

Site Environmental Management Plan

Project: Valley Terminal External Building Alterations

PROJECT OVERVIEW

The works will comprise:

- The removal of existing deteriorated native hardwood cladding and replacement with like-for like product.
- The removal of existing deteriorated corrugated metal roof sheeting and replacement with like for-like product. It is proposed that the roof sheets that need replacing will be done as required.
- The removal of windows and replacement with like-for-like product on the main building (excludes windows that have recently been replaced e.g. the large window above Avalanche). It is proposed that the windows that need replacing will be done as required.
- Reinstatement of five (5) ticket windows on the Valley Terminal Guest Services building.
- Replacement of deteriorated timber cladding on the underside of the awning on Valley Terminal Guest Services building.



Figure 1: Site plan

CONSTRUCTION TIMING

It is anticipated construction will commence sometime during the summer 2023/24 construction period as stipulated in the conditions of consent. The works will be carried out over a 5 year period during the summer construction period.

Generally, the alpine resorts construction period commences after the October long weekend and ends no later than 30 April the following year, unless otherwise approved. Construction is planned to be undertaken over several summers.

PUBLIC SAFETY & EXCLUSION AREAS

All buildings will be occupied during construction. Site measures for the protection of works, staff and public during construction will include:

- Construction notification via email to all staff/occupants / owners of premises, including contact details for the construction contractor.
- If staff become disrupted by construction noise at any time, KT will organise alternative working arrangements, such as working from home or relocating to another office space.
- Construction deliveries will be timed outside of peak hours where possible to minimise disruptions to staff and the general public in the locality.
- Temporary site fencing will be erected around the works area to exclude public access. Fencing is to clearly delineate the construction area and keep the disturbance area to a minimum to restrict unauthorised persons entering the work area.
- Exclusion and directional signage will be erected to manage the public around the works area.

The use and management of plant, scaffolding and vehicular movements will be managed by KT (or its contractors) in accordance with industry standards.

Demolition works must comply with the provisions of *Australian Standard AS 2601-2001 Demolition of structures*.

All scaffolding is to be located with the lot boundary and shall comply with *AS/NZS 1576 Scaffolding* and *AS/NZS 4576 Guidelines for Scaffolding*.

BUILDING MATERIAL STORAGE LOCATIONS

Temporary stockpiling of building materials will be required during construction. Fencing and signage will be erected around these locations to ensure public are excluded.

The proposed material storage locations (**Figure 2**) are located outside of the main public thoroughfares to minimise disruptions to the retail shops, offices and food and beverage providers within the site. The waste storage location is on relatively flat disturbed grassland. The temporary building material storage is located on a hardstand/paved surface.



Figure 2: Temporary Storage Locations

DUST CONTROL

Construction is not expected to create any unnecessary air pollution. The following dust control measures will be implemented:

- All vehicles carrying materials or waste to/from the site must be covered;
- Covers are to be adequately secured; and
- Footpaths and roads adjacent to the site are to be kept clean.

CHEMICAL SPILL PREVENTION AND CONTAINMENT

The proposed development will not require the storage or use of any hazardous materials. However, if any petroleum products, trade waste, garbage and other noxious substances are required for the subject works, although unlikely to be required in any substantial amount, this will be appropriately stored off-site.

NOISE & VIBRATION

Working hours will be stipulated in the conditions of consent. Hours for construction will be determined in order to allow for construction on suitable days during appropriate hours to prevent any negative impacts on the amenity of visitors and employees.

Noise on a construction site can become a form of pollution to the local environment through the use of plant, machinery and tools. Staff to be issued with appropriate PPE.

To reduce noise pollution from site the following procedures will be followed:

- All plant, machinery and tools will be maintained in good working order at all times;
- Work involving noisy tools or machinery to be used inside the building structure when possible;
- Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas
- In the instance of receiving a complaint in regards to noise levels immediate rectification will occur as far as practical.

Construction works are to be managed in accordance with *Australian Standard 2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites*.

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INDIGENOUS HERITAGE

Should any material suspected of being an Aboriginal object become unearthed in the course of works associated with the proposed works, all work at that location shall cease immediately as per Section 90 of the *National Parks and Wildlife Act 1974*, and the Office of Environment and Heritage shall be contacted immediately to arrange for representatives to inspect the site.

WASTE MANAGEMENT

No ground disturbance will occur within 40m of the Thredbo River, however caution must be taken when disposing of and handling waste material on site, to prevent any runoff of debris into the river. Building waste will be temporarily located at the western end of the building before removal offsite. All waste generated from the proposed works, and the general construction waste and other waste associated with the repair and maintenance work will be disposed of in a skip bin, that will then be deposited to an external waste facility.

To ensure that waste is managed appropriately, the following controls and measures are to be adhered to:

- Building waste must be minimised and must be contained in receptacles and covered daily or removed from the site each day. Receptacles are to be protected to ensure waste cannot escape by wind, water or scavenging fauna.
- To the furthest extent possible efforts shall be made to reduce, reuse and recycle materials used onsite. Wherever possible, salvage building material for re-use.
- A daily inspection shall be carried out to ensure the worksite is left in a rubbish free state.
- All employees shall be informed of the need to maintain a clean worksite.
- Site generated waste shall be collected and removed from the site upon completion.
- All loads of rubbish removed shall be securely covered to ensure no spillage.
- The worksite shall be left in a tidy and rubbish free state upon completion of the project.

Litter control around the site is the responsibility of all construction staff. A daily site clean up to reduce litter around the site and prevent any possible hazards it causes will be performed. Litter collected can be placed in bins or specified area (Figure 1) and disposed of at the local council tip.

TRAFFIC MANAGEMENT

Construction vehicles and machinery will enter the site via the bridge from Friday Drive. Construction vehicles and machinery will park adjacent to the site (eastern end of the building) to minimise disruption within the locality.

Traffic management measures will include the erection of signage and fencing (as required) to:

- Minimise effects on traffic movements and amenity;
- Manage and control vehicular movements to and from the site;
- Maintain public access through/around the site; and
- Maintain safety for workers and the public.

REHABILITATION

The material storage area identified in **Figure 2** is to be rehabilitated upon completion of works in accordance with the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park (NGH 2007).

EMERGENCY PROCEDURES

All Project personnel are required to follow KT's **Construction site Incident and Emergency Procedures Thredbo Village 2021/2022**. The procedure will be available on-site and all Project staff will be trained on their implementation through the site induction. The procedure classifies examples of emergencies and incidents and provides specific procedures for response to such events, such as:

- Serious injuries requirement urgent medical help.
- There are threats to property or life.
- Criminal activity e.g. you have witnessed a serious crime or accident.
- Sewer or water service breaks.
- Bushfire, building fire, spot fire on-site.
- Electricity service faults.
- Leaking gas.
- Fires and explosions.
- Release of pollution e.g. release of sediment into watercourse, chemical spill.

The procedure also outlines general site management principles, incident reporting and notification requirements and provides an emergency contacts list.

External contractors are required to prepare and implement an emergency and incident response procedure. The contractor will be responsible for responding to any environmental emergency caused by any action (or inaction) of the contractor's staff, including notification requirements to external parties such as EPA and Fire, Fire and Rescue NSW.

In the event of an environmental incident, emergency or near-miss, the following steps should be taken:

- **STOP** works in the area and if safe to do so ensure the safety of personnel within the vicinity.
- **NOTIFY** relevant persons e.g. emergency services or Construction Manager.

- **ISOLATE** the risk or hazard e.g. turn off machinery/plant, implement immediate site controls, set up exclusion zone. and
- **REPORT** and notify relevant persons (e.g. Project Manager, regulatory agencies).

Environmental incident and near-miss reporting requirements are detailed below.

ENVIRONMENTAL INCIDENT REPORTING

All incidents and near misses will be managed in accordance with KT's **Construction site Incident and Emergency Procedures Thredbo Village 2021/2022**. The document provides procedures for responding to incidents and emergencies, reporting and notification requirements and emergency contacts.

The following information should be recorded:

- Time and date of the incident / near miss
- A description of the incident / near miss
- A sequence of events that led to the incident / near miss occurring
- Person/s involved in the incident / near miss (including witnesses)
- Written statements from person/s involved (as applicable)
- Details of corrective actions.

The **Environmental Incident Report Form** should be completed for all environmental incidents. All parts of the form must be completed in accordance with KT's incident procedure and following the instructions within the form. The form must be signed by the person making the report and the Project Manager/person in charge of the site/activity.

KEY CONTACTS

Key contacts are listed in **Table 1**.

Table 1: Key Contacts

Company / Agency	Role / Reason	Contact
Department of Planning and Environment (DPE) (Alpine Resorts Team)	Development approval and compliance	(02) 6456 1733
National Parks and Wildlife Service (NPWS)	Flora, fauna, archaeology	(02) 6450 5600
Environment Protection Agency (EPA)	Water, noise, air pollution and regulation	131 555
NSW Soil Conservation Service	Soil erosion and sediment control	02 9842 8300
Thredbo Medical Centre	General medical attention	(02) 6457 6254
Fire and Rescue Thredbo, NSW	Incident / emergency	(02) 6457 6144
NSW Police	In case of fire, medical or police emergency	000
NSW Fire and Rescue		
NSW Ambulance		