

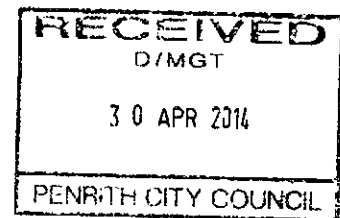
BELL RIVER HOMES ENVIRONMENTAL MANAGEMENT PLAN

Contract No:

BELL RIVER HOMES

Project Manager;

Site Supervisor;



Date: 11.02.2014

Project: Lot 2112 Lakeside Parade Jordan Springs

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BELL RIVER HOMES ENVIRONMENTAL MANAGEMENT PLAN

Contract No:

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Section 1

POLICY AND COMMITMENT

Bell River Homes are committed to ensuring that activities under its control comply with all relevant environmental legislation and regulations for the redevelopment project at:

NAME OF PROJECT

Hong Yang and Yangyi Zhang Lot 2112 Lakeside Parade Jordan Springs NSW

BLL RIVER HOMES Environmental Policy and Objectives are:

To develop, implement and maintain an Environmental Management Plan which will achieve compliance with the State Government Environmental Protection Act, and with Resitech Environmental requirements and related requirements.

- To ensure that all construction activities, under the control of Bell River Homes, likely to impact on the environment of the site and its surroundings are identified and that control measures are developed and put in place to eliminate or control the foreseeable environmental impacts.
- To continually review activities and establish a priority program to deal with relevant environmental issues, including pollution prevention, water runoff, and dust control and topsoil protection.
- To reduce non-recyclable construction waste, and to increase the recycling of construction waste wherever possible / practical.
- To ensure trees removed of from construction area have been mulched and recycled.
- Our firm belief is that efficiency, effectiveness and continual improvements of our service are the responsibility of all staff and all staff trained in, and actively encouraged to participate in, environmental management processes and related activities in order to ensure our compliance with local, national and international standards.
- All construction site staff and sub-contractors and their staff receive an Occupational Health & Safety Site Induction together with a Site-Specific Environmental Induction covering the potential Environmental Impacts and Control Mechanisms of construction activities for this site.

Section 2

Contract No:

PLANNING

The Site

The site is located within the boundaries of Lot 2112 Lakeside Parade Jordan Springs NSW.

Description

Typical of this type of environment, the site comprises of lawn areas, established trees and shrubs with concrete paving and path areas.

Geology

If requested Bell River Homes will obtain a Geotechnical assessment of the site, comprising of soil samples and site condition.

Flora and Fauna

The site does not contain any significant flora or fauna.

The Work

Single storey dwelling, brick veneer house. 4 bedroom 2 bathroom double garage.

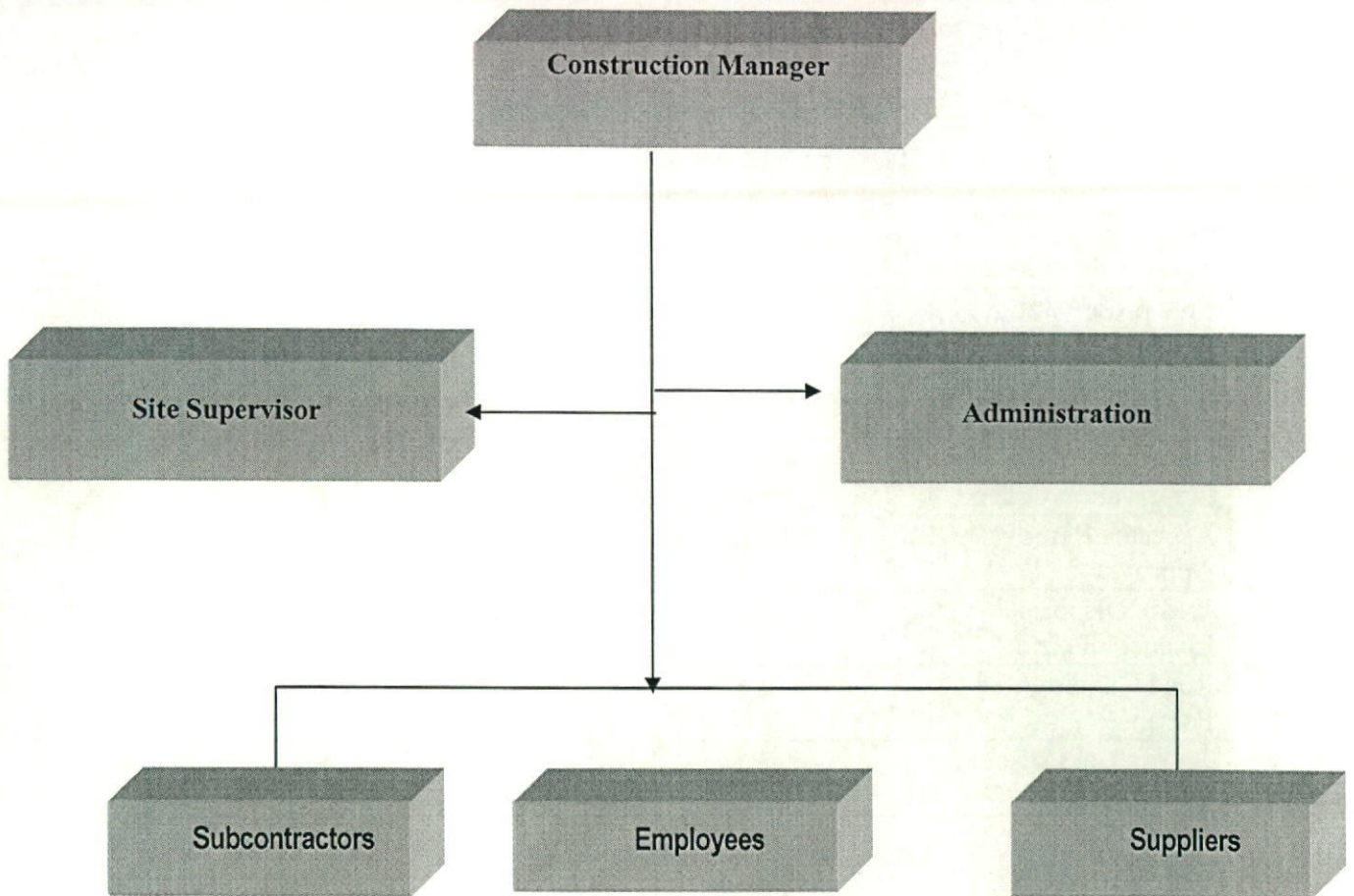
Construction Elements

Works are proposed to be undertaken from February 2008, with works including the following major elements:

- Demolition of existing structures
- Preparation of construction site;
- Construction of new buildings;
- Site works;
- Building works associated with landscaping, including paths, paving, garden and retaining walls and edging;
- Construction fencing

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ORGANISATION CHART



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Environmental Issues and Control Measures

The following items are areas required to be addressed on site having regard to the requirements of EMS guidelines.

Sustainable Development

No timber from rain forests or from Australian high conservation forests is to be used on the site.

Relevant Approvals

Approvals required for activities associated with this Project are listed in the table below.

Table 1.1 Relevant Approvals

Approval Type	Required? Yes / No	Date Attained	Relevant Dept / Agency	Who is responsible?
Construction Approvals	Yes		Local Government	
Tree preservation order	No			
Flora and / or Fauna Preservation Order	Yes		Bell River Homes	All site personnel
Heritage Preservation Orders	No			
Asbestos Removal Approval	No			
Waste Disposal Licence / Permit	Yes		Provided by Bell River Homes	
Road Opening Permits	No		Local Government	
Traffic Control Permits	No		Local Government / RTA	
Footpath & Roadway Openings	No		Local Government / RTA	

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Erosion and Sediment Control

Surface soils comprise mostly gravelly soils. The vegetation comprises essentially of lawn grasses.

The prevention of soil loss from the site is essential to good environmental management of the site.

Refer to the site drawings / plans for locations of Sediment Fences & Gravel Inlet Filters

Control Procedures shall include:

All subcontractors are to be informed of their responsibilities in minimising the potential for soil erosion.

Ground disturbance due to construction activity should be kept to a minimum. Disturbed areas should be monitored and stabilised so that they no longer act as a source of sediment. Stabilisation is to be undertaken using either turf, mulch or gravel (whichever is the most appropriate).

Access roads are to be monitored for silt build up and swept clean on a regular basis. Truck movements are to be limited to hard stand areas wherever possible.

Tailings from trenching are to be placed on the high side of the trench. Trenches should be backfilled as soon as possible after piping is laid and preferably on a daily basis.

Stockpiles are to be compacted, and where required silt fences shall be erected around the stockpiles to avoid soil wash down in the event of heavy rain.

Stockpiles may need to be covered to minimise the possibility of dust blow on windy days.

Air Quality

Procedures for Control shall include:

Water carts shall be available for water spraying of areas of the site not covered to prevent dust.

Heavy construction equipment shall be regularly serviced and inspected to ensure minimisation of harmful emissions (including hydrocarbons) into the air during operation. A maintenance and inspection log shall be retained to provide evidence of compliance.

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Water Quality

Stormwater from upstream discharging across disturbed areas shall be diverted away from the hazard wherever possible.

All Stormwater inlet pits are to be protected using sock filter traps.

Silt fencing is to be erected downstream of all disturbed areas. A bunded wash-out area shall be established on the site to protect against contamination of the soil.

Noise

Noise is to be limited to that permitted under the Protection of the Environment Operations Act 1997 (POEO Act 1997).

Working hours will be restricted to between 7:00am and 6:00pm during weekdays, and between 7:00am and 1:00pm on Saturdays.

Heavy construction equipment shall be regularly serviced and inspected to ensure minimisation of noise emanating from construction equipment on the site.

A maintenance and inspection log shall be retained to provide evidence of compliance.

Pest Control

Pest control is proposed to be managed with the use of "Termimesh".

No chemical based treatments will be used on the site.

Materials Storage

All materials will be stored with the designated compounds.

Vehicles transporting materials to and from the site shall have loads well secured and wherever possible covered.

Inert Materials

Materials such as brick, concrete piping, timber, and steel will be stored in accordance with the manufacturer's guidelines.

Hazardous Substances / Materials

Hazardous substances / materials such as glues, solvents, cleaning agents, paints and cement is stored in a secure / lockable site container out of the weather.

Note: **The Site Supervisor**, - is to monitor and to restrict the access to, and use of, Hazardous Materials by way of a Hazardous Material Register, which shall include copies of all relevant Material Data Safety Sheets [MSDS].

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Section 3

IMPLEMENTATION

Environmental Induction

All Bell River Homes personnel who will be working on this project shall receive a site-specific Environmental Induction. Environmental issues will be addressed as part of the overall induction training.

All sub-contractors and their staff who be working on this project shall also receive a site-specific Environmental Induction.

All visitors to the site will be made aware of their duty to comply with the environmental safeguards in force on this site, before entering any construction areas.

The Environmental Issues addressed will focus on:

- Site induction to address significant environmental on-site factors, including requirements and responsibilities relating to activities which may impact on:-
 - Preservation of trees and other vegetation (as may be required on the site),
 - Soil Erosion and Sediment Control,
 - Air and Water Quality,
 - Noise,
 - Waste Management [methods of storage and disposal], and
 - Materials storage and transportation on-site;
- Environmental Safeguards, outlining the above requirements and who is to be notified if safeguards are experiencing shortcomings;
- Hazardous substance / Materials storage and controls; and
- Emergency procedure and who is to be notified should an environmental emergency arise.

Our Site Supervisor is responsible for ensuring that all personnel receive the above site-specific Environmental Induction. Evidence of this Environmental Induction will be recorded on the Induction Register (Form No: EMS-7.1.13), *copy attached*, and retained in the Site Supervisor's office.

OH&S considerations will also be addressed as part of each person's induction (refer to Project Safety Plan).

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Management and Reporting of Environmental Incidents / Accidents

A copy of Emergency Contact Names and Telephone Numbers is displayed in the site office.

Should an environmental incident / accident occur, the Site Supervisor <inset supervisor> is to be notified immediately as to the nature and extent of the incident / accident. In his absence, the Construction Manager or Administration Assistant is to be notified at Bell River Homes office.

Any damage to the safeguards that are in place for Erosion and Sediment Control, or Water Quality, should be rectified as appropriate and the incident / accident reported as above.

Spills or leaks should be contained as best as possible, without risk to employees, and reported as above. **Note:** If the incident / accident should involve any hazardous substances / materials, appropriate safety equipment and personal protective equipment must be employed. The matter must be reported as above as a matter of urgency, and the appropriate authority notified if required.

Any breaches of Noise Control requirements should be reported as above.

All environmental incidents / accidents and actions taken are to be entered into the Site Supervisor's diary / day book and referred to the Construction Manager at the earliest opportunity.

Actions taken in response to environmental incidents / accidents and the current status of the situation should be reviewed at site management meetings to ensure their effectiveness and safety.

Environmental Performance Monitoring

Our Site Supervisor shall monitor the site daily to ensure that the environmental measures proposed in the site plans and specifications, and in this document are implemented, and to ensure that all required safeguards are in place, and effective for each job.

All variations to environmental specifications, requirements and safeguards; environmental incidents / accidents; shall be recorded in the site diary / day book and rectified as soon as practicable. These items / issues must be brought to the attention of, and discussed with, the Construction Manager at site meetings.

A Site Environmental Checklists [Form No: EMS-7.1.0], *copy attached*, shall be completed at the commencement of construction and then one per month until the end of the project.

Note: All forms applicable for use in connection with environmental issues / aspects for this project are listed in Appendix A [Register of Applicable Site Specific Forms].

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Waste Management

It is proposed that all waste materials will be diverted or recycled away from landfills wherever possible. To achieve this Bell River Homes will undertake and manage all waste materials handling.

Waste Materials on site will be deposited directly into large steel containment trailer, with recyclable materials including concrete, bricks, timber, metal, paper etc. being placed in a separate bin from general waste. These materials will be processed for recycling.

Vehicles transporting waste materials off site shall have all loads covered and well secured.

Notes:

- 1) As part of the Specification for this project, Bell River Homes is to submit a 2 monthly progress report as well as a summary report before completion, on the implementation of waste management measures to Client for their review. This report is to include waste volumes, method and location of disposal.
 - 2) Bell River Homes will now provide the Client with waste disposal reports indicating the waste volume and method and location of disposal on a monthly basis [using Waste Management Disposal Report) in accordance with the Client's requirements.
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