STATEMENT OF ENVIRONMENTAL EFFECTS AND ENVIRONMENTAL MANAGEMENT PLAN TO ACCOMPANY DEVELOPMENT APPLICATION FOR INDUSTRIAL TRAINING FACILITY AT 2 BLOODWOOD ROAD INGLESIDE (LOT 1 DP 416586)

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1.0 INTRODUCTION

Subject Site

The subject site is described as 2 Bloodwood Road (Lot 1 DP 416586) Ingleside and is located on the eastern side of Bloodwood Road, directly south of the McGowen Road intersection.

The site encompasses an area of 2.028 hectares and contains an existing dwelling accessed from Bloodwood Road via an existing concrete driveway.

Significant vegetation is located on and around the subject site and the site is identified as being prone to attack by bushfire.



EXTRACT FROM COUNCIL MAPPING WITH SUBJECT SITE OUTLINED

Zoning and Background

The subject site is zoned RU2 – Rural Landscape under the Pittwater Local Environmental Plan 2014.

The proposal, an Industrial Training Facility is a permissible use in the RU2 zone and is defined as follows under the PLEP.

Industrial training facility means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

The Proposal

The proposal incorporates a two-storey building and carparking for 16 vehicles along with improvements to Bloodwood Road along the site frontage. The operation of the facility will be in concert with Active Tree Services the largest Vegetation Management Company in Australia.

Active have occupied 3 Bloodwood Rd since 1981 and built a business from very small to now a national business with 600 employees and 400 subcontractors. Active primarily works for the Utilities and Local Government maintaining clearances between utility assets (predominantly power lines) and the urban forest which includes the Sydney City CBD.

Actives principal activities are described as vocational as it all requires physical work such as tree cutting, using a woodchipper, using an EWP, tree climbing, and using other equipment such as an excavator, stump grinder, forklift and front end loader. Active Tree Services are responsible for ensuring that all their employees are properly trained and then assessed annually for competence which requires an average of 5 days per year in onsite training and assessment for an annual refresher and up to 15 days for initial training.



SITE PLAN

At 3 Bloodwood Road, Active operates a rural industry as per consent 90/80 "Use of land for a rural industry (tree lopping business, processing of trees and tree lopping into mulch, firewood and fences) with associated office and machinery workshop and construction of landscape mounds)"

No.3 Bloodwood Road is occupied as a lease from the Crown and as such, is unsuitable for building the Training Centre.

The subject site is ideally suited as a single site for most of the training Active Tree Services is required to undertake under its obligation as an employer and contractor.

In addition to using the training centre for Active Tree Services, the operator currently allows NSW Fire Brigades access to 3 Bloodwood for chainsaw training, whilst most of this is in field they will require some area for preliminary work and theory.

HOURS OF OPERATION- 7 am to 5 pm between 3 and 6 days per week,

face to face in-house training 2 nights per week to 9pm.

No Sundays or Public Holidays.

NUMBER OF STAFF – 3

NUMBER OF TRAINEES – up to 16

Supporting documents include -

- Architectural Plans by MPD Architects
- Bushfire Report by Building Code and Bushfire Hazard Solutions
- AHIMS Search result
- PLEP 2014
- Pittwater DCP
- Biodiversity assessment by Waratah Eco Works
- Wastewater Report by Broadcrest Consulting.
- Stormwater Plan by TCSM Engineers.
- Geotechnical Engineers report

The owner of Active has a personal passion for bush regeneration and a strong relationship with Waratah Eco Works. 2 Bloodwood was initially a

site of virgin native bush. Unfortunately, with horse stables adjacent and

the difficulty for a number of years in allowing for hazard reduction the excess nutrient and the predominance of pioneering post fire local plants has degraded the site. There are still pockets of virgin flora and as the horses are gone the site is ideal for training for bush regeneration.

Active intends to work with Bush Regeneration trainers to use the site and the building to build local skills and to provide access at no cost for volunteer training.

2. PLANNING ASSESSMENT

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 – Remediation of Land

The provisions of the above SEPP and in particular Clause 4.6 stipulate that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is potentially contaminated.

Given the history of residential use of the land, the site is not considered to be likely to be subject to contamination and any further investigation is not required at this stage.

PITTWATER LEP 2014

Zone RU2 Rural Landscape

Objectives of zone

To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

To maintain the rural landscape character of the land.

To provide for a range of compatible land uses, including extensive agriculture.

To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. To minimise conflict between land uses within this zone and land uses within adjoining zones

Permitted without consent

Extensive agriculture; Home businesses; Home occupations

Permitted with consent

Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Forestry; Function centres; Home-based child care; Home industries; Industrial retail outlets; **Industrial training facilities**; Information and education facilities; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals

RESPONSE

The proposal is for a permissible use, namely an Industrial Training Centre to assist in the training of a range of practitioners engaged in outdoor environmental or emergency measures.

4.3 Height of buildings

The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

RESPONSE

The subject proposal is below the 8.5 m maximum building height development standard being 8.3 metres at its highest point.

4.9 Preservation of trees or vegetation

The proposal will have minimal impact upon existing trees and vegetation as the subject locality is already cleared of significant vegetation. The attached Biodiversity Assessment by Waratah Eco-Works provides a list of species of endemic nature to be planted on the site following completion of works.

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

(a) to conserve the environmental heritage of Pittwater,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

RESPONSE

The proposal is accompanied by a recent AHIMS result (following page) confirming that no Aboriginal cultural heritage items are located on or in close proximity to the subject site.



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : BLOODWOOD ROAD Client Service ID - 754329

Lance Doyle

Date: 17 February 2023

3A Kendall Road Castle Cove New South Wales 2069 Attention: Lance Doyle Email: lance@doyleconsulting.com.au Dear Sir or Madam: AHIMS Web Service search for the following area at Address : 2 BLOODWOOD ROAD INGLESIDE 2101 with a Buffer of 200 meters, conducted by Lance Doyle on 17 February 2023. The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only. A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that: 0 Aboriginal sites are recorded in or near the above location. 0 Aboriginal places have been declared in or near the above location.*

5.11 Bush fire hazard reduction

Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent.

Note. The Rural Fires Act 1997 also makes provision relating to the carrying out of development on bush fire prone land.



EXTRACT FROM NORTHERN BEACHES BUSHFIRE MAP SHOWING SITE LOCATION

RESPONSE

The submitted bushfire hazard report sets out the criteria for ensuring that the proposal is able to reasonably withstand an attack by bushfire.

7.2 – Earthworks

As can be readily ascertained from the architectural plans, the proposal has been crafted to ensure that its configuration and location are such that minimal excavation or filling will be required in order to give effect to the intent of this control.

The submitted Excavation Plan provides Sections to provide sufficient information for Councils assessment.

7.6 Biodiversity protection

The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by:

protecting native fauna and flora, and

protecting the ecological processes necessary for their continued existence, and

encouraging the conservation and recovery of native fauna and flora and their habitats.

This clause applies to land identified as "Biodiversity" on the Biodiversity Map.

Before determining a development application for development on land to which this clause applies, the consent authority must consider:

whether the development is likely to have:

any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and

any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and

any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and

any adverse impact on the habitat elements providing connectivity on the land, and

any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or

if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or

if that impact cannot be minimised - the development will be managed to mitigate that impact.

RESPONSE

A comprehensive assessment of the biodiversity values located on the subject site has been carried out by Waratah Eco-Works.

The biodiversity assessment provides the following conclusions – recommendations.

• From the plans provided and through onsite inspections it does not appear that the proposed building will have any negative impact on the local biodiversity.

• Clearing of undisturbed core bushland will not be required as the site is on a disturbed weed infested area.

• Ongoing weed control on the building site and in core areas of bushland surrounding the site should continue throughout the project and will be beneficial to the bushland condition.

• Landscape areas associated with the project should be planted out with locally indigenous species as identified within the report.

• The effluent management area should be densely planted with suitable locally indigenous species as identified within the report.

PITTWATER 21 DEVELOPMENT CONTROL PLAN

6.3.1 Section A Introduction

A4.6 Ingleside Locality

Desired Character

The Ingleside locality will remain a low-density area consisting of rural residential, agricultural, horticultural and other permissible development on large lots in a natural landscaped setting, integrated with the landform and landscape. The high visual significance of the escarpment will be maintained, and development limited on this land. Development will also be limited in the "blue-hatched Area" due to a lack of infrastructure and small lot sizes. Community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public

transport. Currently, few of these services exist, and development for anything other than a dwelling house will need to ensure that these services can be provided to the site. Care will need to be taken with future developments to ensure that outbuildings and ancillary recreational structures do not dominate the natural landscape and bushland setting.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Single storey buildings will be preferred where the site has little opportunity for canopy trees or is visually prominent. Existing and new native vegetation, including canopy trees, will be integrated with the development. Development shall maintain generous spatial separation of the built form and low site coverage on large lots. Contemporary buildings will utilise façade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like.

Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors. Fencing where provided, shall enable the native fauna to pass through yet contain livestock animals where needed.

Heritage items and conservation areas indicative of the Guringai Aboriginal people, of early settlement, entrepreneurial and farming history in the locality, and the Baha'i House of Worship, will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

RESPONSE

The proposal is located on a site that provides a significant degree of habitat however the actual location of the subject structure and parking area is upon a part of the site that has been cleared and contains little vegetation of value and is typified by weeds as outlined in the attached Biodiversity Report.

The built form along with the sensitive colours and external finishes will be such that it satisfactorily integrates into its bushland locality which will be further bolstered by the proposed landscaping as recommended in the biodiversity report whilst being mindful of the risk of bushfire attack.

The final outcome will be a low scale sensitively designed structure which will endorse the outcomes sought by the Ingleside Locality Statement.

6.3.2 Section B General Controls

The General Controls applicable to the proposal are as follows-

B 3.1 Landslip Hazard

The proposal is accompanied by a report from a qualified and experienced geotechnical consultant as the subject site has been identified as Geotechnical Hazard H 1.

B3.2 Bushfire Hazard

The controls seek to achieve the outcomes:

Protection of people.

Protection of the natural environment.

Protection of private and public infrastructure and assets.

RESPONSE

The proposal is to be carried out in accordance with the recommendations within the Bush Fire Assessment Report.

B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

Outcomes

Conservation, enhancement and/or creation of habitats for locally native flora and fauna to ensure the long-term viability of locally native flora and fauna and their habitats.

RESPONSE

The importance of preserving flora and fauna habitat and achieving a habitat that has been enhanced following the completion of the building works has been a central driver of the proposal.

The schedule of plant species to be introduced on to the site have been recommended by the applicant's environmental assessment consultant and will give effect to the above intent.

B5.5 Rainwater Tanks - Business, Light Industrial and Other Development RESPONSE

The accompanying Stormwater management Plan by TCMS Engineers provides a graphic representation of the proposed 120000 litre rainwater tanks to be installed within the ground floor slab whilst the site plan sets out the route of the disposal system to the on-site ephemeral creek, the final disposal point via a level spreader.

B6.3 Off-Street Vehicle Parking Requirements

Outcomes

An adequate number of parking and service spaces that meets the demands generated by the development.

Functional parking that minimises rainwater runoff and adverse visual or environmental impacts while maximising pedestrian and vehicle safety.

Safe and convenient parking.

Business Premises and Office Premises - 2.5 car parking spaces per 100m2

Gross Lettable Area (GLA)

Provision of accessible parking spaces for people with disabilities must be at the rate of 3% of required car parking spaces and must be appropriately signposted.

Where the Gross Floor Area (GFA) exceeds 400m², provision is to be made for:

Delivery vehicles at 1 space per 4000m² GFA or 1 space whichever is greater;

Courier parking at 1 space per 1000m² GFA or 1 space, whichever is greater.

RESPONSE

The proposal with a gross floor area of 495.3 m² would generate 12.5 car spaces when assessed in accordance with the above criteria.

The proposal provides 16 car parking spaces which satisfies the above criteria by incorporating 13 car spaces as required, plus one accessible parking space for people with disabilities, plus one space for delivery vehicles space and a courier parking space thereby satisfying the control.

B8.1 Construction and Demolition - Excavation and Landfill

Outcomes

Site disturbance is minimised.

Excavation, landfill and construction not to have an adverse impact.

Excavation and landfill operations not to cause damage on the development or adjoining property.

RESPONSE

Construction activities will be minimal due to the cleared nature of the subject site within the location of the proposed built form and car parking area.

Site excavation is minimal and the overall disturbed footprint is contained within the existing disturbed area.

B8.3 Construction and Demolition - Waste Minimisation

Outcomes

Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

RESPONSE

The proposal is accompanied by a Waste Management Plan.

B8.5 Construction and Demolition - Works in the Public Domain

Outcomes

Protection of Infrastructure.

Ensuring Public Safety.

Compliance with the Roads Act 1993.

RESPONSE

Works in the public domain comprise roadworks in accordance with the relevant legislation however the preservation of a significant rock outcrop has been a significant driver of the road by design and the necessity for the retention of this natural feature along with the minimal traffic flow is such that proposed roadworks are worthy of support.

Section C Development Type Controls

The Design Criteria applicable to the proposal include the following:

C2.1 Landscaping

Outcomes:

A built form softened and complemented by landscaping.

Landscaping reflects the scale and form of development.

Landscape elements provided in accordance with an approved masterplan.

RESPONSE

The proposed landscaping as indicated in the accompanying landscape plan is endorsed by the biodiversity investigation of the subject site which contains recommendations for species to be planted on the site to enhance its environmental capacity.

C2.2 Safety and Security

Outcomes:

On-going safety and security of the Pittwater community.

Opportunities for vandalism are minimised.

Inform applicants of Council's requirements for crime and safety management for new development.

Improve community awareness in relation to Crime Prevention through Environmental Design, its principle strategies and legislative requirements.

RESPONSE

The location and floor plan of the subject building will enable surveillance of the surrounding locality and the site entry.

C2.5 View Sharing

Outcomes:

A reasonable sharing of views from public places and living areas.

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.

Canopy trees take priority over views.

RESPONSE

The proposal by virtue of its location which is not within any public or private view corridors will have no impact on view sharing.

C 2.9 Waste and Recycling Facilities

Outcomes:

To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development.

RESPONSE

The accompanying Waste Management Plan provides further details.

C2.10 Pollution Control

Outcomes:

Development that does not adversely impact on public health, the environment or other lands.

RESPONSE

The proposed use does not require any significant plant or equipment nor engage in any activities which are likely to materially impact upon the locality in terms of public health or the environment.

3.4 Section D Locality Specific Development Controls

D6.1 Character As Viewed From A Public Place

Outcomes:

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment.

To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.

High quality buildings designed and built for the natural context and any natural hazards.

Buildings do not dominate the streetscape and are at 'human scale'.

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land.

RESPONSE

The proposal the proposal is compliant with the provisions of the DCP in terms of height, setbacks to the front boundary (20 m) and side boundary setbacks with car parking located at the side and the rear will of the site and a completed proposal that will be significantly landscaped with endemic species in order to satisfy the above controls.

D6.3 Building colours and materials

Outcomes:

Achieve the desired future character of the Locality.

The development enhances the visual quality and identity of the streetscape.

To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials complements and enhances the visual character its location with the natural landscapes of Pittwater.

The colours and materials of the development harmonise with the natural environment.

The visual prominence of the development is minimised.

Damage to existing native vegetation and habitat is minimised.

RESPONSE

The proposal is accompanied by a schedule of external finishes.

3.0 SECTION 4.15 EVALUATION

7.8 Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:
- (i) any environmental planning instrument, and
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

<u>RESPONSE</u>

The relevant provisions of the applicable SEPPs and the PLEP 2014 have been addressed in the body of this Statement.

(iii) any development control plan,

<u>RESPONSE</u>

The relevant provisions of the Pittwater 21DCP have been addressed in the body of this Statement.

and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,

<u>RESPONSE</u>

No planning agreements apply to the proposal

and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

<u>RESPONSE</u>

The relevant regulations have been given due regard in the construction of this Statement.

and

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

<u>RESPONSE</u>

The body of this Statement describes the potential impacts upon the natural and built environments and the mechanisms to be incorporated to reduce or prevent these impacts.

(c) the suitability of the site for the development,

<u>RESPONSE</u>

The subject site, by virtue of its existing cleared areas, topography and locality is suitable for the proposal.

(d) any submissions made in accordance with this Act or the regulations,

<u>RESPONSE</u>

Any submissions received in response to Councils notification of the proposal will be considered as part of Councils assessment of the proposal.

(e) the public interest.

<u>RESPONSE</u>

The proposal endorses the public interest by developing a part of the subject site which is devoid of any significant vegetation and proposes significant revegetation thereby minimizing any material impacts.

Environmental Planning Instruments

The proposal is a permissible use in the RU2 zone.

Development Control Plans

This is addressed in the body of this SEE.

Impact on the Natural Environment.

The proposal is unlikely to unreasonably impact upon flora and fauna, soil

or water quality, air quality or the conservation of natural resources due to the location of the works which will ensure the retention of the remainder of the subject site outside the proposed footprint.

Impact on the Built Environment.

Scenic qualities – the proposal is consistent with the current and future character of the locality as expressed within the provisions of the Local Environmental Plan and the Desired Future Character as expressed within the Development Control Plan.

Compatibility with adjacent land uses – The proposal is for an industrial training use which will retain the compatibility with any nearby residential uses due to the low key training activities proposed.

Impact on the Social and Economic Environment.

The proposal is unlikely to result in any negative social or economic impacts.

Suitability of the Site.

The subject site, by virtue of its existing cleared areas, topography and locality is suitable for the proposal.

6.0 CONCLUSION

The subject proposal has been sensitively crafted and given due regard to the environmental capacity of the site and the surrounding locality whilst the proposed use of the site for the training of environmental practitioners both current and future, is such that the proposal is worthy of consent.



21 MARCH 2023

PLAN OF MANAGEMENT

<u>Scope</u>

This EMP covers best practice measures to minimise offsite environmental impacts from the operation of the subject industrial training facility.

The preparation of this Environmental Management Plan has been carried out in conjunction with site investigations into wastewater management, geotechnical constraints and environmental capacity of the site.

The Wastewater management plan and assessment of the site activities are submitted to Council in conjunction with this Environmental Management Plan. Overall strategies and control measures to minimise impacts maintain satisfactory environmental performance of the proposed use of the site as a training facility.

Potential impacts in relation to each issue can be managed by application of these appropriate measures.

PROTECTION OF NATURAL VEGETATION

Objective: To maintain the native vegetation on site.

| Manage ment Measures | Performance Measure |
|--|--|
| The landscape plan approved by Council under the development consent will nominate the methods to be incorporated to protect the remaining specimens of significant trees on the subject site and the provision of any additional vegetation Council deemed necessary to be incorporated within the remnant vegetation. | • Regular arborist audits of site vegetation |

FACILITIES STANDARDS

<u>EMP Objective</u>: to maintain the onsite structures and associated infrastructure to maximise operational efficiency and safety.

| Management Measures | PERFORMANCE MEASURE |
|--|--|
| Equipment and structures will be in place and maintained to enable odour, dust and noise control as required. | Manufacturer documentation for major equipment should be available to demonstrate design performance standards are achieved. Failures in existing equipment or structures will be repaired within one month unless there is potential for immediate offsite noise or other effects. |

| Best practice equipment for monitoring and control of temperature, ventilation, cooling and water consumption will be installed, maintained to manufacturer's specifications and used. | Compliance with latest current requirements or achievement of equivalent environmental performance. |
|--|---|
| Drainage to soil or waterways is not impaired or unduly contaminated by any on site activities. | Recommendations of the Wastewater Management Plan to be implemented and maintained. |
| Stormwater systems including drains and silt traps (if required) will be constructed and maintained in accordance with requirements to ensure no pollution of surface or groundwater. | Stormwater runoff from roofs, roads and hardstand aprons is controlled and collected via approved drains and holding tanks/ponds. |

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EMP Objective: To maintain and enhance roads, gates and turning areas in good condition and in accordance with the development consent in order to prevent interference with other traffic or the generation of unreasonable offsite noise or dust.

| Management Measures | PERFORMANCE MEASURE |
|---|---|
| The surface of vehicle crossovers, access roads, loading areas and car parking spaces will be maintained to allow safe entry, all weather access and minimise generation of dust. | Repairs or upgrades where needed will be carried out when required. |
| All vehicles and machinery, including that used by contractors servicing the facility, will be maintained to ensure that noise or emissions do not exceed the manufacturer's specification. | Ensure compliance with accepted noise standards. |

NOISE

EMP Objective: To ensure that site operations control transmission of unreasonable noise by using appropriate design, maintenance and operating procedures.

| Management Measures | PERFORMANCE MEASURE |
|--|--|
| Operation of all mechanical equipment, to minimise any offsite transmission of mechanical noise or vibration. | Equipment has effective noise suppressors. |
| Where risk assessment indicates off-site noise is likely, vehicle reversing will be minimised and visual alarms used. | Ongoing monitoring. |
| Where risk assessment indicates off-site noise is likely, the use of outside alarms will be minimised. At night (10pm to 7am) only house alarms, visual alarms and pagers will be used to minimise the occurrence and duration of noise affecting neighbours | Ongoing monitoring. |

LITTER AND DUST

EMP Objective: To minimise dust generation with potential for off-site impact and to ensure that no land or water contamination occurs.

| Management | PERFORMANCE |
|---|---------------------|
| Measures | MEASURE |
| A concrete hardstand of area sufficient for clean-out operations will be provided on site (if required). | Ongoing monitoring. |

CHEMICALS

EMP Objective: To identify all environmental and safety hazards associated with chemicals and fuels used on the facility, to ensure systems are in place to handle accidents and to prevent on-site and off-site impacts.

| Management | PERFORMANCE |
|---|-------------|
| Measures | MEASURE |
| The Material Safety Data Sheets (MSDS) for all chemicals used will be available on site and maintained. | |

| A list of the maximum quantities of chemicals and fuels typically stored on site will be available, containers are labelled and HAZCHEM placards posted as required under Dangerous Goods and Workplace Hazardous Substances Regulations. | |
|--|--|
| All chemicals used in the site activities will be registered and approved for the intended use. | Usual approvals are given by the National Registration Authority |
| All persons applying chemicals will have successfully completed training in the safe use of chemicals or be supervised by a person who has. | Evidence of successful completion of the training is available |
| Records will be maintained covering the purchase and procurement of chemicals and the details of each chemical application. These records will be freely available to responsible authorities to substantiate that the chemical use meets the relevant standards. | Records will be kept on site for inspection |

OTHER ENVIRONMENTAL CONTROLS

EMP Objective: To provide a safe and healthy environment.

| Management Measures | PERFORMANCE MEASURE |
|--|---|
| Personnel will participate in briefings and other activities arranged by the industry and other bodies to increase and share knowledge of best practice production and environmental management methods. | • Ongoing |
| The skills needed to carry out all activities safely, efficiently and environmentally soundly will be defined. Suitable training will be identified, planned, attended, recorded and reviewed. | The skills needed and examples of known providers are listed in industry information. |
| Environmental Risk Assessments and Contingency Plans will demonstrate that procedures and practices are proactive and cautious in their approach to foreseeable environmental risk events. | |

| A Waste Management Plan for all wastes will be defined and implemented. | • Ongoing |
|---|-----------|
|---|-----------|

| Clear requirements for fire prevention will be documented and communicated to all people on site. These may include restrictions on smoking, welding, comfort heating, vegetation burnoff or other activities involving sources of ignition. | Documentation will be available for inspection |
|--|--|
| Appropriate facilities to prevent, detect and control fires are provided and maintained. | Contact with local RFS officers. |

CONTINGENCY PLAN

EMP Objective: To complement the planning and prevention of environmental impacts in earlier sections of the EMP, well thought out contingency plans and triggers for all foreseeable events are also provided.

Complaints Handling

Valid complaints will be addressed so that causes and corrective actions can be identified and implemented.