

SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

Project Works: Roof replacement, fascia replacement and painted, eaves replacement and painted, rafter tails painted, timber gable ends painted

Development Application Number : DA 25/3864

Property Address: 6 Pipit Place, Perisher Valley, NSW 2624

Date Prepared: April 8, 2025

Prepared By: Vitale Design Pty Ltd. Ben Vitale on behalf of **Snowgums Alpine Club**

1. Introduction

1.1. Purpose: This Site Environmental Management Plan (SEMP) outlines the environmental management measures to be implemented during the proposed works at 6 Pipit Place Perisher Valley. This SEMP aims to minimize potential environmental impacts associated with the replacement of metal roof sheeting, replacement of timber fascias and painting, replacement of fibre cement eaves and painting, painting of rafter tails and the painting of the external timber gable ends. This document is submitted as an attachment to the Development Application (DA) for the proposed works to the Department of Planning.

1.2. Scope of Works: The proposed works include:

- Removal and replacement of existing metal roof sheeting.
- Removal and replacement of existing timber fascias and painting.
- Removal and replacement of existing fibre cement eaves and painting.
- Preparation and painting of rafter tails
- Preparation and painting of the external gable ends.
- Erecting scaffold as required as shown on DA10

1.3. Location: The works will be undertaken at the residential property located at 6 Pipit Place, Perisher Valley, New South Wales.

2. Environmental Objectives and Targets

The key environmental objectives for this project are to:

- Prevent pollution of stormwater and surrounding environments.
- Minimize the generation of waste and promote responsible waste management.
- Control dust and noise emissions to acceptable levels.

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- Prevent soil contamination.
- Protect existing vegetation .
- Comply with all relevant environmental legislation and guidelines.

The targets to achieve these objectives include:

- No visible sediment or pollutants leaving the site via stormwater runoff.
- Appropriate segregation and disposal of waste generated.
- No dust complaints received from neighboring properties, using appropriate dust suppression systems – i.e water mist spray and hording
- Noise levels to be managed in accordance with relevant guidelines and time restrictions.
- No evidence of soil contamination from spills or leaks.
- No damage to existing trees or vegetation intended for retention.

3. Environmental Risks and Mitigation Measures

The following potential environmental risks have been identified, along with corresponding mitigation measures:

4. Sediment and Erosion Control (If Applicable)

- Given the nature of the works (primarily roof and facade), significant soil disturbance is not anticipated. However, the following measures will be implemented:
 - Install silt fences or other sediment control devices downslope of any construction areas.
 - Inspect sediment control measures regularly and maintain them in good working order.

5. Noise and Vibration Control

5.1. Permissible Hours: All works will be conducted within the standard hours permitted by the NSW Perisher Alpine region, unless otherwise approved: * Monday to Friday: 7:00 am to 6:00 pm * Saturday: 8:00 am to 1:00 pm * **No work** on Sundays or public holidays.

5.2. Noise Mitigation Measures: * Select quietest available equipment. * Ensure all equipment is in good working order and regularly maintained (e.g., mufflers on engines). * Locate noisy equipment as far as possible from sensitive receivers (e.g., neighboring residences, when cutting material, etc). * Schedule noisy activities to minimize disruption to neighbours, i.e execute during middle of the day * Provide information to neighbours regarding the proposed works, including the expected duration and noisy activities. * Erect temporary noise barriers if necessary and feasible.

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5.3. **Vibration Control:** * Given the nature of the works (primarily roof replacement and façade painting), vibration is not anticipated.

6. Air Quality Management

6.1. **Dust Control Measures:** * Water down work areas and any stockpiles of materials, as needed, to minimize dust generation. * Cover stockpiles of materials as practical. * Ensure that vehicles entering and leaving the site do not track excessive amounts of soil or debris onto public roads, wash down wheels prior to leaving site. * Sweep roads and footpaths adjacent to the site regularly to remove any accumulated dust or debris. * Cease or modify dust-generating activities during high winds. * Enclose or screen dusty activities (i.e cutting) to contain dust emissions. * Respiratory protection (p2 or p3 respirators) to workers cutting materials. * Minimise drop heights of materials to minimise to reduce dust generation. * Utilise wet cutting techniques where safe and feasible to suppress dust.

6.2. **Paint Fume Management:** * Use low-VOC (Volatile Organic Compound) paints whenever possible. * Ensure adequate ventilation in the work area. * Follow the manufacturer's instructions for the application and drying of paints. * Store paint containers properly to prevent spills and leaks.

6.3 Scaffold erection and dismantling: * **Carefully** handle scaffold components, and lower down to ground rather than drop to ground to minimize dust generation from impacts. * **Water Spray (if needed)** where significant dust is generated during dismantling (e.g., from accumulated debris), consider light water spraying.

7. Waste Management

7.1. **Waste Streams:** The anticipated waste streams from the project include:

- Old metal roof sheeting (potential for recycling).
- Old timber fascias (potential for recycling).
- Old fibre cement eaves (handle and dispose of according to regulations, **no potential risk of asbestos**)
- Paint containers (dispose of as hazardous waste if containing residues).
- General construction waste (packaging, etc.).

7.2. Waste Management Procedures:

- Separate bins / containers / fenced areas will be provided for different waste streams to facilitate recycling.
- Waste will be stored securely on-site in designated areas / bins.
- Regular waste to be removal from site and disposal/recycling as required.
- Waste disposal dockets will be retained as evidence of proper disposal.
- If asbestos-containing materials (ACM) are encountered or suspected, the following additional procedures will apply:
 - Work will cease immediately in the vicinity of the ACM.

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- A licensed asbestos removalist will be engaged to assess, handle, and dispose of the ACM in accordance with SafeWork NSW requirements and relevant legislation.
- An Asbestos Removal Control Plan will be developed and implemented.
- Air monitoring will be conducted if required.

8. Soil and Water Management

8.1. Soil Contamination Prevention:

- Store all chemicals, fuels, and oils in a bunded area to contain any spills.
- Have spill kits readily available on-site, and ensure that all workers are trained in their use.
- Ensure appropriate signage of where washout areas are and ensure suitable bunded methods surrounding washout zone.
- Prevent erosion of soil through the use of appropriate controls including; silt fencing and soil filtration on all downhill slopes from construction area.

8.2. Water Quality Protection:

- Prevent any runoff or washdown water from entering stormwater drains.
- If any water needs to be discharged from the site, it will be filtered or treated to remove sediment and other pollutants.
- Do not clean tools or equipment near stormwater drains or down hill slopes.
- Dedicated and contained washdown area.

9. Vegetation Protection

If there are trees or other vegetation on the property that needs to be retained:

- Erect protective fencing around the drip line of any trees to be retained.
- Do not store materials or equipment within the fenced area.
- Do not attach anything to the trees, including signage.
- Do not excavate or alter the soil level within the drip line of the trees.
- Any pruning of tree branches must be carried out by a qualified arborist.

10. Emergency Procedures

In the event of an environmental incident (e.g., spill, significant dust event, noise complaint):

- **Stop Work:** Immediately cease the activity causing the incident.
- **Containment:** Take immediate action to contain the incident and prevent further environmental harm (e.g., contain a spill using the spill kit, increase dust suppression measures).
- **Notification:** Notify the Project Manager/Contractor immediately.

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- **Reporting:** The Project Manager/Contractor will assess the incident and implement corrective actions. If required by legislation or consent conditions, the relevant authorities (e.g., EPA, local council, SafeWork NSW) will be notified.
- **Documentation:** A record of the incident, including the cause, actions taken, and preventative measures, will be documented.
- **Emergency Contact Numbers:** for construction emergencies call Triple Zero 000 for **local Fire** 02 6453 4726, **SES** 132 500, **Police** 02 6457 5702, **EPA 1300 555 727**.

11. Roles and Responsibilities

- **Project Manager/Contractor:** Adam Hunt Director - Snowgums Alpine Club
 - Responsible for the overall implementation of this SEMP.
 - Ensuring that all personnel and subcontractors comply with the outlined measures.
 - Monitoring environmental performance and addressing any environmental issues that arise.
 - Maintaining records of waste disposal, environmental incidents, and corrective actions.
 - Ensuring all necessary licenses and permits are obtained.
- **Workers/Subcontractors:**
 - Responsible for understanding and implementing the environmental control measures relevant to their tasks.
 - Reporting any environmental concerns or incidents to the Project Manager/Contractor.
 - Complying with all instructions given by the Project Manager/Contractor regarding environmental protection.
- **Applicant/Owner:** Adam Hunt - Director Snowgums Alpine Club
 - Responsible for ensuring that the SEMP is submitted with the Development Application.
 - Ensuring that the works are carried out in accordance with the approved plans and this SEMP.
 - Facilitating access for any necessary environmental monitoring or audits by regulatory authorities.

12. Induction and Training

- All personnel, including subcontractors, will undergo site-specific environmental induction training before commencing work.
- The induction will cover:
 - The requirements of this SEMP.
 - Potential environmental risks on the site.
 - Mitigation measures to be implemented.

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- Emergency procedures.
 - Waste management procedures.
 - Reporting requirements.
- Specialized training will be provided to personnel handling hazardous materials (e.g., paints, solvents) or potentially contaminated materials (e.g., asbestos, if present).
- Records of all training will be maintained by the Project Manager/Contractor.

13. Monitoring and Review

- The Project Manager/Contractor will conduct regular inspections of the site to ensure that the environmental control measures are being implemented effectively.
- The frequency of inspections will be determined based on the nature of the works and the potential environmental risks.
- This SEMP will be reviewed and updated as necessary to reflect any changes in the scope of works, site conditions, or relevant legislation.
- Any environmental incidents or non-compliance with this SEMP will be investigated, and corrective actions will be implemented by the Project Manager.

14. Regulatory Requirements

The works will be carried out in accordance with all relevant environmental legislation, including but not limited to:

- Environmental Planning and Assessment Act 1979 (NSW)
- Protection of the Environment Operations Act 1997 (NSW)
- Waste Avoidance and Resource Recovery Act 2001 (NSW)
- Work Health and Safety Act 2011 (NSW)
- Any relevant regulations, guidelines, and policies issued by the NSW Environment Protection Authority (EPA), SafeWork NSW, and Sutherland Shire Council.

15. Community Consultation

- Prior to the commencement of works, adjoining residents will be notified in writing of the following:
 - The nature of the works
 - The expected duration of the works
 - The hours of operation
 - Contact details for the Project Manager/Contractor in case of any concerns or complaints

16. Declaration

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I **Ben Vitale** of **Vitale Design Pty Ltd** declare that I have prepared this Site Environmental Management Plan to the best of my ability and knowledge, and that the information contained herein is accurate and complete.

A handwritten signature in black ink, appearing to read 'Ben Vitale', with a horizontal line underneath.

Ben Vitale

Architect #8977 ,Builder 300475c, DBP 0002066, DUP 0001447

8.04.2025