulting from the information contained within this map. © COPYRIGHT Engeny This drawing is confidential and shall only be used for the purpose of this project.	
Appendix A.1 Proposed Erosion and Sediment Controls	DRG REF. BNE00413_0003-SKE-003-A					CRS: GDA2020 / MGA zone 56 (EPSG:7856)	

APPENDIX B: TECHNICAL DETAILS



MATERIALS (GENERAL)

MULCH: TO THE MAXIMUM DEGREE PRACTICAL THE MULCH SHALL BE FREE OF WEED SPECIES ESPECIALLY PROHIBITED NOXIOUS WEED SEED. DO NOT USE WOODY OR OTHER HEAVY MATERIALS THAN MAY INTERFERE WITH THE EMERGENCE OF SEEDLINGS.

APPLICATION (GENERAL)

1. REFER TO APPROVED PLANS FOR LOCATION, EXTENT, AND APPLICATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, OR METHOD OF APPLICATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.

2. ENSURE THE SURFACE IS FREE OF DEEP TRACK MARKS OF OTHER FEATURES THAT MAY RESULT IN FLOW CONCENTRATION DOWN THE SLOPE. WHERE NECESSARY, ESTABLISH UP-SLOPE DRAINAGE CONTROLS TO LIMIT RUN-ON WATER THAT MAY DISTURB THE MULCH.

3. SPREAD ENOUGH MULCH TO COMPLETELY COVER THE SURFACE OF THE SOIL AT THE DENSITY OR THICKNESS SPECIFIED IN THE APPROVED PLANS, BUT NOT GREATER THAN 50mm.

4. MACHINE APPLICATIONS SHALL COMPRISE A MINIMUM OF TWO PASSES IN OPPOSITE DIRECTIONS UNLESS OTHERWISE SPECIFIED.

5. DURING APPLICATION, ALL REASONABLE EFFORTS SHALL BE TAKEN TO AVOID SPRAY ONTO ROADS, PATHWAYS, DRAINAGE CHANNELS NOT INTENDED FOR APPLICATION, AND EXISTING VEGETATION.

6. SUITABLE ANCHORAGE OF THE MULCH MUST BE ACCOMPLISHED IMMEDIATELY AFTER THE MULCH HAS BEEN PLACED.

7. ENSURE THE MULCH IS RESTRAINED FROM EXCESSIVE MOVEMENT BY WIND OR STORMWATER RUNOFF BY THE APPROPRIATE APPLICATION OF AN APPROVED TACKIFIER. ON FLAT OR GENTLE SLOPES, STRAW MULCH MAY BE FIXED TO THE SOIL BY MECHANICAL CRIMPING.

8. IF THE TREATED AREA WAS SEEDED, CONTINUE TO WATER AFTER MULCHING IN ACCORDANCE WITH WEATHER CONDITIONS, OR AS REQUIRED TO OBTAIN SUITABLE GERMINATION AND PLANT ESTABLISHMENT.

9. APPLICATION (SPRAYING) OF A TACKIFIER MUST NOT BE PERFORMED DURING PERIODS OF WINDY CONDITIONS THAT WOULD PREVENT THE PROPER PLACEMENT OF ADHESIVE.

10. THE CONTRACTOR MUST TAKE APPROPRIATE STEPS TO PROTECT ALL TRAFFIC, SIGNS, STRUCTURES, AND OTHER OBJECTS FROM BEING MARKED OR DISFIGURED BY THE TACKIFIER MATERIAL.

APPLICATION (HYDROMULCHING)

THE FOLLOWING SPECIFICATION APPLIES TO GRASS SEEDING, NOT THE APPLICATION OF NATIVE TREE OR SHRUB SEED.

1. REFER TO APPROVED PLANS FOR LOCATION, EXTENT, AND APPLICATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, OR METHOD OF APPLICATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.

2. ENSURE THE SURFACE IS FREE OF DEEP TRACK MARKS OF OTHER FEATURES THAT MAY RESULT IN FLOW CONCENTRATION DOWN THE SLOPE. WHERE NECESSARY, ESTABLISH UP-SLOPE DRAINAGE CONTROLS TO LIMIT RUN-ON WATER THAT MAY DISTURB THE MULCH.

3. PRIOR TO APPLICATION, ROUGHEN THE SOIL SURFACE AND FILL AREAS BY ROLLING WITH A CRIMPING OR PUNCHING TYPE ROLLER OR BY TRACK WALKING WHERE PRACTICAL.

4. IF THE SOIL IS DRY, WATER THE TREATMENT AREA BEFORE HYDROSEEDING TO INCREASE PENETRATION OF THE ADHESIVE AND FERTILISER ADDITIVES.

5. ADD STRAW, WOOD OR PAPER CELLULOSE FIBRE MULCH TO THE SLURRY AT THE SPECIFIED RATE, OTHERWISE AT A RATE OF 2 TO 3 TONNES PER HECTARE.

6. MACHINE APPLICATIONS SHALL COMPRISE A MINIMUM OF TWO PASSES IN OPPOSITE DIRECTIONS UNLESS OTHERWISE SPECIFIED.

7. DURING APPLICATION, ALL REASONABLE EFFORTS SHALL BE TAKEN TO AVOID SPRAY ONTO ROADS, PATHWAYS, DRAINAGE CHANNELS NOT INTENDED FOR APPLICATION, AND EXISTING VEGETATION.

8. THE CONTRACTOR MUST TAKE APPROPRIATE STEPS TO PROTECT ALL TRAFFIC, SIGNS, STRUCTURES, AND OTHER OBJECTS FROM BEING MARKED

OR DISFIGURED BY THE MULCH AND/OR ASSOCIATED TACKIFIER.

9. CONTINUE TO WATER AFTER ALLOWING 24 HOURS DRYING TIME. WATER IN ACCORDANCE WITH THE WEATHER CONDITIONS, OR AS REQUIRED TO MAINTAIN SUITABLE GERMINATION AND PLANT GROWTH. THE WOOD-FIBRE SHOULD BE KEPT MOIST UNTIL GERMINATION OCCURS.

MAINTENANCE

1. INSPECT ALL MULCHES FORTNIGHTLY AND AFTER RUNOFF-PRODUCING RAINFALL AND STRONG WINDS.

2. CHECK FOR RILL EROSION, OR DISLODGMET OF THE MULCH.

3. REPLACE ANY DISPLACED MULCH TO MAINTAIN THE REQUIRED COVERAGE.

4. IF STORMWATER RUNOFF DISPLACES MORE THAN 10% OF THE MULCH, THEN INVESTIGATE THE NEED FOR ADDITIONAL DRAINAGE CONTROLS TO PREVENT FURTHER DISPLACEMENT.

5. CONTINUE INSPECTIONS UNTIL VEGETATION IS SUITABLY ESTABLISHED OR EROSION CONTROL IS NO LONGER REQUIRED.

6. IF THE MULCHING IS NOT EFFECTIVE IN CONTAINING THE SOIL EROSION IT SHOULD BE REPLACED, OR AN ALTERNATIVE EROSION CONTROL PROCEDURE ADOPTED.

Drawn:	Date:		
GMW	Dec-09	Mulching (light)	M-01

MATERIAL

GRAVEL: 20–50mm HARD, ANGULAR, DURABLE, WEATHER RESISTANT AND EVENLY GRADED WITH 50% BY WEIGHT LARGER THAN THE SPECIFIED NOMINAL ROCK SIZE AND SUFFICIENT SMALL ROCK TO FILL THE VOIDS BETWEEN THE LARGER ROCK. THE DIAMETER OF THE LARGEST ROCK SIZE SHOULD BE NO LARGER THAN 1.5 TIMES THE NOMINAL ROCK SIZE.

INSTALLATION

1. REFER TO APPROVED PLANS FOR LOCATION, EXTENT, AND APPLICATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, OR METHOD OF APPLICATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.

2. SPREAD ENOUGH GRAVEL TO COMPLETELY COVER THE SURFACE OF THE SOIL AT THE DENSITY OR THICKNESS SPECIFIED IN THE APPROVED PLANS. IF THE APPLICATION DENSITY IS NOT SUPPLIED, THEN APPLY AT A THICKNESS OF AT LEAST TWICE THE MEAN ROCK SIZE.

3. MAKE ALL NECESSARY ADJUSTMENTS TO ENSURE ANY RUN-ON STORMWATER FLOW IS ALLOWED TO PASS FREELY ACROSS THE TREATED AREA FOLLOWING ITS NATURAL DRAINAGE PATH.

MAINTENANCE

1. INSPECT ALL TREATED SURFACES FORTNIGHTLY AND AFTER RUNOFF-PRODUCING RAINFALL.

2. CHECK FOR RILL EROSION, OR DISLODGMET OF THE GRAVEL.

3. REPLACE ANY DISPLACED GRAVEL TO MAINTAIN THE REQUIRED COVERAGE.

4. IF WASH-OUTS OCCUR, REPAIR THE SLOPE AND REINSTALL SURFACE COVER.

5. IF THE GRAVELLING IS NOT EFFECTIVE IN CONTAINING THE SOIL EROSION IT SHOULD BE REPLACED, OR AN ALTERNATIVE EROSION CONTROL PROCEDURE ADOPTED.

MATERIALS

COMPOSTS MUST COMPLY WITH THE REQUIREMENTS OF AS4454.

(i) WELL-DECOMPOSED 100% ORGANIC MATTER PRODUCED BY CONTROLLED AEROBIC (BIOLOGICAL) DECOMPOSITION.

(ii) MAXIMUM OF 1% OF INERT MATERIAL.

(iii) MAXIMUM SOLUBLE SALT CONCENTRATION OF 5dS/m, AND pH RANGE OF 5.0 TO 8.5.

(iv) MOISTURE CONTENT OF 30 TO 50% PRIOR TO APPLICATION.

INSTALLATION

1. REFER TO APPROVED PLANS FOR LOCATION AND EXTENT. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, MATERIAL TYPE, OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.

2. WHEN SELECTING THE LOCATION OF A COMPOST FILTER BERM, TO THE MAXIMUM DEGREE PRACTICABLE, ENSURE THE BERM IS LOCATED:

(i) TOTALLY WITHIN THE PROPERTY BOUNDARIES;

(ii) ALONG A LINE OF CONSTANT ELEVATION (PREFERRED, BUT NOT ALWAYS PRACTICAL);

(iii) AT LEAST 1m, IDEALLY 3m, FROM THE TOE OF A FILL EMBANKMENT;

(iv) AWAY FROM AREAS OF CONCENTRATED FLOW.

3. ENSURE THE BERM IS INSTALLED IN A MANNER THAT AVOIDS THE

CONCENTRATION OF FLOW ALONG THE BERM, OR THE UNDESIRABLE DISCHARGE OF WATER AROUND THE ENDS OF THE BERM.

4. ENSURE THE BERM HAS BEEN PLACED ALONG THE CONTOUR SUCH THAT WATER WILL POND EVENLY ALONG THE LENGTH OF THE BERM.

5. ENSURE BOTH ENDS OF THE BERM ARE ADEQUATELY TURNED UP THE SLOPE TO PREVENT FLOW BYPASSING PRIOR TO WATER PASSING OVER THE BERM.

6. ENSURE 100% CONTACT WITH THE SOIL SURFACE.

7. WHERE SPECIFIED, TAKE APPROPRIATE STEPS TO VEGETATE THE BERM.

MAINTENANCE

1. DURING THE CONSTRUCTION PERIOD, INSPECT THE BERM AT LEAST WEEKLY AND AFTER ANY SIGNIFICANT RAIN. MAKE NECESSARY REPAIRS IMMEDIATELY.

2. REPAIR OR REPLACE ANY DAMAGED SECTIONS.

3. WHEN MAKING REPAIRS, ALWAYS RESTORE THE SYSTEM TO ITS ORIGINAL CONFIGURATION UNLESS AN AMENDED LAYOUT IS REQUIRED OR SPECIFIED.

4. REMOVE ACCUMULATED SEDIMENT IF THE SEDIMENT DEPOSIT EXCEEDS A DEPTH OF 100mm OR 1/3 THE HEIGHT OF THE BERM.

5. DISPOSE OF SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

REMOVAL (IF REQUIRED)

1. WHEN DISTURBED AREAS UP-SLOPE OF THE BERM ARE SUFFICIENTLY STABILISED TO RESTRAIN EROSION, THE BERM MAYBE REMOVED.

2. REMOVE ANY COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

3. REHABILITATE/REVEGETATE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.

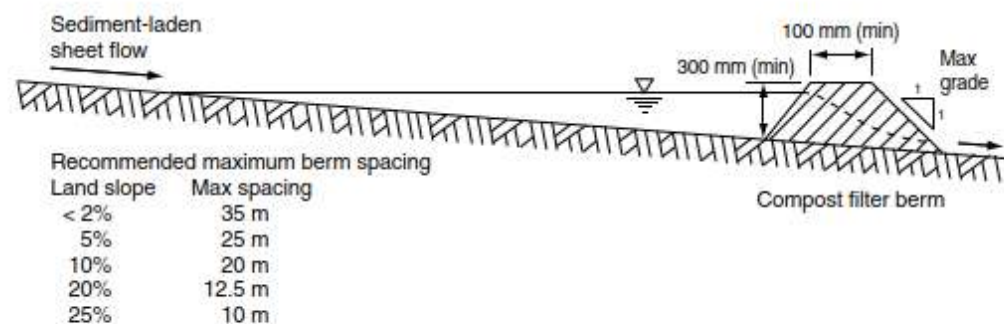
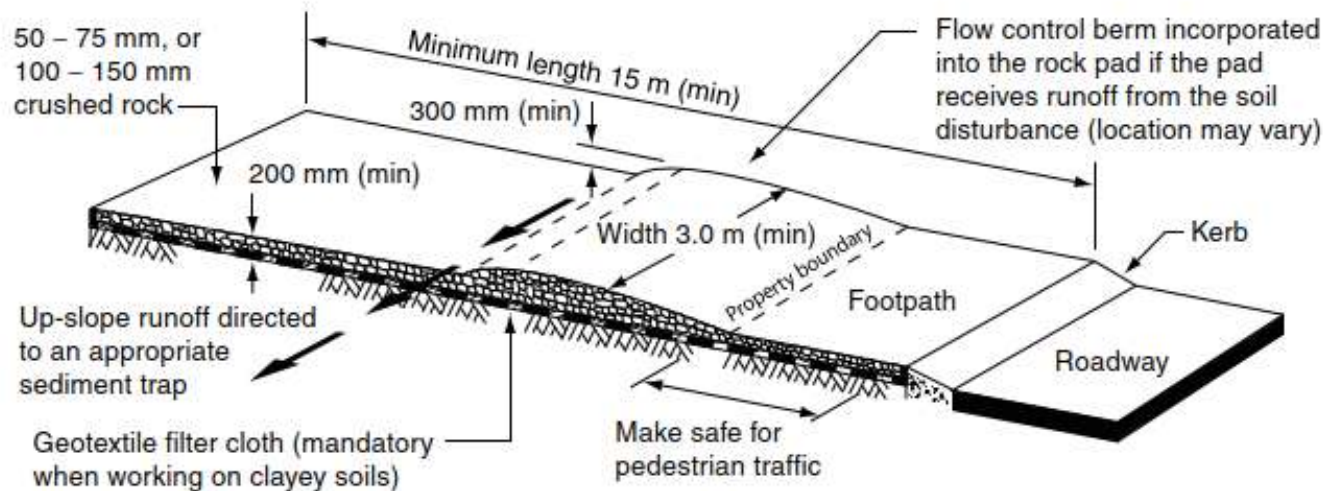
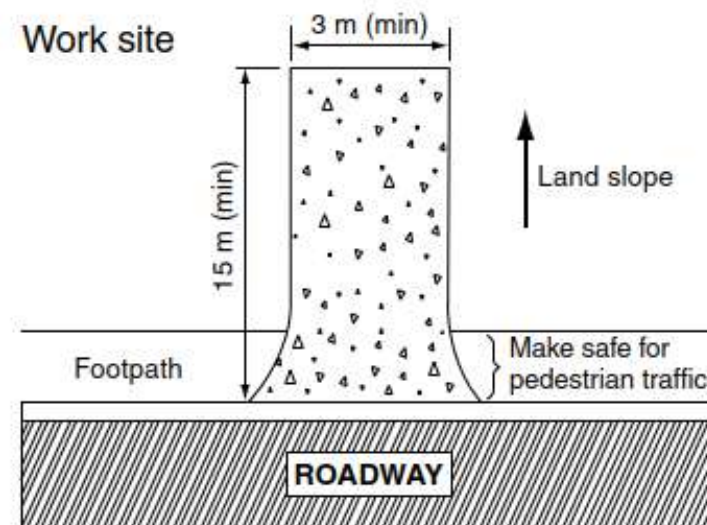


Figure 1 - Typical profile of a compost filter berm

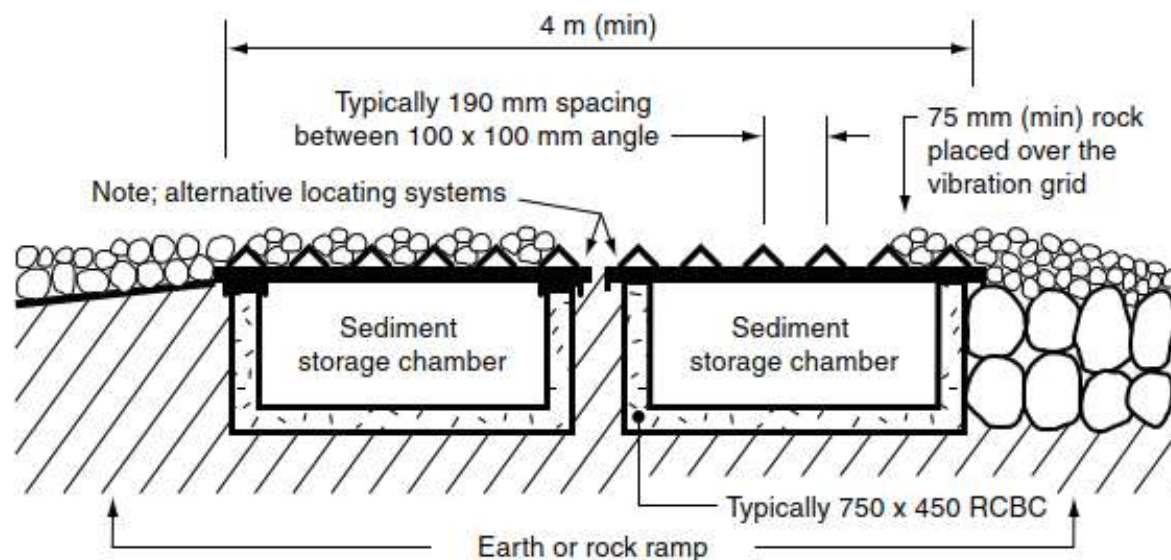
Drawn:	Date:		
GMW	Apr-10	Compost Filter Berm	CFB-01



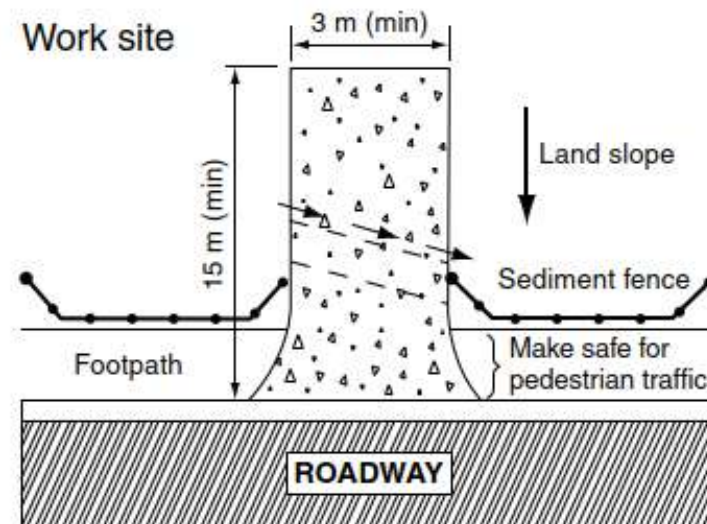
**(a) Rock entry/exit pad for construction sites
(refer to Standard Drawing Exit-03 for building sites)**



(b) Rock pad sloping away from road



**(c) Alternative low maintenance arrangement
(still under development)**



(d) Rock pad sloping towards the road

Drawn:	Date:	Construction Exit - Rock Pad (construction sites only)	Exit-01
GMW	Apr-10		

MATERIALS

ROCK: WELL GRADED, HARD, ANGULAR, EROSION RESISTANT ROCK, NOMINAL DIAMETER OF 50 TO 75mm (SMALL DISTURBANCES) OR 100 TO 150mm (LARGE DISTURBANCES). ALL REASONABLE MEASURES MUST BE TAKEN TO OBTAIN ROCK OF NEAR UNIFORM SIZE.

FOOTPATH STABILISING AGGREGATE: 25 TO 50mm GRAVEL OR AGGREGATE.

GEOTEXTILE FABRIC: HEAVY-DUTY, NEEDLE-PUNCHED, NON-WOVEN FILTER CLOTH ('BIDIM' A24 OR EQUIVALENT).

INSTALLATION

1. REFER TO APPROVED PLANS FOR LOCATION AND DIMENSIONAL DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.

2. CLEAR THE LOCATION OF THE ROCK PAD, REMOVING STUMPS, ROOTS AND OTHER VEGETATION TO PROVIDE A FIRM FOUNDATION SO THAT THE ROCK IS NOT PRESSED INTO SOFT GROUND. CLEAR SUFFICIENT WIDTH TO ALLOW PASSAGE OF LARGE VEHICLES, BUT CLEAR ONLY THAT NECESSARY FOR THE EXIT. DO NOT CLEAR ADJACENT AREAS UNTIL THE REQUIRED EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE.

3. IF THE EXPOSED SOIL IS SOFT, PLASTIC OR CLAYEY, PLACE A SUB-BASE OF CRUSHED ROCK OR A LAYER OF HEAVY-DUTY FILTER CLOTH TO PROVIDE A FIRM FOUNDATION.

4. PLACE THE ROCK PAD FORMING A MINIMUM 200mm THICK LAYER OF CLEAN, OPEN-VOID ROCK.

5. IF THE ASSOCIATED CONSTRUCTION SITE IS UP-SLOPE OF THE ROCK PAD, THUS CAUSING STORMWATER RUNOFF TO FLOW TOWARDS THE ROCK PAD, THEN FORM A MINIMUM 300mm HIGH FLOW CONTROL BERM ACROSS THE ROCK PAD TO DIVERT SUCH RUNOFF TO A SUITABLE SEDIMENT TRAP.

6. THE LENGTH OF THE ROCK PAD SHOULD BE AT LEAST 15m WHERE PRACTICABLE, AND AS WIDE AS THE FULL WIDTH OF THE ENTRY OR EXIT AND AT LEAST 3m. THE ROCK PAD SHOULD COMMENCE AT THE EDGE OF THE OFF-SITE SEALED ROAD OR PAVEMENT.

7. FLARE THE END OF THE ROCK PAD WHERE IT MEETS THE PAVEMENT SO THAT THE WHEELS OF TURNING VEHICLES DO NOT TRAVEL OVER UNPROTECTED SOIL.

8. IF THE FOOTPATH IS OPEN TO PEDESTRIAN MOVEMENT, THEN COVER THE COARSE ROCK WITH FINE AGGREGATE OR GRAVEL, OR OTHERWISE TAKE WHATEVER MEASURES ARE NEEDED TO MAKE THE AREA SAFE.

MAINTENANCE

1. INSPECT ALL SITE ENTRY AND EXIT POINTS PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED PERIODS OF RAINFALL, AFTER RUNOFF-PRODUCING RAINFALL, OR OTHERWISE AT FORTNIGHTLY INTERVALS.

2. IF SAND, SOIL, SEDIMENT OR MUD IS TRACKED OR WASHED ONTO THE ADJACENT SEALED ROADWAY, THEN SUCH MATERIAL MUST BE PHYSICALLY REMOVED, FIRST USING A SQUARE-EDGED SHOVEL, AND THEN A STIFF-BRISTLED BROOM, AND THEN BY A MECHANICAL VACUUM UNIT, IF AVAILABLE.

3. IF NECESSARY FOR SAFETY REASONS, THE ROADWAY SHALL ONLY BE WASHED CLEAN AFTER ALL REASONABLE EFFORTS HAVE BEEN TAKEN TO SHOVEL AND SWEEP THE MATERIAL FROM THE ROADWAY.

4. WHEN THE VOIDS BETWEEN THE ROCK BECOMES FILLED WITH MATERIAL AND THE EFFECTIVENESS OF THE ROCK PAD IS REDUCED TO A POINT WHERE SEDIMENT IS BEING TRACKED OFF THE SITE, A NEW 100mm LAYER OF ROCK MUST BE ADDED AND/OR THE ROCK PAD MUST BE EXTENDED.

5. ENSURE ANY ASSOCIATED DRAINAGE CONTROL MEASURES (e.g. FLOW CONTROL BERM) ARE MAINTAINED IN ACCORDANCE WITH THEIR DESIRED OPERATIONAL CONDITIONS.

6. DISPOSE OF SEDIMENT AND DEBRIS IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.

REMOVAL

1. THE ROCK PAD SHOULD BE REMOVED ONLY AFTER IT IS NO LONGER NEEDED AS A SEDIMENT TRAP.

2. REMOVE MATERIALS AND COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

3. RE-GRADE AND STABILISE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.

Drawn:

GMW

Date:

Apr-10

Construction Exit - Rock Pad
(construction sites only)

Exit-02

APPENDIX C: SITE INSPECTION CHECKLIST

The bottom half of the page features a series of four thick, white, wavy lines that sweep from the left side towards the right, creating a sense of movement and modern design against the teal background.

Building Sites Part 3: Site Inspection Form

MISCELLANEOUS TOPICS

LOCATION

.....

SITE SUPERVISOR DATE

SIGNATURE

Legend: ✓ OK ✗ Not OK N/A Not applicable

Item	Consideration	Assessment
1	All tradespeople working on the site have been appropriately informed of the erosion and sediment control requirements of the site.	.....
2	All required builder identification notices, safety notices, and pollution (e.g. litter and sediment control) management signs are visible.	.....
3	The work site and all erosion and sediment control measures do not represent a safety risk to tradespeople or the public.	.....
4	Public roadways are clear of sediment.	.....
5	Turfing on the footpath area is clear of sediment, sand and mud.	.....
6	Entry/exit pads are clear of excessive sediment deposition.	.....
7	Entry/exit pads have adequate available open void spacing between the rock to trap sediment.	.....
8	The construction site is clear of litter and unconfined rubbish.	.....
9	Long-term (> 24 hours) soil/sand stockpiles are protected from wind, rain, and stormwater flow.	.....
10	At end of day, all short-term soil/sand stockpiles located outside the sediment control zone have been removed and cleaned.	.....
11	No dust problems exist on the site.	.....
12	Up-slope 'clean' water is being appropriately diverted through the site in a non-erosive manner.	.....
13	Drainage lines are free of soil scour and sediment deposition.	.....
14	Stormwater flow down exposed earth batters is not, and will not cause erosion.	.....
15	Appropriate erosion controls of all finished soil disturbances have been discussed with the client.	.....
16	Sediment fences have been correctly installed (e.g. fabric buried and standing up-slope of stakes) and are free of damage.	.....

