

STATEMENT OF COMMITMENTS

Materials Recycling Facility - 191 Miller Road, Chester Hill

In accordance with the Director General's Environmental Assessment Requirements, this Statement of Commitments outlines the environmental management that will be undertaken on site to manage any potential impacts. This Statement of Commitments relates to environmental management during pre-construction, construction and operation.

1.1 General

- A. The development will be undertaken generally in accordance with the original Environmental Assessment report prepared by BBC Consulting Planners (November 2006) and accompanying appendices as modified the Environmental Assessment Report prepared by Moody & Doyle Consulting Planners (February 2009).
- B. The development will be undertaken in accordance with the following drawings:

Environmental Assessment Plan, prepared by Doerfler Borg Architects		
	Site Plan (as modified by Acoustic Fencing Plan specified below)	February, 2009
Stormwater Management Plans, prepared by Wade Consulting		
0600/002-P03	Catchment Plan	22 August, 2006
0600/002-P04	Indicative Stormwater Treatment Plan	22 August 2006
0600/002-P05	Indicative Erosion and Sediment Control Plan	22 August, 2006
Various	'Copa Water' Filternator Details – Standard Drawings	22 August, 2006
Acoustic Fencing Plan, prepared by Spectrum Acoustics		
Figure 2	Site Plan with indication of minimum height and position of acoustic barriers	February 2009

- C. The premises will be constructed and operated in accordance with the Statement of Commitments.
- D. The proponent will inform stakeholders including the Department of Planning, Department of Environment and Conservation and Bankstown City Council of any earthworks, demolition and construction staging activities being undertaken during construction.

1.2 Pre-Construction Phase

Further Approvals

- A. The proponent will obtain all necessary licenses, permits and approvals required by State and Commonwealth legislation in undertaking this project.
- B. The proponent will obtain a Construction Certificate prior to the commencement of building works.

Complaints Handling

The proponent will establish a complaints handling procedure, for the processing of any community comments.

Construction Environmental Management Plan (CEMP)

The proponent will prepare and implement a CEMP to outline all environmental management practices to be adopted during the construction phase. The CEMP will include the following plans and studies:

- a. An Erosion and Sediment Control Plan supporting the recommendations outlined in the Stormwater Concept Plan prepared by Wade Consulting which accompanied the EA.
- b. A Construction and Contaminant Management Plan adopting the recommendations of the Plan prepared by JBS Environmental Services. (Dated ?)
- c. A Construction Noise Management Plan and Noise Monitoring Program adopting the measures identified in the Noise Impact Study prepared by Noise and Sound Services.
- d. A Dust Management Plan and Dust Monitoring Program incorporating the findings of the Air Quality Assessment prepared by Heggies Australia. (Dated ?)
- e. A Construction Waste Management Plan outlining the type and quantity of materials to be removed from site.
- f. A Construction Traffic and Pedestrian Management Plan.
- g. An Acid Sulphate Soils Study and management plan if acid sulphate soils or high salinity are detected on site.
- h. A detailed review of all site contamination assessment reports to ensure that the redevelopment of the site takes into consideration any human health and environmental concerns.

Operation Environmental Management Plan (OEMP)

An OEMP will be prepared and implemented by the proponent, to ensure that the appropriate environmental management practices are adopted post construction. The OEMP is to contain the following plans:

- a. A Stormwater Management Plan with details on management of stormwater runoff from the site.

- b. A Stormwater Quality Management Plan including details of:
 - (i) Derivation of appropriate water quality criteria for all potential water pollutants that may be present in stormwater discharges from the site.
 - (ii) An indication that the water quality treatment systems will achieve the appropriate standard of water quality.
 - (iii) Description of maintenance for the water quality treatment devices.
 - (iv) Management details for the storage of oils, other chemical and wastes, to ensure that waterways and runoff is not polluted with contaminants.
 - (v) Outline procedures to be implemented for the management of spills or accidents that could affect water quality.
- c. A Water Reuse Plan outlining methods of harvesting rainwater, as well as potential uses for the rainwater.
- d. A Noise Management Plan that defines appropriate noise levels and how employees and contractors will ensure these levels are complied with. Details of additional measures that can be implemented if any level of non-compliance occurs.
- e. A Traffic Noise Management Plan outlining noise mitigation measures as well as access routes to the premises that do not rely on local roads.

Safety Plan

A Safety Plan will be prepared by the construction contractor prior to commencement of construction works on site. The Plan be used to ensure compliance with OH&S and statutory requirements. The Plan will address potential risks during demolition, excavation and construction activity including:

- Stability and adjacent structures;
- Falls from heights;
- Protection of the public
- Traffic controls around the perimeter of the site; and
- Working with high voltage electrical supply.

1.3 Construction Phase

Hours of Work

- A. Construction hours (including deliveries to and from the site) will be limited to:

Monday – Friday:	7am – 6pm
Saturday:	8am – 1pm
Sunday and Public Holiday:	No work

Construction work that is inaudible from surrounding residential premises is permitted outside of these hours.

- B. Despite the above, work or deliveries may be undertaken outside these hours by the RTA, police or other authorities.

Site Notices

- A. The building contractor will ensure that a person with authority over the project will be contactable by phone 24 hours a day.
- B. A site notice will be displayed on the Miller Road site boundary, to inform the public of the details of the project.
- C. A copy of the approved and certified plans, specification and documents will be available on site at all times.

Protection of Public Spaces and Local Approvals

- A. It is the responsibility of the proponent to obtain approval under the Local Government Act 1993, to erect a hoarding in a public place.
- B. It is the responsibility of the proponent to ensure that the public domain is not obstructed by any materials, vehicles, skips or the like during the construction period.
- C. If a mobile crane is required for use on or surrounding the site, a permit will be obtained from Bankstown Council 48 hours before any partial road closure or 4 weeks before any full road closure is required.

Building Code of Australia

All building works will be carried out in accordance with the standards and requirements of the BCA.

Services

If the construction process requires the relocation or adjustment of services, the proponent will comply with the requirements of the relevant public authorities.

Access and Car Parking

- A. The access and car parking layout will comply with AS2890.1.
- B. 74 car parking spaces and 10 truck parking spaces will be provided on site.

Imported Fill and Excavated Material

- A. Any imported fill for the site will be screened to ensure it is free from contaminants.
- B. Any excavated materials removed from the site are to be transported and disposed of in accordance with the EPA Guidelines *“Assessment, Classification and Management of Liquid and Non-Liquid Waste”*.

Noise, Dust and Traffic Management

Management Plans for noise dust, and traffic have been prepared as part of the EA, and will provide the guidelines for the management of these factors during construction.

Substation

An electrical substation chamber will be installed on the site if required by Integral Energy.

Outdoor Lighting

Outdoor lighting will comply with AS 1158.3: Pedestrian Area Lighting and AS 4282: Control of the Obtrusive Effects of Outdoor Lighting.

1.4 Operational Phase

General

A contact telephone number will be provided for the public to seek information or make a complaint. Complaints should be recorded and responded to by the site superintendant.

Hours of Operation

The operation of the premises will be limited to Monday to Saturday 7am-6pm. No work will be undertaken on Sundays or public holidays. The operation of heavy machinery and processing of materials will only occur between 7am – 5pm Monday to Friday.

Materials Handling

- A. All materials stockpiled within the site will not exceed a height of 3m, therefore reducing impact on visual amenity in the area.
- B. All containers and drums received on site shall be washed and cleaned of oils, grease, fuel, dirt and other waste residue. Any unclean materials delivered on site, will be returned to the customer.
- C. Any residual fuels, oils and batteries will be removed from any product, before entering the site. Any inadvertent motor fluids remaining in vehicles will be collected and disposed off-site.
- D. A procedure should be introduced to refuse any incoming gas bottles that have not been emptied.

Acoustic Matters

- A. The concurrent use of plant and machinery at the facility will be limited to times only when necessary.
- B. 3.5 metre to 8 metre high acoustic fences will be installed around the processing areas and around the perimeter of the development zone. The fences will be constructed of concrete

supports, with colourbond material atop. The first 3m of fencing surrounding the processing areas will be covered with rubber.

- C. All plant used in the construction and operation of the facility is to be properly maintained to ensure rated noise emissions levels are not exceeded.
- D. No works are to be carried out outside of the acoustic barriers.
- E. All construction activities will be undertaken guided by AS2436-1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites".
- F. The use of the site will not result in "offensive noise" as defined in the Protection of the Environment Operations Act.
- G. Noise mitigation measures will be implemented to ensure that any noise from the premises does not exceed any of the following limits:

<u>Noise Assessment Location</u>	<u>Daytime Limit (LAeq, 15 minute, dB(A))</u>
Residences in Waldron Road	47
Residences in Goodstate Place/ Orchard Road	50
Any other affected residence	50
Industries	70

- H. Low noise kits will be installed within vehicles, mobile and fixed plant.
- I. All on-site plant will be assessed by an acoustic consultant, to determine if any further noise controls are necessary.

Air Quality

- A. The premises will be maintained in a condition which minimises or prevents the emission of dust from premises.
- B. Water carts, sprinklers or hoses will be used when there are visible dust emissions.
- C. Regular sweeping will ensure that accumulated dust is removed.

Odour

The operation of this facility will not cause or permit the emission of any offensive odour.

Risk Management

- A. Fire protection systems will comply with the BCA and are to cover the additional building recycling operations.
- B. Transport routes recommended by the RTA are to be followed where practicable.

- C. The site Emergency Response Plan (ERP) will be reviewed against AS 3745-2002 requirements and extended to cover the modified building recycling activities proposed.

Vehicle Access

- A. All vehicles are to enter and exit the site in a forward direction. A prominent sign will be erected to ensure this is implemented.
- B. The driveways, loading area and car parking spaces will be unobstructed at all times

Maintenance

The proponent will keep the site clean and ordered at all times during the operation of the Facility.