

AUSCO STAYOVER VILLAGE, BLACKWATER LOT 5 ON SP243869

Site Based Stormwater Management Plan (SBSMP)

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 12 / 9 /12

Job No 3237/04
Reference R-FN0087
Date 18 June 2012

TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 EXISTING SITE	2
2.1 Topography and Site Drainage	2
2.2 Site Constraints	2
3.0 WATER QUANTITY	3
4.0 CONSTRUCTION PHASE WATER QUALITY MANAGEMENT	5
4.1 Water Quality Objectives and Indicators	5
4.1.1 Pollutants	5
4.1.2 Potential Impacts	5
4.1.3 Performance Objectives and Indicators	5
4.2 Management Structure and Responsibility	7
4.3 Erosion and Sediment Control	7
4.4 Management Process	7
4.4.1 Pre and During Construction	7
4.4.2 Non-conformance Procedure	9
4.4.3 External Complaint Management	10
4.4.4 Personnel Training	10
4.4.5 Monitoring, Inspection and Reporting	11
5.0 OPERATIONAL PHASE WATER QUALITY MANAGEMENT	13
5.1.1 MUSIC Modelling and Results	15
5.1.2 Stormwater Quality Monitoring Program and Maintenance Plans	15
6.0 CONCLUSION	16

APPENDIX A – ENVIRONMENTAL INCIDENT REPORT FORM

APPENDIX B – ENVIRONMENTAL COMPLAINTS FORM

APPENDIX C – ENVIRONMENTAL COMPLAINTS REGISTER

APPENDIX D – EXAMPLE SITE ENVIRONMENTAL INDUCTION ACKNOWLEDGEMENT

APPENDIX E – SITE SPECIFIC ENVIRONMENTAL INDUCTION RECORD

APPENDIX F – EXAMPLE OF WEEKLY INSPECTION REPORT SHEET

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1.0 INTRODUCTION

Flanagan Consulting has been commissioned by Ausco Modular Pty Ltd to establish a Site Based Stormwater Management Plan (SBSMP) for the development at Lot 5 on SP243869 at Blackwater, QLD during the construction and operational phase of the development.

This SBSMP is prepared for Ausco Modular Pty Ltd as response to the material change of use application request for information by the Urban Land Development Authority (ULDA).

It is proposed to construct a 383 bedroom accommodation facility comprises of the followings:

- 383 Single Room Units (each with own en-suite);
- Central Facilities;
- Recreational Areas;
- Laundry Facilities;
- Sealed Carpark and Access; and
- Landscaping.

The SBSMP employs the principles of Water Sensitive Urban Design (WSUD), with focus on reducing pollutant export and stormwater flows while improving the visual aesthetics of urban landscape as a part of the greater concept of Ecologically Sustainable Development.

The development stormwater drainage system is designed to cater for the post development flows from the site. Stormwater runoff discharged from site will be maintained at the pre development level with the proposed on-site detention system.

2.0 EXISTING SITE

2.1 Topography and Site Drainage

The development site is located at Lot 5 on SP243869, Blackwater. A site locality plan is shown on **Figure 1**.

The land has been substantially cleared in the past and has been historically used for grazing purposes; however is currently vacant. Majority of the site is well covered by grass.

The development site occupies an area of 4.315 Hectares and is gently sloping. The site generally drains in a north easterly direction from the southwest corner of the site to the north-eastern corner towards Blackwater Creek. The majority of stormwater generated under existing conditions is overland flow. Minor ridges traverse the site from south to north split the site into multiple smaller sub-catchments which combine near the bottom of the catchment.

2.2 Site Constraints

Currently stormwater runoff exits the site on the northern and eastern boundaries onto currently vacant land. The property to the east is controlled by Department of Environment and Resource Management (DERM), while the property to the north is a road reserve and privately owned. The stormwater makes its way generally in a north-easterly direction discharging to Blackwater Creek.



Figure 1: Locality Plan

3.0 WATER QUANTITY

Stormwater runoff quantity assessment for both pre development and post development scenarios has been completed using the Rational Method of calculation as per Queensland Urban Drainage Manual (QUDM).

The hydrology and hydraulic assessment to determine the peak stormwater discharge and detention requirements for the development have been completed by Flanagan in the previous report titled "Blackwater Non Resident Accommodation – Supporting Information Report" that submitted to ULDA for material change of use application on 15 May 2012.

The calculations, recommendation and conclusion are detailed in Appendix I of the submitted report. In summary the outcomes for the pre and post development peak flows from the site are as follows:

Average Recurrence Interval ARI (years)	Time of Concentration t_c (minutes)	Runoff Coefficient C	Rainfall Intensity I (mm/hr)	Peak flow Q (m ³ /s)
<u>Pre-Development</u>				
1	19	0.47	62.5	0.36
2	19	0.49	80.3	0.49
5	19	0.55	101	0.68
10	19	0.58	114	0.81
20	19	0.61	131	0.98
50	19	0.67	154	1.26
100	19	0.70	172	1.47
<u>Post Development</u>				
1	19	0.69	62.5	0.53
2	19	0.74	80.3	0.72
5	19	0.82	101	1.02
10	19	0.87	114	1.21
20	19	0.91	131	1.46
50	19	1.00	154	1.88
100	19	1.04	172	2.19

Table 1: Pre and Post Development Site Hydrology

The comparison between pre-development flow and post development has demonstrated there is a large increase in stormwater runoff from the proposed development. Therefore, on site detention system will be proposed to detent the increased peak flow generated from the development.

4.0 CONSTRUCTION PHASE WATER QUALITY MANAGEMENT

4.1 Water Quality Objectives and Indicators

4.1.1 Pollutants

During the construction phase of the development, the typical pollutants that can be expected during this phase of development are outlined in **Table 2**. The Contractor is to ensure appropriate control devices are enforced on site during the construction phase to reduce the impact of pollutants (not limited to the list in **Table 2**) from the various construction activities.

Pollutant	Source
Litter	Paper, construction packaging, food packaging, cement bags, off-cuts
Sediment	Unprotected exposed soils and stockpiles during earthworks and building
Hydrocarbons	Fuel and oil spills, leaks from construction equipment
Toxic Materials	Cement slurry, asphalt prime, solvents, cleaning agents, washwaters (e.g. from tile works)
pH Altering Substructures	Acid sulphate soils, cement slurry and washwaters

Table 2: Typical Potential Pollutants Generated During the Construction Phase

4.1.2 Potential Impacts

The addition of coarse / fine sediments and other pollutants to stormwater runoff from the construction site may increase nutrient loads within receiving waters. Impacts on surrounding areas will be minimised during the construction phase with appropriate devices such as but not limited to the measures as outlined in this SBSMP.

4.1.3 Performance Objectives and Indicators

The amount of runoff crossing and leaving the site should be kept to a minimum during the construction phase. This will restrict soil erosion and mobilisation of sediments and pollutants through and off the site.

Stormwater runoff at discharge points during the construction phase shall conform to the performance criteria as specified in **Table 3** (extracted from **Queensland Water Quality Guidelines, 2009**).

Pollutants	Performance Objectives
Coarse sediment	Retain coarse sediment on site.
Fine sediment (Total suspended solids – TSS)	Take all reasonable and practicable measures to collect all runoff from disturbed areas and drain to a sediment basin. Site discharge during sediment basin dewatering complies with a TSS concentration less than 50 mg/L up to the design event – flocculation as required. In storms greater than the design event take all other reasonable and practicable measures to minimize erosion and sediment export.
Turbidity	Released waters from the approved discharge point(s) have turbidity (NTU) less than 10% above receiving waters turbidity – measured immediately upstream of the site.
Nutrients (N and P)	Manage through sediment control.
pH	Acceptable site discharge pH range 6.5 to 8.5.
Litter or other waste	Prevent litter / waste entering the site or the stormwater system or internal watercourse that discharge from the site – minimise on site production, contain onsite and regularly clear bins.
Hydrocarbons and other contaminants	Prevent from entering the stormwater system or internal watercourse that discharge from the site – control storage, limit application and contain contaminants at source. Waste containing contaminants must be disposed of at authorized facilities. Store oil and fuel in accordance with Australian Standard AS1940 – no visible oil or grease sheen on released waters.
Wash down water	Prevent from entering the stormwater system or internal watercourse that discharge from the site

Table 3: Construction Phase Performance Criteria

The above **Table 3** shall be read in conjunction with the **Queensland Water Quality Guidelines, 2009 Table 8.2.1**.

4.2 Management Structure and Responsibility

Details for the on site operations are as follows:

Principal (Site Owner):	Ausco Modular Pty Ltd	
Principal Representative/Site Engineer:	Scott Lorimer	Ph: 0458123189
The Contractor:	TBA	Ph: TBA

4.3 Erosion and Sediment Control

During the detail design phase of this project, an Erosion and Sediment Control Plan (ESCP) will be developed and prior to commencement of the construction phase the Construction ESCP will be developed and implemented to minimise water quality impacts.

The scope of the ESCP is to provide permanent and temporary erosion and sediment control measures for the site. The aim of these documents is to minimise the risk relating to erosion and sediment during the construction phase and operational phases.

4.4 Management Process

4.4.1 Pre and During Construction

Best Management Practices (BMP's) are proposed to be implemented at various stages of the construction to manage the pollutants generated during the construction phase of the development.

The Contractor shall implement the following measures to ensure minimal disturbance and adverse water quality impacts. These measures may be adopted in a staged approach, and implemented prior to construction beginning in any one section of the project.

- Designation of areas for plant and construction material storage;
- Wastes and chemicals on the construction site will incorporate appropriate storage, handling and disposal to ensure:
 1. Chemicals and fuels are stored, handled and disposed of in a manner which ensures that no pollutants are discharged to stormwater;
 2. Wastewater from construction activities (e.g. equipment clean-up and site wash-down water, and cooling water from material cutting) to be contained on site;
 3. Litter and building waste to be adequately stored and disposed of.

- Diversion of upstream stormwater runoff around disturbed areas of the development as required;
- Sediment fences constructed to the downstream perimeter of the construction area as required;
- Immediate stabilisation of disturbed areas once construction activity is completed as required;
- Designation and marking of transport routes across the site and appropriate dust control measures implemented to minimise dust disturbance;
- Drainage structure protection devices installed to any existing stormwater inlet structures within the site, and within the roadways adjacent to the site;
- Education of site personnel to the sediment and erosion control measures implemented on site.

The general requirements of monitoring during the construction phase shall be:

- Construction activities to be confined within the necessary construction areas;
- Earthworks and site clearing are undertaken in accordance with the approved ESCP;
- Erosion and sediment control devices are to be constructed / installed in accordance with the approved Construction ESCP;
- Inspection of sediment fences and erosion and sediment control structures / devices on a daily basis as well as after any rain event;
- Stormwater discharges from the site are not to have any adverse effect on the downstream receiving water;
- Any failure in the stormwater system shall be immediately rectified to prevent uncontrolled discharge from the site;
- Any failure to the stormwater system causing damage to surroundings environment should be report to relevant authorities and the Contractor should implement immediate remedial work to repair the damaged area.
- Monitoring the performance of all drainage control and erosion and sediment control devices;
- Records of any failures to devices should be kept and reported to the Principal Representative;
- Regular inspections of the devices shall be reported to the Principal Representative;

- Inspection of the devices after heavy rainfall shall be reported to the Principal Representative.

4.4.2 Non-conformance Procedure

The objective is that should a failure to achieve the requirements specified within the SBSMP occur, it shall be recorded as a non-conformance incident, documented and subsequently dealt with by the Principal Representative.

Any environmental incidents, of which stormwater quality is an integral part, or non-conformances detected will be reported and resolved in accordance with approval requirements, and with the SBSMP.

In the event of an "incident" such as fuel, lubricant or chemical spill, for example, the details shall be recorded on the Environmental Incident Report form and dealt with by the Contractor as follows;

- The site of the incident will be secured and made safe for staff, employees and the community;
- Steps undertaken to prevent further environmental harm or damage outside the area of operation, or release contaminants to any waterways;
- Notification to Principal Representative immediately;
- The Principal Representative shall advise ULDA of any damage outside the site, or release of contaminants to adjacent waterways within one working day of its occurrence;
- Rehabilitation of damage may be subject to ULDA requirements at ULDA's discretion.

The completed Environmental Incident Report (for example documents refer **Appendix A**) form will be forwarded to the Principal Representative. The Contractor will maintain a register of all environmental incidents in a Site Environmental File.

Revisions to mitigation strategies and procedures arising from non-conformance will be carried out by the Principal Representative as soon as possible and may also include revising and reissuing sections of the SBSMP.

4.4.3 External Complaint Management

The objective is to ensure that all external environmental complaints are addressed and resolved as expediently as possible. The basic steps to address individual complaints are as follows:

Recording the Complaint

- The Environmental Complaint will be recorded on the 'Environmental Complaint Form' (for example document refer **Appendix B**) by the Contractor;
- A copy is to be forwarded to the Principal Representative;
- The Contractor is to advise the Principal Representative of the complaint details;
- Records of site environmental complaints and their outcomes kept, including Environmental Complaints Register (for example document refer **Appendix C**).

Investigating the Complaint

- The Contractor, in conjunction with Principal Representative is to immediately investigate the complaint to determine:
 1. If the complaint is justified.
 2. If so, what was the cause of the problem?
 3. Methods required rectifying the problem and preventing repetition.
 4. As necessary raise a non-conformance report.

Communication with the Complainant

- The Principal Representative is to formally notify the complainant and ULDA of the outcome of the investigation.

4.4.4 Personnel Training

The objective is to ensure that all site employees and subcontractors understand their duty of care and due diligence for stormwater quality and the associated the environment.

Mitigation Strategies

The Contractor shall ensure that site environmental inductions, including stormwater quality requirements, are carried out for all employees. This process is to be repeated as necessary if work involves engaging specialist contractors. The inductees shall be instructed to minimise the potential for pollution of the downstream environment and minimise their overall environmental impact.

- A site Environmental Induction is to be prepared outlining the major site stormwater quality requirements;
- Prior to the Contractor commencing works on site, the Principal Representative will require the Contractor to advise what basic non-conformance procedures are normally followed. If the Principal Representative considers these procedures are inadequate he shall negotiate more appropriate practical and accountable procedures with the Contractor. The Principal Representative shall record these agreed procedures;
- All employees and Contractors are to attend a site Environmental Induction that includes stormwater quality management, prior to commencing work on site. Environmental (stormwater) awareness training is to be provided to all employees (Refer **Appendix D** for example of Inductee Acknowledgement of Training);

Monitoring and Reporting

- The Contractor is to conduct site environmental/stormwater quality inductions and maintain records on site (for example documents refer 'Site-Specific Environmental Induction' record – **Appendix E**)
- Audits of the implementation of the SBSMP requirements are to be carried out by the Principal Representative and rectification of non-conformance to be authorised and supervised by the Principal Representative;
- Implementation of the SBSMP requirements is to be monitored by the Contractor and reported to the Principal Representative who shall then inform the Principal of the results/outcomes.

Corrective Action/Contingency Plan

- Failure to meet the relevant performance indicators will be recorded as a non-conformance occurrence and dealt with in accordance with the agreed procedures.

4.4.5 Monitoring, Inspection and Reporting

The regular inspection of environmental control measures is of primary importance and adequate maintenance of all control measures is vital to the satisfactory protection of the site and all areas surrounding the site during the construction phase.

Monitoring

The Principal Representative will be responsible for routine audits and inspections to ensure that the objectives of the Plan are achieved. Audits and inspections will be recorded (Refer **Appendix F** for example of Inspection Report Sheet).

A Site 'Environmental File' is to be prepared; it will contain copies of all the following documentation:

- Complaints Forms Register;
- Completed Inspection and Audit reports including re-inspection reports;
- All incoming and outgoing correspondence related to environmental issues;
- Environmental/SWQ Audit Reports;
- Employee/contractor and visitor environmental induction records;
- Emergency contact names and phone numbers;
- All other correspondence on Environmental issues related to the project.

Failure to achieve the requirements specified in the SBSMP shall be recorded as non-conformance and documented and subsequently addressed by the Principal in accordance with Section 4 of this Plan.

Inspection and Reporting

Routine audits and inspections for all of the control measures and tasks outlined in the SBSMP will be carried out by the Principal Representative.

Inspection reports will be completed by the Principal Representative and provided to the Principal. The Principal will direct the Principal Representative to undertake any corrective actions arising from the inspection and/or monitoring of the environmental control measures.

A re-inspection of the corrective actions will be carried out to ensure that the rectification works have been completed as directed and within the time agreed.

The Principal Representative will conduct regular inspections of the following items:

- Stockpiled material and stored material/products generally.
- Silt & sediment traps will be inspected regularly; blockages cleared and damaged sections reinstated or repaired.

5.0 OPERATIONAL PHASE WATER QUALITY MANAGEMENT

In recent years there have been an increasing number of initiatives to manage the urban water cycle in a more sustainable way. The integration of the urban water cycle within the concept of Ecologically Sustainable Development (ESD) is termed Water Sensitive Urban Design (WSUD).

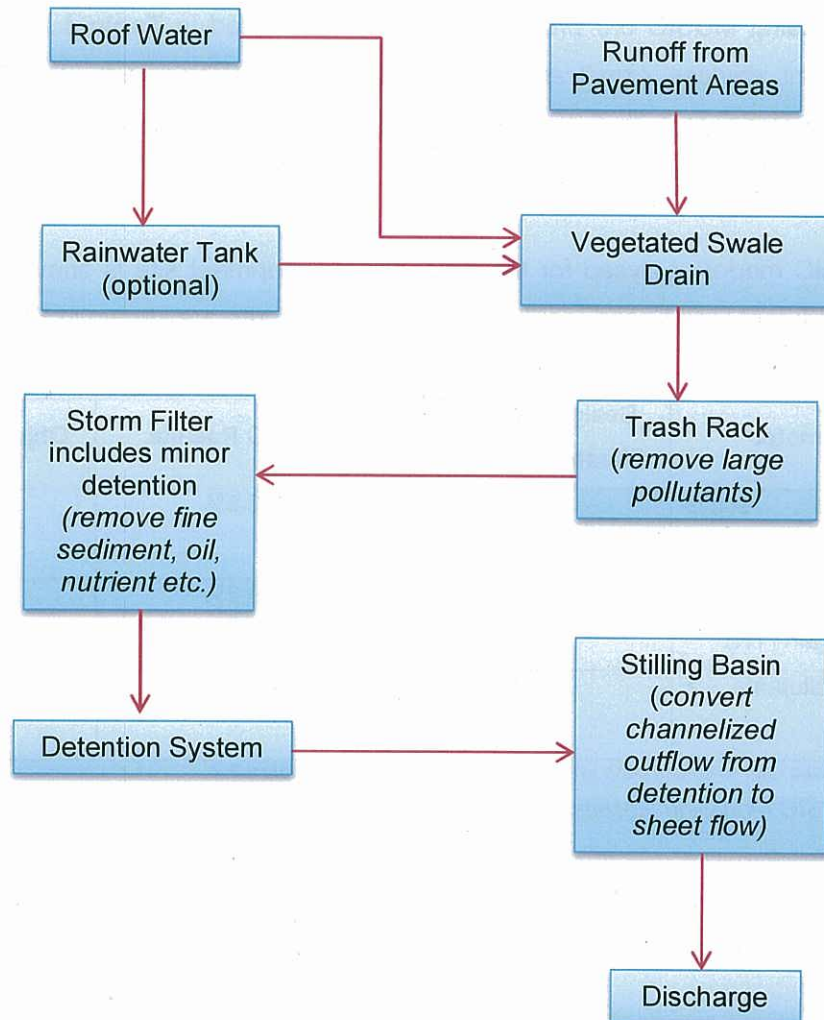
It is proposed to implement stormwater quality BMP's on the developed site. BMP's will be selected by giving due consideration to the proposed development layout, water flows and other site characteristics.

Due to the nature of the proposed development, the BMP's presented in **Table 4** is thought to be most suitable for the proposed site. These control measures will be confirmed and/or other alternate BMP's will be considered during the detailed design stage.

Stormwater Quality Best Management Practice	Discussion
Trash racks	Trash racks will be investigated for implementation on this project site. The aim of these devices will be to remove large items from the stormwater flow prior to the water flow leaving the site.
Storm Filter	Storm Filter is an effective device that remove fine solids down to 10µm, soluble heavy metals, oil and total nutrients and enhance the filtration by chemical processes (e.g. cation exchange)
Detention Basin	The detention basin will control the flow rate of the water leaving the site and may allow pollutants to settle out of the stormwater flow.
Stilling Basin	A stilling basin will convert the outflow from the detention basin from a channelized flow back to a sheet flow where possible. A stilling basin will reduce the velocity of water and may reduce the potential erosion the adjoining land.
Swale Drains	Swale drains context will consist of natural material covered with short grass. Swale drains will direct stormwater runoff to the detention basin.

Table 4: Stormwater Best Management Practices (BMP's) Selection

The concept of the proposed treatment trains is as follows:



5.1.1 MUSIC Modelling and Results

Stormwater quality control measures that are being considered for this site have been modelled using MUSIC 5.0 program for the BMP's listed in **Table 4**. The water quality improvement devices significantly reduce the post development stormwater pollutant loads in accordance with the design objectives outline in **Queensland Water Quality Guidelines 2009 Table 8.2.2**.

The MUSIC model analysed for the proposed development site is shown **Figure 2**. The MUSIC pollutant load based results for the developed site are shown in **Table 5**.

Parameter	Design Objectives (Western Districts)*	MUSIC Results	Objective Achieved
Suspended solids (TSS)	85%	92.5%	YES
Total phosphorus (TP)	70%	79.2%	YES
Total Nitrogen (TN)	45%	45.6%	YES
Gross pollutants > 5mm	90%	100.0%	YES

*Design Objectives refer to Queensland Water Quality Guidelines 2009 Table 8.2.2

Table 5: MUSIC Modelling Results

Table 5 highlights the load based pollutant objectives for the site can be achieved. The BMP's proposed are adequate in achieving satisfactory pollutant levels output from the subject site.

5.1.2 Stormwater Quality Monitoring Program and Maintenance Plans

The stormwater quality monitoring and maintenance plans will be developed for the proposed BMP's for the development and will be generally produce by the products manufacturer's recommendations / owner's manual.

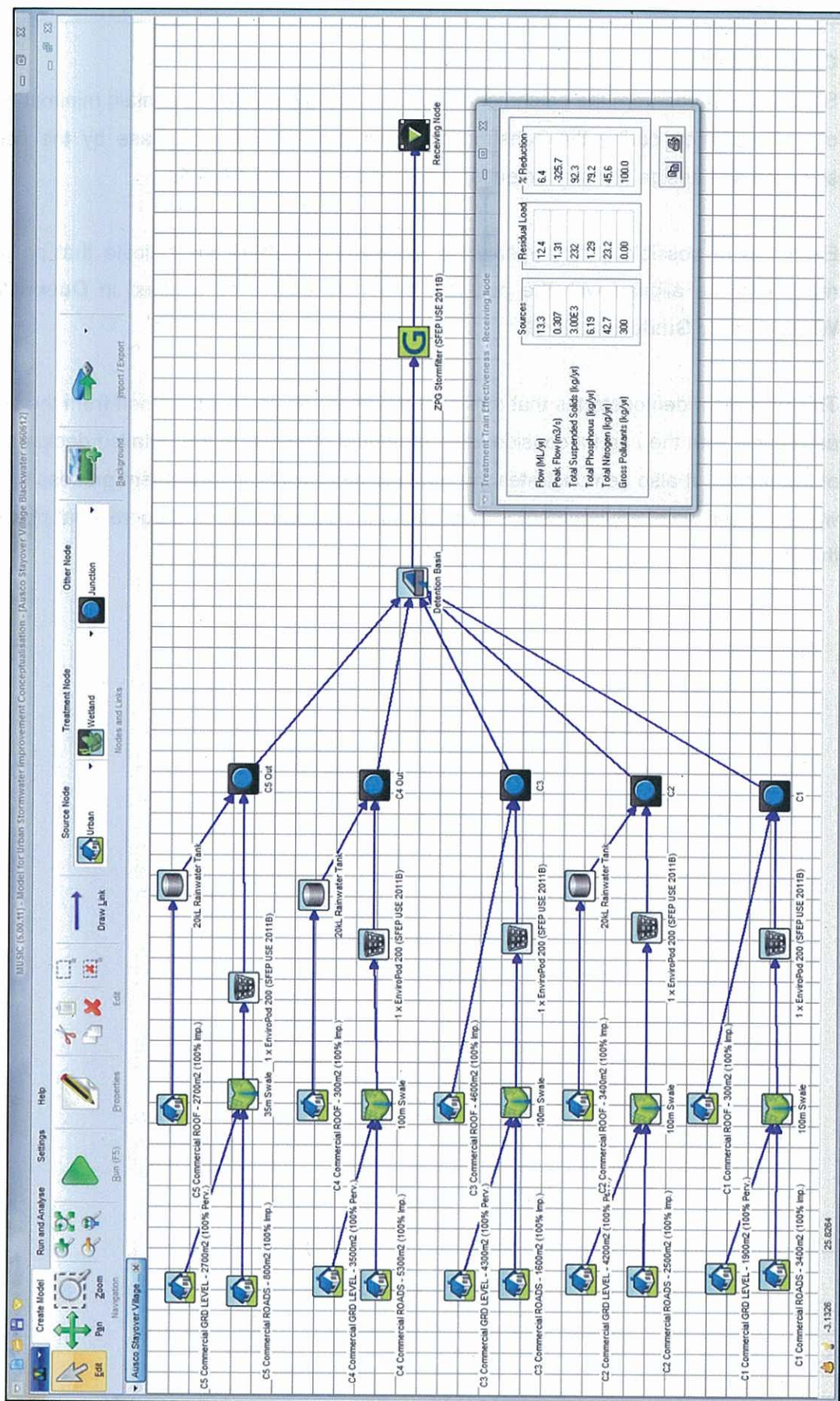


Figure 2: MUSIC Model and Results

6.0 CONCLUSION

Stormwater runoff from the catchment within the site is predicted to contain minimal levels of contamination during the construction phase and operational phase by the careful selection and design of control measures outlined in Section 4.0 & 5.0.

Examples of possible control measures modelled in MUSIC 5.0 indicate that pollutant reductions are aligned with the pollutant treatment objectives outlined in **Queensland Water Quality Guidelines 2009**.

This document demonstrates that sufficient treatment of stormwater runoff from the site is achievable with the careful consideration of control measure in the detailed design stage of the project. It also demonstrates the required stormwater management process to deal with the stormwater/environment issues during the construction and operational phase of the development.

Appendix A

ENVIRONMENTAL INCIDENT REPORT FORM - EXAMPLE

EXAMPLE

ENVIRONMENTAL INCIDENT REPORT FORM

Project:

Date & Time of Incident:	Incident No.:
Location of Incident:	
Nature of incident: <i>(eg, Spillage of contaminated liquid, injury to fauna, pollution)</i> <i>(attach additional sheets, records, photographs, plans etc, if necessary)</i>	

ACTION:

Notification who? Internal/External	
Action Taken	
Actioned By:	Date
Recommendations for prevention of similar incidents:	

Appendix B

ENVIRONMENTAL COMPLAINTS FORM -
EXAMPLE

EXAMPLE

ENVIRONMENTAL COMPLAINTS FORM

Project:

Complaint No:

Date:

Complaint Type:	Noise Scouring	Dust Aesthetics	Water quality Odour
Complaint Via:	Telephone In writing	Facsimile email	In person
Complaint by:	Name: Address: Phone/Fax:		
Details of Complaint;			
Received by:			
INVESTIGATION RESULTS / ACTION TAKEN (attach separate page if necessary)			
Investigation by:	Name	Position	
Time		Date	
Recommendations for prevention of similar incidents:			

Appendix C

ENVIRONMENTAL COMPLAINTS REGISTER - EXAMPLE

EXAMPLE

ENVIRONMENTAL COMPLAINTS REGISTER

Project:

[illegible]

CODES:

Severity:	C = Critical;	M = Major;	N = Minor
Area:	W = Work Procedures; Documentation	S = Safety;	E = Environment; D =
Cause:	D = Documentation; Equipment/Plant;	MT = Materials;	P = Personnel EP =
Corrective Action:	A = Accept as-is; RC = Reduced Cost	SS = Subcontractors/Suppliers	RR = Repair/rework; R = Reject;
Preventative Action:	D = Documentation; EP = Equipment/Plant;	MT Materials;	P = Personnel
		SS = Subcontractors/Suppliers	

Appendix D

SITE ENVIRONMENTAL INDUCTION ACKNOWLEDGEMENT - EXAMPLE

EXAMPLE

SITE ENVIRONMENTAL INDUCTION ACKNOWLEDGEMENT

Project:

Environmental controls have been planned and installed on this site. All Employees, Contractors and Visitors have a Duty of Care to undertake Due Diligence to ensure that the environmental controls are monitored and maintained in working order. Environmental Control measures must not be altered or removed unless directed by the Site Manager and alternative environmental control measures are in place.

Report to the Site Manager any environmental harm created by failure of the Environmental Control measures listed below, so that corrective action can be commenced:

- *Dust* – Airborne dust or dusty conditions.
- *Silt and Sediment Control* – Measures that may need cleaning out or repairing.
- *Dirt, Mud, Sand* – If deposited on driveways must be removed and the area cleaned.
- *Noise or Smoky Plant* – Any plant equipment or machines that require replacement of exhaust systems or develop smoky exhausts.
- *Fuel or Chemical Spills* – Contact the Site Manager immediately so that clean-up work can commence, refer to relevant 'hand-outs'.
- *Construction & Domestic Waste* – All rubbish and waste to be placed in bins. Advise Supervisor when bins are full and when they require emptying.
- *Maintenance, Refuelling of Plant & Equipment* – Only to be carried out on the nominated hardstand area.

The following Site Rules apply to all Employees, Subcontractors and Visitors:

- *All food scraps, containers, drink cans etc.* are to be placed in collection bins.
- *All rubbish and waste materials* are to be placed in collection bins and removed from site at regular intervals. Contact the Branch Manager or his nominee when the bins are almost full.
- *All chemicals and small fuel containers (20lts max)* must be stored in sealed containers when not in use. Return chemicals and fuel containers to the storage container overnight. Comply with the spill management plan.

Regular inspections and audits of the Environmental Controls will be carried out to ensure the controls are performing correctly.

Inductee Acknowledgement

Name:..... Company:..... Date:.....

Note: Employee to Sign and Date the Environmental Induction Register.

Appendix E

SITE SPECIFIC ENVIRONMENTAL
INDUCTION RECORD - EXAMPLE

EXAMPLE

SITE SPECIFIC ENVIRONMENTAL INDUCTION RECORD

Project:

The persons listed below have undergone a Site-Environmental Induction for the above Project, in accordance with Section 4.2 of the Site Based Stormwater Management Plan.

Site Manager: Signature Date: .../.../...

[illegible]

Appendix F

INSPECTION REPORT SHEET -
EXAMPLE

EXAMPLE

INSPECTION REPORT SHEET

Project:

[illegible]