

CONSTRUCTION ENVIRONMENTAL MANAGEMENT

The proposed site is flat, more than 2 km from the nearest intermittent watercourse, and not on a floodplain.

Construction of the facility at the Brewer Road industrial estate will be undertaken in accordance with a specific Site Environmental Management Plan (SEMP) developed to manage all identified potential environmental impacts associated with the development of the site. The SEMP will be prepared prior to any site development activities occurring.

The SEMP will address the following environmental aspects and impacts.

LAND DISTURBANCE

The development of the facility will involve disturbance of the land for the establishment of:

- concrete bunded areas to house storage container(s), cool room, standby generator, loading/unloading areas, MAGS and heat recovery system, rainwater collection system, residual solid waste storage area, associated plant and equipment, and offices and amenities;
- drainage sump within concrete bunded area;
- trafficable areas and parking;
- stormwater management and drainage; and
- connections to natural gas and water pipelines, and sewer.

Potential environmental impacts are soil erosion, stormwater contamination and dust generation.

Soil erosion will be managed by:

- minimising the areas of exposed soil at any time, especially where strong winds or heavy rains are likely;
- keeping vehicles to well defined trafficable areas and hardstand;
- collection of topsoils for reuse during excavation; and
- post-construction revegetation and landscaping plan.

Stormwater contamination will be managed by:

- reducing site disturbance activities during heavy rains;
- establishing defined stormwater collection and drainage;
- establishing sediment controls for any off-site discharge, if necessary; and
- re-using stormwater on-site.

Excessive dust generation will be managed by:

- reducing site disturbance activities during strong winds;
- establishing hardstand for trafficable area; and
- watering of areas generating dust, e.g. stockpiles, trafficable areas, if necessary.

NOISE

The development of the facility will involve the generation of noise from:

- trucks and other mobile equipment, e.g. excavators, cranes; and
- powered machinery and equipment, e.g. grinding tools.

Noise levels during site preparation and facility construction are not expected to be excessive nor of nuisance to adjacent land users, and will be similar to the construction of any medium sized commercial development.

Potential noise issues will be managed by:

- conducting noisy activities during normal working hours (7 am – 6 pm);
- ensuring mufflers and other noise attenuation devices are functional and appropriate;
- ensuring that occupational noise levels are not exceeded; and
- enclosing or otherwise attenuating noisy equipment, if necessary.

WASTE MANAGEMENT

The development of the facility will involve the generation of some waste materials. It is important that wastes are minimised, reused, recycled and disposed of appropriately.

Site development and construction wastes will potentially include:

- some excavated material that can be reused in landscaping and establishment of site drainage characteristics;
- excess concrete that can be used to increase hardstand areas;
- uncontaminated timber, steel, copper, aluminium, glass, plastic, paper, cardboard that can be recycled;
- contaminated containers (e.g. oils, paints, sealants, adhesives, etc.) that may require specialised disposal;
- sewage waste from on-site portable toilets that will be managed by the supplying contractor and be disposed of off-site to sewer;
- putrescible and general wastes to be disposed to the local municipal landfill; and
- collected stormwater that can be used for dust suppression and landscape watering.

OTHER ENVIRONMENTAL ISSUES

The Site Environmental Management Plan (SEMP) will also include:

- Emergency procedures, to deal with identified potential accidents and incidents, such as a fire, spill of hazardous material, injury, or serious health condition of employees;
- Litter management and general housekeeping to ensure site is clear of rubbish and other debris, so far as is reasonably practicable;
- Storage of chemicals and fuels in designated, bunded, placarded (if required) areas, with appropriate provision of spill kits and fire extinguishing equipment (if required);

- Infrastructure protection, to manage traffic and excavations to ensure that when onsite water and gas mains are established that they are not damaged or compromised during subsequent site development activities;
- Inspection checklists for daily assessments of SEMP compliance;
- Daily toolbox talks on any compliance issues relating to the SEMP;
- Monitoring of noise, if any complaints result from site development activities;
- Independent audit of SEMP if any significant non-compliance occurs; and
- Contractor management obligations with respect to SEMP compliance.