

CONSTRUCTION AIR QUALITY & ODOUR MANAGEMENT PLAN

SUTHERLAND ENTERTAINMENT CENTRE
REDEVELOPMENT

ADCO PTY LTD





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DOCUMENT QUALITY CONTROL

Report Title:	Construction Air Quality & Odour Management Plan			
Site Address:	30 Eton Street, Sutherland NSW 2232			
Client Name:	ADCO Pty Ltd			
Job Number:	PRJ000605			
Revision Number	Revision Date	Author(s)	Reviewer(s)	Status
1	28 January 2021	James Green	Wayne Duffy	Final



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1 INTRODUCTION

Property Risk Australia Pty Ltd (PRA) have been engaged by ADCO Pty Ltd to prepare a Construction Air Quality & Odour Management Plan (CAQOMP) for the Sutherland Entertainment Centre (SEC) redevelopment (Project).

This Plan has been prepared in accordance with Condition C20 of Planning Approval (SSD 10379) and will form part of the overall risk management process during the Project.

1.1 Objectives

The objective of this CAQOMP is to provide strategies and mitigation measures to minimise and control the generation of dust, odour and emissions to the environment during site establishment, demolition activities and construction of the project. To accomplish this objective, the CAQOMP specifies work practices and procedures to:

- o Prevent emissions to the environment (air);
- o Maintain current levels of local air quality during construction activities;
- o Provide an adequate monitoring regime to allow real-time assessment of various dust/odour generating construction activities on the site;
- o Prevent nuisance and ecological impacts (associated with air emissions) on the local community and environment; and
- o Achieve compliance with the project approval.

The AQOMP must be made available to, and understood by, all persons involved in the management and operation of the site.


The AQOMP should be referred to regularly and updated/maintained by the Management Plan Controller when major project changes could impact on the air quality.

1.2 Approval Requirements (SSD 10379)

The project is subject to the Department of Planning, Infrastructure and Environment (DPI&E) approval (SSD 10379). Condition C20 of the approval requires this Plan. **Table 1** below outlines the relevant air and odour conditions, where they apply and where they have been satisfied within the Plan.



Table 1 – Relevant Planning Approval Conditions

Condition No.	Requirement	Reference	Status
C20	Prior to the commencement of works, a Construction Air Quality and Odour Management Plan (CAQOMP) must be prepared by a suitably qualified person. Prior to the commencement of works, details demonstrating compliance with this condition must be submitted to the Certifier. A copy of the CAQOMP must be submitted to the Certifier, Council and the Planning Secretary.	This Plan  Prepared by: Wayne Duffy Certified Environmental Practitioner No. 1389	Complete
D38	Dust Control Measures Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures should be adopted:	Table 2	Ongoing
D38 (a)	Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions;	Table 2 – Ref. AQ1	Ongoing
D38 (b)	Earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed	Table 2 – Ref. AQ2	Ongoing
D38 (c)	All materials shall be stored or stockpiled at suitable locations and stockpiles shall be maintained at manageable sizes which allow them to be covered, if necessary, to control emissions of dust and/or VOCs/odour	Table 2 – Ref. AQ3	Ongoing
D38 (d)	The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs	Table 2 – Ref. AQ4 & 5	Ongoing
D38 (e)	All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material	Table 2 – Ref. AQ6	Ongoing
D38 (f)	All equipment wheels shall be washed before exiting the site using manual or automated	Table 2 – Ref. AQ7	Ongoing



Condition No.	Requirement	Reference	Status
	sprayers and drive-through washing bays		
D38 (g)	Gates shall be closed between vehicle movements and shall be fitted with shade cloth	Table 2 – Ref. AQ8	Ongoing
D38 (h)	Cleaning of footpaths and roadways shall be carried out regularly	Table 2 – Ref. AQ9	Ongoing
D48	The Applicant must ensure that all activities are undertaken in compliance with the POEO Act and any associated regulations. This includes, but is not necessarily be limited to, the following: <ul style="list-style-type: none">• Prevent pollution of waters and air (dust)	This Plan	Ongoing

1.3 Redevelopment Scope of Works

The proposed development consists of a major refurbishment of the existing building, along with landscaping to the existing neighbouring park, referred to as “Peace Park”.

The works include:

- o Refurbished main theatre with reconfigured fixed seating for 700;
- o Improved wings, stage and new staging system suitable for major theatrical productions;
- o Improved back of house;
- o New flexible teaching and rehearsal space;
- o Fresh foyer and front of house with improved customer experience;
- o New entry forecourt and flexible outdoor event space;
- o New café;
- o Enhanced accessibility;
- o Upgrade of building fabric and services including BCA compliance works;
- o Improved energy performance and ecological sustainability; and
- o Enhanced interaction with the adjoining park and the public domain.

1.4 Legislative requirements and guidelines

Air quality is regulated by the requirements of the *Protection of the Environment Operations Act 1997* (POEO Act) and the *Protection of the Environment Operations (Clean Air) Regulation 2010* (POEO Reg.) and the Conditions of Approval (COA) (refer to in **Table 1**).

POEO Act:

- o Section 129 provides that the applicant must not cause or permit the emission of any offensive odour from the premises, apart from where the emission is identified in an EPL as a potentially offensive odour and the odour was emitted in accordance with the condition of a licence directed at minimising odour.
- o Sections 124/125 require that no air pollution is caused by failing to maintain/operate plant, or carry out maintenance work on plant, in a proper and efficient manner.
- o Section 126 states that soil or dust must not be deposited or blown onto a public place.

POEO Reg.:

- o Vehicles must not emit visible air impurities for a continuous period of 10 seconds or more (clauses 8 & 9).

2 KEY ISSUES & RISKS

2.1 Surrounding Land Use & Receptors

The closest receptors are located directly adjacent to the south of the site, including a Centrelink Medicare office and Uniting Church. The Sutherland Shire Council Chambers are located directly adjacent to the north of the site. The Sutherland Shire Council Family Day Care centre is located approximate 60m to the north of the site at 41-47 Eton Street in Sutherland. The Sutherland Public School is located approximately 60m to the south of the site at Flora Street in Sutherland.

The western perimeter of the site is bordered by a car park and the south is bordered by street levels retail shops.

2.2 Construction Activities

The works will include site establishment for the works ahead. The works will include demolition of existing structures and modification of the existing park. There will be in-ground services installation and the construction will be undertaken to refurbish the existing building.

2.3 Potential Air Quality Impacts

The demolition works and the earthworks within the park are potential sources of dust (particulate matter). These stages of works will have to be managed effectively to minimise the potential for the generation of dust.

It is unlikely that any stages of the works will generate offensive odours. In the event that odorous materials are encountered during the works, they will be managed in accordance with the Project Unexpected Finds Protocol.

3 SITE CONTROL MEASURES

Site specific controls, monitoring, reporting and performance measurements have been identified in this Sub Plan to minimise and where possible, prevent air quality impacts resulting from construction on the environment and community. These "Mitigation Measures" are described in **Table 2** below.

4 PROJECT MONITORING

The following monitoring and associated action will be undertaken:

- o Visual assessment during regular site inspections will be used to determine if further dust mitigation controls are required.
- o Where there is visible evidence of dust being generated work practices will be reviewed and additional controls implemented.
- o Asbestos and Lead air monitoring and associated actions will be undertaken in accordance with the project Hazardous Material Management Plan.

Table 2 – Mitigation Measures

Ref.	Mitigation Measure	Relevant Stages of Works					Relevant Requirements	Responsibility
		Set-up	Demolition	Earthworks	Structural Trades	Fit-out		
AQ1.	Use solid hoardings at the site perimeter, and wind barriers at internal excavation boundaries where possible and safe to do so.	✓	✓	✓			D38 (a)	Site Manager
AQ2.	Schedule earthworks in minimise the amount of time the site is left cut or exposed.			✓			D38 (b)	Site Manager, Sub-contractors
AQ3.	Store and manage stockpiles to control emissions of dust and/or VOCs/odour, including covering where necessary (e.g., long-weekend and shut-down periods).		✓	✓			D38 (c) POEO Act S. 129	Sub-contractors
AQ4.	Demolition works with the potential to generate dust emissions should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs.		✓				D38 (d)	Sub-contractors
AQ5.	Exposed surfaces with the potential to generate dust emissions should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs.		✓	✓			D38 (d)	Sub-contractors
AQ6.	Cover all loads coming onto the site and departing site to prevent spillage / dust emissions. Immediately clean up any spills.		✓	✓	✓	✓	D38 (e)	Sub-contractors
AQ7.	Ensure all vehicles leaving site (or moving from unsealed to sealed roads) are clean prior to exiting, with physical removal of dirt / mud using water if required.		✓	✓			D38 (f)	Sub-contractors
AQ8.	Close gates between vehicle movements, and fit them with shade cloth.	✓	✓	✓	✓	✓	D38 (g)	Sub-contractors
AQ9.	Sweep and water haul routes, materials handling areas site entry points and other areas as needed.		✓	✓	✓		D38 (h)	Sub-contractors
AQ10.	Manage vehicle paths to minimise potential for tracking out debris and ensure they are cleaned in the event that tracking out is present.		✓	✓	✓		D38 (h)	Sub-contractors



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Ref.	Mitigation Measure	Relevant Stages of Works					Relevant Requirements	Responsibility
		Set-up	Demolition	Earthworks	Structural Trades	Fit-out		
AQ11.	Operate plant in a proper and efficient manner.	✓	✓	✓	✓	✓	POEO Act S. 124 & 125	Site Manager, Sub-contractors
AQ12.	Regularly maintain equipment, plant and machinery to minimise visible smoke / emissions.	✓	✓	✓	✓	✓	POEO Act S. 124 & 125 POEO Reg Cl. 8 & 9	Site Manager, Sub-contractors
AQ13.	Turn engines off while parked on site.	✓	✓	✓	✓	✓	Best practice	Sub-contractors
AQ14.	Use mains power where available and suitable.	✓	✓	✓	✓	✓	Best practice	Site Manager, Sub-contractors
AQ15.	Undertake emergency dust suppression if needed during dust generating conditions (e.g. dry and windy weather) during longer non-working periods (e.g. long weekends, holidays).		✓	✓			Best practice	Sub-contractors
AQ16.	In the event of visible dust generation being observed onsite, additional controls are to be implemented to minimise the dust being generated.	✓	✓	✓	✓	✓	Best practice	Sub-contractors
AQ17.	Any offensive odours generated as result of the work will be managed in accordance with the Unexpected Finds Protocol.		✓	✓			POEO Act S. 129	Site Manager, Sub-contractors