

Development Consent

Section 80(1)(a) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, we the Planning Assessment Commission of New South Wales (the Commission) hereby approve the development application referred to in Schedule 1, subject to the conditions outlined in Schedules 2 to 4.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.

Member of the Commission

Member of the Commission

Sydney

2014

SCHEDULE 1

Application Number:

DA 6329

Applicant:

Qenos Pty Ltd

Consent Authority:

Minister for Planning

Land:

39 Friendship Road, Port Botany (Lot 1 DP 614718)

Development:

- Demolition of propane and butane storage tanks and associated infrastructure;
- Flare relocation;
- Pipeline connection point to site to north-west;
- Fire water system amendment;
- Installation of security fence, internal road and lighting; and
- Removal of stormwater collection ponds and pump system.

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DEFINITIONS

Applicant	Qenos Pty Ltd
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
Construction	The construction and demolition works as described in the SEE and RTS
Council	Randwick City Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Environment
Development	The development as described in the SEE and RTS
Demolition	The demolition works as described in the SEE and RTS
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPA	Environment Protection Authority
EPL	Environmental Protection Licence
Evening	The period from 6pm to 10pm
Facility	The development as described in the SEE and RTS
FRNSW	Fire and Rescue NSW
Hydrocarbon Terminal	The Liquefied Petroleum Gas Storage Terminal operated by the Applicant at 39 Friendship Road, Port Botany regulated by those consents referred to in Condition 5 of Schedule 2 of this consent.
Minister	Minister for Planning, or nominee
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
NSW Ports	NSW Ports Pty Ltd
OC	Occupational Certificate
OEH	The Office of Environment and Heritage
PHA	The Preliminary Hazard Analysis titled 'New Flare and Propane Connection – Part of Proposed Demolition of LPG Storage Tanks at Hydrocarbon Storage Terminal', prepared by Qenos Pty Ltd and dated April 2014.
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Project	Has the same meaning as development (see above)
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
RMS	Roads and Maritime Services
RTS	The Response to Submissions Report titled 'Qenos Port Botany LPG Tank Demolition Proposal – DA6329 - Response to Submissions' and accompanying documentation, prepared by Qenos Pty Ltd submitted electronically to the Department on 17 March 2014
Secretary	Secretary of the Department, or nominee
Safety Case	A 'Safety Case' as defined under the <i>Work Health & Safety Regulation 2011</i> and as required by WorkCover NSW
SEE	The Statement of Environmental Effects titled 'Demolition of LPG Storage Tanks at Hydrocarbon Storage Terminal' and accompanying appendices, prepared by Qenos Pty Ltd and dated December 2013
Site	The land referred to in Schedule 1
Statement of Commitments	The Applicant's commitments in the SEE and Appendix A
WorkCover	WorkCover NSW

SCHEDULE 2 ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. The Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction and/or operation of the development.

Terms of Approval

2. The Applicant shall carry out the development generally in accordance with the:
 - (a) SEE;
 - (b) RTS;
 - (c) Statement of Commitments (Appendix A); and
 - (d) conditions of this consent.
3. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.
4. The Applicant shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
 - (a) any reports, plans, strategies, programs, studies or correspondence that are submitted in accordance with this consent; and
 - (b) the implementation of any actions or measures contained in these reports, plans, strategies, programs, studies or correspondence submitted by the Applicant.

Limits of Approval

5. This consent is limited to the demolition and associated works as described in the SEE and RTS only and does not apply to the on-going operation of the Hydrocarbon Terminal which is regulated by:
 - the consent issued by the NSW Planning and Environment Commission on 9 July 1980 for the operation of a Liquefied Petroleum Gas Storage Terminal at 39 Friendship Road, Port Botany;
 - the consent issued by the then Minister for Planning on 25 November 1991 (DA No. 253) for the installation of an additional Ethylene Vaporiser; and
 - the consent issued by the then Minister for Urban Affairs and Planning on 12 November 1999 (DA No. 10-01-1999) for the installation of an Ethylene Liquefaction Unit.

Note: This condition does not apply to Condition 9 in Schedule 3.

Management Plans/Monitoring Programs

6. With the approval of the Secretary, the Applicant may:
 - (a) submit any management plan or monitoring program required by this consent on a progressive basis; and
 - (b) combine any management plan or program required by this consent with any similar management plan or program that have been approved under previous consents or approvals.

Structural Adequacy

7. The Applicant shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, on the site are constructed in accordance with the relevant requirements of the BCA.

Notes:

- Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.

Demolition

8. The Applicant shall ensure that all demolition work is carried out in accordance with:
 - (a) Australian Standard AS 2601:2001: *The Demolition of Structures*, or its latest version and
 - (b) the *Work, Health and Safety Regulation 2011*.

Protection of Public Infrastructure

9. The Applicant shall:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Compliance

10. The Applicant shall ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.
11. The Applicant shall be responsible for any environmental impacts resulting from the actions of all persons that it invites onto the site, including contractors, sub-contractors and visitors.

Operation of Plant and Equipment

12. The Applicant shall ensure that all plant and equipment used for the development is:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

SCHEDULE 3 SPECIFIC ENVIRONMENTAL CONDITIONS

GENERAL

1. The Applicant shall comply with all requirements of the EPA set out in the EPL number 464 for the site.

REMEDIATION

Land Validation

2. Prior to the return of the relevant land referred to in the SEE to NSW Ports, the Applicant shall engage a site auditor (accredited under the *Contaminated Land Management Act 1997*) to prepare a site audit statement certifying that this land is suitable for the proposed use (without the need for remediation) and provide a copy of this statement to the Secretary, Council and NSW Ports.
3. If it is deemed that remediation is required to make the site suitable for the proposed use (see Condition 2 above), prior to the return of the relevant land referred to in the SEE to NSW Ports, the Applicant shall remediate this land in accordance with a plan of remediation, prepared by a site auditor (accredited under the *Contaminated Land Management Act 1997*) in accordance with the *Contaminated Land Planning Guidelines* in force under *Part 7A of the Environmental Planning and Assessment Act 1979*. The plan of remediation shall be accompanied by a site audit statement by the auditor and shall be submitted to the Secretary, Council and NSW Ports within 2 weeks of its completion.

HAZARDS AND RISK

Terms of Approval

4. The Applicant shall carry out the development generally in accordance with the PHA and the "Further Actions" listed in Section 6 of the PHA.

Pre-Construction

Major Hazards Facility Safety Case

5. Prior to the commencement of construction, the Applicant shall consult with WorkCover NSW and obtain its requirements (if any) for updating the Safety Case and Safety Management System for the site to demonstrate compliance with the *Work Health and Safety Regulation 2011*. The Applicant shall comply with all reasonable requirements of WorkCover NSW, prior to the commencement of construction and to the satisfaction of the Secretary.

Other Hazards Related Pre-Construction Conditions

6. The Applicant shall prepare the studies set out under subsections 6(a) to 6(d) (the pre-construction studies). Construction, other than of preliminary works that are outside the scope of the hazard studies, shall not commence until study recommendations have been considered and, where appropriate, acted upon. The Applicant shall submit the studies to the Secretary no later than one month prior to the commencement of construction of the proposed development (other than preliminary works), or within such further period as the Secretary may agree.

(a) FIRE SAFETY STUDY

The Applicant's Fire Safety Study for the Hydrocarbon Terminal shall be updated to include any changes due to the reconfiguration of the site. The study shall cover the relevant aspects of the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines'* and the New South Wales Government's *'Best Practice Guidelines for Contaminated Water Retention and Treatment Systems'*. The updated study shall meet the requirements of Fire and Rescue NSW.

(b) HAZARD AND OPERABILITY STUDY

A Hazard and Operability Study for the proposed development, chaired by a qualified person, independent of the proposed development. The study shall be consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 8, 'HAZOP Guidelines'*.

(c) FINAL HAZARD ANALYSIS

A Final Hazard Analysis of the proposed development, consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'*.

(d) CONSTRUCTION/DEMOLITION SAFETY STUDY

A Construction/Demolition Safety Study, consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 7, 'Construction Safety'*.

Pre-Commissioning

7. Prior to commissioning, the Applicant shall develop and implement the plans and systems set out under subsections 7(a) to 7(b). The Applicant shall submit to the Secretary documentation describing the plans and systems no later than two months prior to the commencement of commissioning of the proposed development, or within such further period as the Secretary may agree.

(a) EMERGENCY PLAN

The Applicant's Emergency Plan for the Hydrocarbon Terminal and detailed emergency procedures shall be updated to incorporate any changes due to the proposed development. The plan shall include detailed procedures for the safety of all people outside of the proposed development who may be at risk from the proposed development. The plan shall be in accordance with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 1, 'Industry Emergency Planning Guidelines'*.

(b) SAFETY MANAGEMENT SYSTEM

The Applicant's Safety Management System for the Hydrocarbon Terminal shall be updated to include any changes due to the proposed development. The document shall clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records shall be kept on-site and shall be available for inspection by the Secretary upon request. The Safety Management System shall be developed in accordance with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'*.

An inspection, testing, and preventive maintenance program should be developed, implemented, and maintained to ensure the reliability and availability of the key safety critical controls is, at a minimum, consistent with the data estimated in the PHA.

Pre-startup

8. PRE-STARTUP COMPLIANCE REPORT

One month prior to the commencement of operation of the proposed development, the Applicant shall submit to the Secretary, a report detailing compliance with Conditions 4, 6, and 7 including:

- (a) dates of study/plan/system completion, commencement of construction and commissioning; and
- (b) actions taken or proposed, to implement recommendations made in the studies/plans/systems; and
- (c) the Emergency Plan update required under condition 7(a) is effectively in place and that at least one emergency exercise has been conducted; and
- (d) the updates to the Safety Management System required under condition 7(b) has been fully implemented; and
- (e) responses to each requirement imposed by the Secretary under Condition 10.

Ongoing

9. HAZARD AUDIT

The Applicant shall ensure that the Hazard Audits undertaken in accordance with DA No. 253 issued by the Minister for Planning on 25 November 1991 and DA No. 10-01-1999 issued by the Minister for Urban Affairs and Planning on 12 November 1999 incorporate the development proposed under this consent.

10. FURTHER REQUIREMENTS

The Applicant shall comply with all reasonable requirements of the Secretary in respect of the implementation of any measures arising from the reports submitted in respect of Conditions 5 to 8 inclusive, within such time as the Secretary may agree.

AIR QUALITY

Odour

11. The Applicant shall ensure the development does not cause or permit the emission of any offensive odour (as defined by the POEO Act).

Dust Minimisation

12. The Applicant shall carry out all reasonable and feasible measures to minimise dust generated by the development.

13. During construction, the Applicant shall ensure that:
- (a) all trucks entering or leaving the site with loads have their loads covered;
 - (b) trucks associated with the development do not track dirt onto the public road network; and
 - (c) public roads used by these trucks, in the vicinity of the site, are kept clean.

Flare Air Emissions Validation

14. Within two (2) months of the commencement of operations of the relocated flare, the Applicant shall engage a suitably qualified and experienced expert to validate cumulative air emissions from the flare together with the operation of the existing Hydrocarbon Terminal to confirm that it complies with the air limits in the EPL (no. 464).

A copy of the validation report shall be submitted to the Department and the EPA within two (2) weeks of its completion.

15. If found to be exceeding the air limits in the EPL (no. 464), the Applicant shall implement reasonable and feasible air controls in consultation with the EPA to rectify any non-compliance to the satisfaction of the Secretary.

NOISE AND VIBRATION

Hours of Construction

16. The Applicant shall comply with the construction hours in Table 1, unless otherwise agreed in writing by the EPA.

Table 1: Construction Hours

Activity	Day	Hours
Construction	Monday – Friday	7:00am to 6:00pm
	Saturdays	8:00am to 1:00pm
	Sundays and Public Holidays	Nil

Construction Conditions

17. The Applicant shall:
- (a) implement all reasonable and feasible noise management and mitigation measures to prevent and minimise operational, low frequency and traffic noise generated by the development;
 - (b) minimise the noise impacts of the development during adverse meteorological conditions;
 - (c) maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant that may generate offensive noise is not used operationally until fully repaired; and
 - (d) regularly assess noise monitoring data and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.

Flare Noise Emissions Validation

18. Within two (2) months of the commencement of operations of the relocated flare, the Applicant shall engage a suitably qualified and experienced expert to validate cumulative noise emissions from the flare together with the operation of the existing Hydrocarbon Terminal to confirm that it complies with the noise limits in the EPL (no. 464).

A copy of the validation report shall be submitted to the Department and the EPA within two (2) weeks of its completion.

19. If found to be exceeding the noise limits in the EPL (no. 464), the Applicant shall implement reasonable and feasible noise controls in consultation with the EPA to rectify any non-compliance to the satisfaction of the Secretary.

Ports Precinct Noise Management

20. The Applicant must use its best endeavours to participate in the development and implementation of a precinct-wide noise map for the Port Botany, should one be developed to the satisfaction of the Secretary.

Note: The aim of a noise map is to establish an efficient, equitable and cumulative noise management, monitoring and reporting framework across the precinct.

TRAFFIC

21. The Applicant shall ensure that:

- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest versions of AS 2890.1 and AS 2890.2;
- (b) the swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, is in accordance with AUSTROADS – *Guide to Road Design*;
- (c) the development does not result in any vehicles parking or queuing on the public road network;
- (d) heavy vehicles associated with the development do not park or stand on local roads or footpaths in the vicinity of the site;
- (e) all vehicles are wholly contained on site before being required to stop;
- (f) all loading and unloading of materials is carried out on site; and
- (g) vehicle turning areas are kept clear of any obstacles, including parked cars, at all times.

SOIL AND WATER

Discharge of Water

22. The development shall comply with Section 120 of the *Protection of the Environment Operations Act 1997*, which prohibits the pollution of waters, except as expressly provided in an EPL.

Groundwater Interception and Extraction

23. Prior to the commencement of construction, the Applicant shall obtain the necessary water related approvals under Part 5 of the *Water Act 1912* from NSW Office of Water in the event that groundwater is likely to be intercepted or extracted during construction.

Groundwater Reinjection

24. The Applicant shall ensure that any reinjection of groundwater dewatered during construction is conducted in accordance with the relevant provisions of the POEO Act.

Bunding

25. The Applicant shall store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, EPL requirements and/or EPA's *Storing and Handling Liquids: Environmental Protection – Participants Handbook*.

Erosion and Sediment Control

26. During the construction of the development, the Applicant shall implement suitable erosion and sediment controls, in accordance with the relevant requirements in the latest version of the *Blue Book Volume 1* and the relevant commitments contained within Appendix A of this consent.

Fill

27. The Applicant shall ensure that any fill brought to the site is clean Virgin Excavated Natural Material (VENM), as determined in accordance with the EPA's *Waste Classification Guidelines (2009)*.

WASTE MANAGEMENT

General

28. The Applicant shall:

- (a) implement all reasonable and feasible measures to minimise the waste generated on site; and
- (b) ensure that the waste generated by the development is appropriately stored, handled and disposed of,

to the satisfaction of the Secretary.

29. The Applicant shall ensure that any waste generated on the site during construction is classified in accordance with the EPA's *Waste Classification Guidelines (2009)* and disposed of to a facility that may lawfully accept the waste.

Asbestos

30. The Applicant shall ensure that any asbestos encountered during construction is removed and sealed in accordance with the *Code of Practice for the Safe Removal of Asbestos [NOHSC:2002(2005)]* and Council's *Asbestos Policy (2005)* by a suitably licenced asbestos removalist in consultation with WorkCover NSW and disposed of to a facility that may lawfully accept the asbestos. An asbestos clearance certificate (or certificates) prepared by a suitably licenced asbestos removalist shall be provided to Council and the Principal Certifying Authority upon completion of any asbestos removal works. The Applicant shall ensure that it complies with all relevant requirements of the *Work, Health and Safety Regulation 2011*.

HERITAGE

Unexpected Finds

31. If during the course of construction the Applicant becomes aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) shall cease immediately and the OEHL informed in accordance with Section 89A of the *National Parks and Wildlife Act 1974*. Relevant works shall not recommence until written authorisation from OEHL is received by the Applicant.

VISUAL

Lighting

32. The Applicant shall ensure that the lighting associated with the development:
- (a) complies with the latest version of *AS 4282(INT) – Control of Obtrusive Effects of Outdoor Lighting*; and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

SITE SECURITY

33. The Applicant shall ensure that the site is secured by a perimeter fence and security gates.

SCHEDULE 4 ENVIRONMENTAL MANAGEMENT AND REPORTING

ENVIRONMENTAL MANAGEMENT

Construction Environmental Management Plan

1. The Applicant shall prepare and implement a Construction Environmental Management Plan for the development to the satisfaction of the Secretary. The Plan must:
 - (a) be prepared by a suitably qualified and experienced expert or team of experts;
 - (b) be approved by the Secretary prior to the commencement of construction (or demolition);
 - (c) identify the statutory consents that apply to the development;
 - (d) include a copy of all relevant management plans and monitoring programs relevant under this consent;
 - (e) incorporate all relevant management and mitigation measures outlined in Appendix A of this consent;
 - (f) outline all environmental management practices and procedures to be followed during construction and demolition works associated with the development;
 - (g) describe all activities to be undertaken on the site during construction, including a clear indication of construction stages;
 - (a) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts. In particular, the following shall be included in the CEMP:
 - i. Noise and Vibration Management Plan;
 - ii. Air Quality and Greenhouse Gas Management Plan;
 - iii. Traffic Management Plan and Traffic Control Plan prepared in consultation with NSW Ports and including final details of the construction traffic access arrangements;
 - iv. Erosion and Sediment Management Plan;
 - v. Acid Sulphate Soils Management Plan prepared in accordance with the Acid Sulphate Soils Manual (1998);
 - vi. Contamination Management Plan;
 - vii. Surface and Groundwater Management Plan;
 - viii. Waste Management Plan;
 - ix. Spill Management Plan; and
 - x. procedures to deal with unexpected heritage finds.
 - (h) describe the roles and responsibilities for all relevant employees involved in construction and demolition works associated with the development;
 - (i) include arrangements for community consultation at key stages of the development;
 - (j) include a complaints handling procedure during construction, demolition and operation; and,
 - (k) include appropriate procedures to allow the regular review of the requirements of each plan to ensure that they are effective and allow for adaptive management to address contingencies that may arise over the life of the development.

The approval of a CEMP does not relieve the Applicant of any requirement associated with this development consent. If there is an inconsistency with an approved CEMP and the conditions of this development consent, the requirements of this development consent prevail.

Note: Construction of the development shall not commence until written consent of this plan has been received from the Secretary.

ENVIRONMENTAL REPORTING

Incident Reporting

2. The Applicant shall notify the Secretary and any other relevant agencies of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment associated with the development as soon as practicable after the Applicant becomes aware of the incident.

Within 7 days of the date of this incident, the Applicant shall provide the Secretary and any relevant agencies with a detailed report on the incident.

**APPENDIX A
STATEMENT OF COMMITMENTS**

Objective	Action	Timing
Minimise hazards and reduce risks	Incorporate controls from Appendix A into Construction Environmental Management Plan (CEMP), safe work method statements and Site inductions. The CEMP will include a soil management strategy that details how excavated spoil will be managed on the Site, including contaminated soil. The plan will include stockpile locations as well as stormwater management measures. A contingency plan to provide guidance should either acid sulphate soils or contaminated soils are encountered during works. This should make reference to the following guidelines: - Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC) - National Environment Protection (Assessment of Site Contamination) Measures 1999 (NEPC) - Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP) - Acid Sulphate Soils Assessment Guidelines 1998 (ASSMAC). A groundwater management plan will be developed to manage any dewatering works. The plan will include suitable control measures for the collection, treatment (as necessary) and disposal of contaminated groundwater that may be pumped from excavations during demolition. The CEMP will include measures for managing spills or potential release of contaminated materials during the excavation works. If the works encounter groundwater, it is unlikely to be of a sufficient volume to require an aquifer interference licence, however monitoring during works should be undertaken to ensure this is the case. The contractor will ensure systems are in place to prevent pollution of waters from handling, transport and storage of liquids and to ensure that activities are undertaken in accordance with the <i>Contaminated Land Management Act 1997 (CLM Act)</i>, EPA guidelines and the POEO Act Use of the NSW Government Botany Bay Precinct Emergency Sub Plan 2011 (<i>Major Hazard Facility – Port Botany South</i>).	Prior to and during demolition and construction works
Minimise impacts to soil	- Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC) - National Environment Protection (Assessment of Site Contamination) Measures 1999 (NEPC) - Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP) - Acid Sulphate Soils Assessment Guidelines 1998 (ASSMAC). A groundwater management plan will be developed to manage any dewatering works. The plan will include suitable control measures for the collection, treatment (as necessary) and disposal of contaminated groundwater that may be pumped from excavations during demolition. The CEMP will include measures for managing spills or potential release of contaminated materials during the excavation works. If the works encounter groundwater, it is unlikely to be of a sufficient volume to require an aquifer interference licence, however monitoring during works should be undertaken to ensure this is the case. The contractor will ensure systems are in place to prevent pollution of waters from handling, transport and storage of liquids and to ensure that activities are undertaken in accordance with the <i>Contaminated Land Management Act 1997 (CLM Act)</i>, EPA guidelines and the POEO Act Use of the NSW Government Botany Bay Precinct Emergency Sub Plan 2011 (<i>Major Hazard Facility – Port Botany South</i>).	Prior to and during demolition works
Avoid and minimise impacts to groundwater	A groundwater management plan will be developed to manage any dewatering works. The plan will include suitable control measures for the collection, treatment (as necessary) and disposal of contaminated groundwater that may be pumped from excavations during demolition. The CEMP will include measures for managing spills or potential release of contaminated materials during the excavation works. If the works encounter groundwater, it is unlikely to be of a sufficient volume to require an aquifer interference licence, however monitoring during works should be undertaken to ensure this is the case. The contractor will ensure systems are in place to prevent pollution of waters from handling, transport and storage of liquids and to ensure that activities are undertaken in accordance with the <i>Contaminated Land Management Act 1997 (CLM Act)</i>, EPA guidelines and the POEO Act Use of the NSW Government Botany Bay Precinct Emergency Sub Plan 2011 (<i>Major Hazard Facility – Port Botany South</i>).	Prior to and during demolition works
Avoid and minimise impacts to surface water	A groundwater management plan will be developed to manage any dewatering works. The plan will include suitable control measures for the collection, treatment (as necessary) and disposal of contaminated groundwater that may be pumped from excavations during demolition. The CEMP will include measures for managing spills or potential release of contaminated materials during the excavation works. If the works encounter groundwater, it is unlikely to be of a sufficient volume to require an aquifer interference licence, however monitoring during works should be undertaken to ensure this is the case. The contractor will ensure systems are in place to prevent pollution of waters from handling, transport and storage of liquids and to ensure that activities are undertaken in accordance with the <i>Contaminated Land Management Act 1997 (CLM Act)</i>, EPA guidelines and the POEO Act Use of the NSW Government Botany Bay Precinct Emergency Sub Plan 2011 (<i>Major Hazard Facility – Port Botany South</i>).	During demolition works and flare operation

Objective	Action	Timing
	Appropriate stockpile locations will be detailed in the CEMP and development of stormwater management plan following relevant guidelines: • <i>Managing Urban Stormwater: Soils & Construction</i> (Landcom) • <i>Managing Urban Stormwater: Treatment Techniques</i> (DECC) • <i>Managing Urban Stormwater: Source Control</i> (DECC). Development of contingency plan for spill management to include: • Measures according to Technical Guidelines: Bunding and Spill Management (DECC) • All machinery and equipment to be checked daily and maintained to ensure there are no oil, fuel or other liquids leaking • A spill kit to be kept onsite.	
Minimise impacts of noise and vibration	The NSW EPA <i>Interim Construction Noise Guidelines</i> will be used to inform CEMP and management of construction noise. Works will take place during recommended standard hours (DECC 2009) 07.00 to 18.00 hrs Monday to Friday and 08.00 to 13.00 hrs on Saturday. No works will occur on Sundays or public holidays. Nearby commercial and industrial properties will be notified of works. Noise generated by work equipment will comply with noise control standard AS 1055 Works involving noise-generating machinery will be undertaken within the shortest possible timeframe, with minimal delays. Where possible, all efforts should be made to schedule noisier work activities during weekday afternoons.	During demolition works
Minimise noise impacts	Flare design and location will meet community noise criteria for the Site and will not exceed conditions in EPA Licence 464. The noise level of the flare, including combustion blowers, will be minimised on all frequency scales. A Site noise survey will be conducted once the flare is installed to ensure design capacity operation levels do not exceed Site boundary noise criteria.	During flare design and operation
Minimise air quality impacts from dust and greenhouse gas emissions	Best practice dust management measures will be included in the CEMP. These will include procedures for stockpile management, particularly during dry and windy weather conditions. Vehicles will be maintained and operated efficiently, serviced according to the manufacturer's specifications and fitted with emission control devices complying with	During demolition

Objective	Action	Timing
	Australian Design Standards. Work machinery will be turned off when not in use and not left running or idling. Flare will be designed and installed according to <i>Specification for Elevated Flare at Hydrocarbons Terminal Port Botany, Doc ID: 500/OLE2</i> . Flare emissions are required to meet the following criteria:	
Minimise air quality impacts from greenhouse gas emissions	- No visible smoke emissions 350 mg/m³ oxides of nitrogen as NO₂ equivalent 40 mg/m³ volatile organic compounds as propane Flare emissions will not exceed assessable pollutant load limit specified in EPA Licence 464.	During flare construction and operation
Minimise impacts to flora and fauna	Install sediment and erosion control measures to avoid off-site stormwater run-off. Stockpiles will be located to minimise potential stormwater runoff into adjacent waterways and managed to avoid creating airborne dust.	Prior to demolition works
Minimise flora impacts	Removal and trimming of trees to accommodate the new access point will be minimised. Following demolition and removal of the tanks and associated infrastructure, the land will be rehabilitated and suitable for 'benchmark use' by the NSW Ports.	During and post-demolition works
Minimise impacts to unidentified items of heritage significance	In the event that Aboriginal or European artefacts are discovered during works, all works will cease and Contractor will notify Qenos for further advice.	During demolition works
Minimise impacts to traffic and access within the Port and surrounding road network	Consultation will be undertaken with NSW Ports in regards to the traffic management requirements prior to the commencement of works. Any requirements will be included in the CEMP or a Traffic Management Control Plan, if deemed necessary by NSW Ports. Where possible, roads and pedestrian paths will not be obstructed by project works. The appropriate detours and traffic controls will be enforced prior to the commencement of works if obstructions cannot be avoided. Signage will be placed on Friendship Road indicating the presence of construction works as per Australian Standards. All vehicles will be parked off Friendship Road within the Qenos parking lot. All work sites and any temporary compounds will be secured when not in use to ensure	Prior to and during demolition works

Objective	Action	Timing
	the safety of landholders and the public and maintain security of materials and equipment.	
Encourage waste minimisation and management in accordance with the WARR Act	The CEMP will include waste management measures, including storage and transport, according to the <i>Protection of the Environment Operations Act 1997</i> (POEO Act). Waste management will consider the hierarchy of resource management in the <i>Waste Avoidance and Resource Recovery Act 2001</i> (WARR Act). Contractor waste management arrangements to include waste minimisation, containment, segregation and appropriate reuse, recycling, treatment and disposal. Classification of waste as per the EPA (DECCW 2009) guidelines	During and post-demolition and operation

