



NORTH EVELEIGH AFFORDABLE HOUSING PROJECT

AIR QUALITY IMPACT ASSESSMENT



March 2012

Background

City West Housing Pty Ltd has prepared this Air Quality Impact Assessment to accompany our Construction Management Plan for the Development Application. It will be developed throughout the detailed design phase for implementation during the construction phases of North Eveleigh Affordable Housing Project, situated off Wilson Street in Eveleigh.

The development will comprise a six storey residential development with 88 units including a mix of one two and three bedroom apartments with a single level basement. It is proposed to commence construction in October 2013 with completion scheduled for December 2014.

Objectives

The main objective of the Air quality Impact Assessment is to identify and minimise the impacts of airborne pollutants including dust and exhaust emissions in accordance with conditions of approval and where relevant, NSW guidelines and best practice.

Legislation/Policy/Guidelines/References

The following legislation is relevant to the Air Quality Impact Assessment: Protection of Environment Operations Act, 1997, Regional Air Quality Index (RAQI) and National Environmental Protection Measure (NEPM) for Ambient Air Quality.

Performance Criteria

The air quality impact assessment will result in no fugitive emissions to air causing, or likely to cause, an environmental nuisance at or beyond the boundaries of the site. These include odour, dust, smoke and fumes.

Monitoring

CWH' appointed Contractor will monitor air quality impacts throughout the development phase by:

- Referencing Regional ambient air quality (data collected by others);
- Referencing Daily air quality index and National Pollutant Inventory data used for benchmarking (data collected by others);
- Monitoring significant emission sources including the mode and duration of operation;
- Using real time BoM data and forecasts to identify potential problematic climate conditions;
- Ensuring regular assessment of dust sources during the works.

Corrective Action

If complaints are received from residents or local receptors (e.g. residents adjacent to the western precinct development area) the Contractor must immediately alleviate the problem and make provisions for additional mitigation measures to prevent further disturbances. All complaints will be recorded in the complaints register.

Responsibility

Responsibility for the Air quality Impact Assessment and ongoing management will lie with the selected Contractor's Project Manager, to be appointed during the detailed design phase.

Proposed Implementation Strategy

CWH has prepared an Implementation Strategy identifying the issues to be covered in the Air quality Impact Assessment and highlighted at what stage of the project they will be applicable in the table below.

Implementation Strategy			
Requirements	Project Stage		
	Pre Construction (Design and Planning)	Earthworks	Affordable Housing construction
Contractors are required to undertake dust suppression with non-potable water and gravel is to be placed on areas where large numbers of vehicle movements occur (e.g. access points).		X	X
Adequate covering of all material being transported to or from site by trucks to minimise dust pollution generated.		X	X
Regular maintenance of plant and equipment should be conducted to ensure they are in proper working order, thus minimising exhaust emissions.		X	X
Site access and no-go zones should be established to minimise the works footprint and potential sources of dust.	X		
Where possible ground cover established on soil stockpiles and exposed surfaces to minimise the potential risk of aeolian transport.		X	X
Works should be undertaken in accordance with the Erosion and Sediment Control Plan		X	X
Ceasing of works during high wind conditions and/or implementation of additional dust suppression.		X	X
Identification of sources (including stockpiles and open works areas) and qualification of airborne pollutants (including dust and exhaust emissions).	X	X	X
Identification of nearest sensitive receivers.	X		

CWH's appointed Contractor and Project Manager will update the Air Quality Impact Assessment throughout the detailed design phase prior to obtaining a Construction Certificate.