

# **CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

**[Liberty Browns]**

**[60 Hare Street, Casino]**

Issue	Description	Approved By	Signed	Date
Rev 1	CEMP	J.Chapple		21/02/2024

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## APPENDICES

- A. Conceptual Plan

## **1 Description of Works**

As part of the proposed alterations and additions including a current UST removal/remediation and subsequent install of new UST and storm water treatment system (STS) at Liberty Browns in Casino, Council requires a Construction Environmental Management Plan (CEMP) be prepared. The CEMP is to illustrate measures and controls used to mitigate any offsite/onsite impacts with respect to the environment and neighbourhood amenity as part of the construction process.

This CEMP should be read in conjunction with the attached plans.

The proposed works will be undertaken at 60 Hare Street, Casino. The works will involve removal of 3 current UST's and replacement with a 70KL UST (3 compartments), and the installation of a "Class 1 Separator" to treat storm water from refuelling areas prior to discharge to councils stormwater network. The works will require the excavation and removal of the old USTs and the excavation of a tank pit for the new UST and STS.

Plant and equipment proposed for the project include a crane, excavator, tip truck and vacuum excavation equipment. All associated plant and equipment will operate within the entirety of the property boundaries during the demolition and construction phase.

All relevant conditions will be adhered to during construction. A copy of the conditions will be made available to all contractors.

Richmond Valley Council will be notified 48 hours prior to the commencement of works being undertaken.

## 2 Contractor Details

Information regarding the contractor and relevant tenant / NCPT contacts.

**Table 1.**

<b>Name</b>	<b>Position</b>	<b>Contact Number/s</b>	<b>Email</b>
Nick Ciani NCPT	Construction Manager	0428 759 914	maintenance@ncpt.com.au
Mick McKinlay NCPT	Director	0406 750 153	mick@ncpt.com.au
John Chapple NCPT	Environmental Compliance Officer	0419 413 118	johnc@ncpt.com.au
Chris Gill	Site Manager	0418 664 619	brownsliberty@ncpt.com.au

### 3 Site Specific Environmental Issues

#### 3.1 Erosion and Sediment Control

As part of the construction process, three existing UST's will be removed. A new tank pit will be excavated as part of the proposal. The tank pit will be approximately 16m long by 4m wide by 4m deep. All excavated material pre classified and tested prior to being disposed of at an approved landfill. Stormwater discharge points will be isolated from any potential sediment as part of the excavation process.

Any necessary erosion and sediment control measures will be installed in accordance with the *Guidelines for Erosion & Sediment Control on Building Sites*. The nearest sensitive receptor is Richmond River, which is located approximately 400m north of the subject site.

<b>Objective</b>	To manage demolition/construction activities with the potential to cause erosion and the release of sediment.		
<b>Actions</b>	<b>Requirements</b>	<b>Responsibility</b>	<b>Timing</b>
	Isolation of stormwater discharge points.	Construction Manager/Contractor.	Prior to and during vacuum excavation.
<b>Performance Indicators</b>	No mud/dirt visible on forecourt due to construction works.	Construction Manager/Contractor.	Throughout construction works.
<b>Monitoring</b>	Daily visual inspections of works site and all erosion and sediment controls.	Construction Manager/Contractor.	Throughout construction works.
<b>Reporting</b>	Reporting to site manager.	All contractors.	Throughout construction works.
<b>Corrective Actions</b>	Corrective actions and implementation time frame.	Construction Manager.	Throughout construction works.

### 3.2 Water Quality

Stormwater quality will be managed with all necessary erosion sediment control measures during the excavation of tank pits.

According to Work Summary Reports from Department of Primary Industries (Office of Water) groundwater bearing zones range from 4.0-5.0mBGL. There is a slight possibility that groundwater will be encountered during the construction phase given that excavation will be 4.0mBGL. Prior to this application a 200mm test hole was bored to a depth of greater than 4.0mBGL. (Groundwater was not encountered at 4.0mBGL as part of this investigation). This will be dependent on the surrounding environmental conditions and the time of construction.

In respect to water quality the nearest sensitive receptor is the Richmond River, which is located approximately 400m north of the subject site.

<b>Objective</b>	To appropriately manage stormwater and groundwater quality during demolition/construction activities.		
<b>Actions</b>	<b>Requirements</b>	<b>Responsibility</b>	<b>Timing</b>
	Isolation of stormwater discharge points.	Construction Manager/Contractor.	Prior to and during construction.
<b>Performance Indicators</b>	No sediment laden stormwater leaving site.	Construction Manager/Contractor.	Throughout construction works.
<b>Monitoring</b>	Complaint based monitoring.	Construction Manager.	Throughout construction works.
<b>Reporting</b>	Reporting to site manager.	All Contractors.	Throughout construction works.
<b>Corrective Actions</b>	Corrective actions and implementation time frame.	Construction Manager.	Throughout construction works.

### 3.3 Air Quality

Dust associated with the proposed development will be minimised using dust suppression. Any dust suppression required during the construction process can be managed with onsite hoses. It is not envisaged that much dust will be created as part of the excavation and construction process. The demolition process does *NOT* involve the removal of asbestos.

<b>Objective</b>	To manage demolition/construction activities with the potential to impact on air quality.		
<b>Actions</b>	<b>Requirements</b>	<b>Responsibility</b>	<b>Timing</b>
	Hoses will be used for dust suppression.	Construction Manager/Contractor.	Throughout construction works.
<b>Performance Indicators</b>	No complaints regarding dust from workers/neighbours/community members.	Construction Manager.	Throughout construction works.
<b>Monitoring</b>	Complaint based monitoring.	Construction Manager.	Throughout construction works.
<b>Reporting</b>	Reporting to site manager.	All Contractors.	Throughout construction works.
<b>Corrective Actions</b>	Corrective actions and implementation time frame.	Construction Manager.	Throughout construction works.

### 3.4 Noise

Noise generating activities will include onsite plant and equipment, general construction noise. As per the requirements of Richmond Valley Councils development consent conditions and to preserve the neighbourhood amenity, construction works will take place at the following times:

- a) Monday to Friday, from 7am to 6.00pm.
- b) Saturday, from 8am to 1pm.

No construction works will occur on Sundays or public holidays. All construction noise requirements will be adhered to as per the requirements of consent.

<b>Objective</b>	To appropriately manage noise during demolition/construction activities to minimise impact to workers, neighbours and community members.		
<b>Actions</b>	<b>Requirements</b>	<b>Responsibility</b>	<b>Timing</b>
	All significant noise generating activities will be undertaken between Mon-Fri 7am to 6pm & 8am to 1pm Sat.	Construction Manager/Contractor.	Throughout construction works.
<b>Performance Indicators</b>	No complaints regarding noise from workers / neighbours / community members.	Construction Manager/Contractor.	Throughout construction works.
<b>Monitoring</b>	Complaint based monitoring.	Construction Manager/Contractor.	Throughout construction works.
<b>Reporting</b>	Reporting to site manager.	All Contractors.	Throughout construction works.
<b>Corrective Actions</b>	Corrective actions and implementation time frame.	Construction Manager.	Throughout construction works.

### 3.5 Hazardous Substances

No hazardous substances will be used as part of the construction works. Contractors will be working in close proximity to hazardous substances given they are working on an operating service station forecourt. SDS's (Safety Data Sheets) exist on site for both Diesel and Motor Spirits products. A spill kit is located on the service station forecourt, which may be utilised in the event of a spill by either the contractor or a customer. It is envisaged that the service station forecourt will be closed to customers during the excavation and construction phase.

<b>Objective</b>	To manage demolition/construction activities with the potential to cause contaminated soil.		
<b>Actions</b>	<b>Requirements</b>	<b>Responsibility</b>	<b>Timing</b>
	All plant and equipment have access to spill kit, with SDS's kept nearby.	Construction Manager/Contractor.	Throughout construction works.
<b>Performance Indicators</b>	No spills.	Construction Manager/Contractor.	Throughout construction works.
<b>Monitoring</b>	Chemical storage areas and spill kits will be inspected on a routine basis.	Construction Manager/Contractor.	Throughout construction works.
<b>Reporting</b>	Reporting to site manager.	All Contractors.	Throughout construction works.
<b>Corrective Actions</b>	Corrective actions and implementation time frame.	Construction Manager.	Throughout construction works.

### 3.6 Contaminated Soil/Groundwater

During site excavation there is a moderate to high possibility that some residual soil contamination may be encountered given the nature of the site and the excavation locations in relation to the service station forecourt. The site has previously had groundwater monitoring wells installed and a due diligence investigation completed. Results from both investigations, determined that the site was suitable to continue operation in a commercial/industrial capacity, irrespective of the land use zoning. As previously mentioned, it is not envisaged that groundwater will be encountered as part of the proposed works.

The site is not listed on the Environmental Management Register or Contaminated Lands Register.

All excavated material will be disposed of at a licenced landfill. In the event that the excavated material is contaminated, the soil will be sent away for analysis, prior to disposal.

<b>Objective</b>	To manage demolition/construction activities with the potential to cause or disturb contaminated soil.		
<b>Actions</b>	<b>Requirements</b>	<b>Responsibility</b>	<b>Timing</b>
	No excavated material will be removed from site other than vacuum excavated material.	Construction Manager/Contractor.	Throughout construction works.
<b>Performance Indicators</b>	No evidence of contaminated soil on site.	Construction Manager/Contractor.	Throughout construction works.
<b>Monitoring</b>	Any soil sampling.	Contractor.	Throughout construction works prior to disposal.
<b>Reporting</b>	Reporting to site manager.	All Contractors.	Throughout construction works.
<b>Corrective Actions</b>	Corrective actions and implementation time frame.	Construction Manager.	Throughout construction works.

### 3.7 Acid Sulfate Soil

In reference to Richmond Valley Council LEP 2012 and the Acid Sulphate Soils Map (Sheet ASS\_006) no Acid Sulphate Soils are located in the town of Casino.

### 3.8 Waste Management

All steel associated with the demolition and tank removal phase suitable for recycling will be delivered to Independent Scrap Metal. All other building waste that cannot be recycled or reused will be disposed of at Nammoona Waste and Recovery Facility.

<b>Objective</b>	To appropriately manage waste during demolition/construction activities.		
<b>Actions</b>	<b>Requirements</b>	<b>Responsibility</b>	<b>Timing</b>
	Appropriate skip bins will be provided on site.	Construction Manager/Contractor.	Prior to works commencing.
<b>Performance Indicators</b>	No waste deliberately or unintentionally released.	Construction Manager/Contractor.	Throughout demolition & construction works.
<b>Monitoring</b>	Skip bins will be inspected daily and as required.	Construction Manager.	Throughout demolition & construction works.
<b>Reporting</b>	Reporting to site manager.	All Contractors.	Throughout demolition & construction works.
<b>Corrective Actions</b>	Corrective actions and implementation time frame.	Construction Manager.	Throughout construction works.

### 3.9 Flora and Fauna

The proposed works will not impact on any flora and fauna at 60 Hare Street, Casino or within the vicinity of the site. In the event however that this does occur, a management plan has been implemented below.

<b>Objective</b>	To appropriately manage demolition/construction activities with the potential to disturb flora and fauna.		
<b>Actions</b>	<b>Requirements</b>	<b>Responsibility</b>	<b>Timing</b>
	No terrestrial vegetation or fauna will be disturbed without prior approval.	Construction Manager/Contractor.	Throughout demolition & construction works.
<b>Performance Indicators</b>	No injury/harm to local flora and fauna.	Construction Manager/Contractor.	Throughout demolition & construction works.
<b>Monitoring</b>	Visual monitoring.	Construction Manager/Contractor.	Throughout demolition & construction works.
<b>Reporting</b>	Reporting to site manager.	All Contractors.	Throughout demolition & construction works.
<b>Corrective Actions</b>	Corrective actions and implementation time frame.	Construction Manager.	Throughout demolition & construction works.

### **3.10 Cultural Heritage**

The subject site is not located within a heritage conservation area (Richmond Valley Local Environment Plan 2012 – Heritage Map – HER\_006A).

## **4 Complaints Handling Process**

The site maintains the following for community complaints:

- A 24-hour, telephone number on which complaints about the facility may be registered (1300 365 266);
- A postal address to which written complaints may be sent (P.O.BOX 6402, South Lismore, NSW, 2480);
- An email address to which electronic complaints may be transmitted (johnc@ncpt.com.au).

Records of all complaints received by the site from a complainant shall be maintained in a Complaints Register. The Complaints Register shall record:

- the date and time, where relevant, of the complaint;
- the means by which the complaint was made (telephone, mail or email);
- personal and contact details of the complainant that were provided, or if no details were provided, a note to that effect;
- the nature of the complaint;
- any action(s) taken by the site in relation to the complaint, including any follow-up contact with the complainant;
- and, if no action was taken by the site in relation to the complaint, the reason(s) that no action was taken.

The Complaints Register shall be made available for inspection by Richmond Valley Council upon request. The Site Manager shall be notified of all complaints received in relation to the project.

## **4.1 Complaints Response Process**

The complaints phone number will be manned 24 hours a day. Complaints received will be directed to the Site Manager in appropriate notification order. All received complaints will be investigated as soon as practicable. NCPT aims to advise noise complainants within one hour and all other complainants within 24 hours that their complaint has been received and the action being taken to investigate. If appropriate, a response will be provided within a further 24 hours for noise complaints and within 48 hours for all other complaints, advising the action that has been taken, whether no action is proposed to be undertaken and the reasons for no action; or the action that is in progress and when a detailed response will be provided.

## **Appendix A – Conceptual Site Plan**