



STATEMENT OF COMMITMENTS

Proposed Material Recycling Facility 191 Miller Road, Chester Hill

In accordance with the Director-General's Environmental Assessment Requirements, this section provides final Statement of Commitments to outline the measures the Proponent is prepared to make in respect of environmental management and mitigation at the site. The Statement of Commitments for the project below specify how the project will be managed to minimise potential impacts both during pre-construction, construction and operation.

1.1 General

- A. The development will be undertaken generally in accordance with the Environmental Assessment report prepared by BBC Consulting Planners, including accompanying appendices.
- B. The development will be undertaken generally in accordance with the following drawings:

<i>Environmental Assessment Plan, prepared by Doerfler Borg Architects</i>		
SKO1	Site Plan (as modified by Acoustic Fencing Plan specified below).	21 April 2006
<i>Stormwater Management Plans, prepared by Wade Consulting</i>		
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	
<i>Acoustic Fencing Plan, prepared by Noise and Sound Services</i>		
Figure 6	Site Plan with Indication of Minimum Height and Positions of Acoustic Barriers	November 2006

- C. The premises will be constructed and operated in accordance with the Statement of Commitments.
- D. CMA Corporation will develop a program of informing key stakeholders including the Department of Planning, Department of Environmental and Conservation and Bankstown City Council, of earthworks, demolition and construction staging and activities throughout the development process.

1.2 Pre-Construction Phase

Further Approvals

- A. CMA Corporation will obtain all necessary licences, permits and approvals required by State and Commonwealth legislation in undertaking the project.
- B. The Proponent will obtain a Construction Certificate prior to the implementation of the engineering and building works.

Complaints Handling

Prior to construction commencing, the proponent will establish a complaints handling procedure available for community complaints.

Construction Environmental Management Plan (“CEMP”)

The proponent will prepare and implement a CEMP to outline all environmental management practices and procedures to be followed during the construction of the project. The CEMP is to contain the following plans and studies:

- a. an Erosion and Sediment Control Plan incorporating the principles outlined in the Stormwater Concept Plan prepared by Wade Consulting accompanying the EA;
- b. a Construction and Contaminant Management Plan incorporating the processes outlined in the Plan prepared by JBS Environmental Services (Appendix 8);
- c. a Construction Noise Management Plan and Noise Monitoring Program incorporating the mitigation measures outlined in the Noise Impact Study prepared by Noise and Sound Services. The noise assessment goals for the construction phase will be sought to be achieved through feasible and reasonable noise mitigation measures;
- d. a Dust Management Plan and Dust Monitoring Program incorporating the findings of the Air Quality Assessment prepared by Heggies Australia;
- e. a Construction Waste Management Plan addressing the type and quantities of materials to be removed from the site, the name and address of the contractor and the address of the proposed disposal site;
- f. a Construction Traffic and Pedestrian Management Plan;
- g. studies of Acid Sulphate Soils and soil salinity. Should sulphate soils or high salinity be encountered at the site, suitable management plans will be developed; and
- h. a detailed review of all reports relating to site contamination to confirm that the redevelopment of the site, including all necessary construction activities, takes appropriate account of any human health or environmental concerns associated with any remaining soil and/or groundwater contamination at the site.

Operation Environmental Management Plan (“OEMP”)

The proponent will prepare and implement a OEMP to outline all environmental management practices and procedures to be followed following the completion of construction. The OEMP is to contain the following plans:

- a. a Stormwater Management Plan indicating the means of managing stormwater run-off 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, taking into consideration the applicable Water Quality Objectives in the ambient waters and using technical criteria derived from the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000);
 - (ii) a clear demonstration that the water quality treatment systems to be installed will ensure that stormwater discharged from the site achieves the derived water quality criteria;
 - (iii) a description of the maintenance procedures for the water quality treatment devices, including details on how water captured in the first flush system(s) will be managed;
 - (iv) details of bunding arrangements for all areas where oils, other chemicals and wastes are to be stored to ensure that pollution of waters does not occur in the event of spills or leakages; and
 - (v) procedures to be used to manage spills and other incidents with the potential to impact on water quality;
- c. a water reuse plan indicating means of harvesting rainwater from the site and the potential uses to which this rainwater can be put;
- d. a Noise Management Plan that includes details of noise criteria to be maintained, the monitoring regime to be implemented during operations, method statements for employees and contractors to manage 'at source' noise, and allowance for additional mitigation measures if any non-compliance with acoustic criteria is detected; and
- e. a Traffic Noise Management Plan that includes the use of best practice noise mitigation and includes a requirement for access routes to the premises that do not use local roads.

Safety Plan

The construction contractor will establish a Safety Plan before work commences on-site to detail safe work methods and procedures to be followed on-site and to ensure compliance with OH&S and statutory requirements. Such a plan to address safety risks during demolition, excavation and construction activity, including:-

- stability of 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. The hours of construction, including deliveries of materials to and from the site, will be:
- Monday to Friday inclusive: 7:00am to 6:00pm;
 - Saturday: 8:00am to 1:00pm; and
 - No work on Sundays or Public Holidays.

Construction work which is inaudible at any residential premises may be undertaken outside of the above hours.

- B. Notwithstanding the above, work may be undertaken outside the above hours where the delivery of materials (and in particular the proposed shearing machines) is required outside these hours by the RTA, Police or other authorities.

Site Notices, Documentation

- A. The building contractor will ensure that a 24 hour contact telephone number is displayed and attended by a person with authority over the works for the duration of the project.
- B. A site notice will be predominantly displayed at the Miller Road boundary of the site for the purpose of informing the public of the project details.
- C. A copy of the approved and certified plans, specifications and documents including conditions of approval will be kept on site at all times.

Protection of Public Places and Local Approvals

- A. The proponent undertakes to obtain any approval necessary under the Local Government Act 1993 to erect a hoarding in a public place.
- B. The proponent undertakes to ensure that the public way is not obstructed by any materials, vehicles, skips or the like during the construction period.
- C. For construction activities which warrant the use of a mobile crane on the site or land surrounding the site, a permit will be obtained from Bankstown City Council. Any such permit will be obtained 48 hours in advance of any partial road closure required or 4 weeks in advance of any full road closure required.

Building Code of Australia

All building works will be carried out in accordance with the BCA as relevant at the time of lodgement of the Construction Certificate.

Services

The proponent will comply with the requirements of relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.

Access and Car Parking

- A. The access and car parking design and layout will comply with AS2890.1.
- B. That 79 car parking spaces and 10 truck parking spaces will be provided for the project.

Imported Fill and Excavated Material

- A. Any imported fill will be validated to ensure its suitability for the proposed land use from a contamination perspective.
- B. Any excavated materials removed from the site are to be assessed, classified, 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

During the construction of the project, measures as outlined in the Noise, Dust and Traffic Management Plans as required by the Commitments in the pre-construction phase of the project will be implemented.

Substation

An electrical substation chamber will be installed on the site in accordance with the requirements of 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 via which the public may seek information or make a complaint. A log of complaints should be maintained and actioned by the site superintended in a responsive manner.

Hours of Operation

The use of the premises will be generally limited to the hours between 7:00am and 6:00pm Mondays to Saturdays. No work will be undertaken on Sundays or Public Holidays. The operation of processing machinery will only occur between 7:00am and 5:00pm Mondays to Saturdays. There will be no processing of materials outside those hours.

Materials Handling

- A. All materials stockpiled within the site will not exceed a height of 3m to ensure the visual impacts of the proposal are reduced.
- B. The proponent will only accept containers and drums which have been washed or cleaned free of oils, grease, fuel, dirt and other waste stream contaminants. Should

any unclean materials be present within materials being delivered to the site, these would be returned to the customer at the customer's expense.

- C. Any residual fuels, oils and batteries, particularly in vehicle bodies being dismantled, will be removed before entering the site. Any inadvertent motor fluids remaining in vehicles will be collected within the shear unit's covered charge box for collection by a tanker truck and disposal off-site.
- D. A procedure should be introduced to refuse any incoming gas bottles that have not been emptied.

Acoustic Matters

- A. At all times, the concurrent use of plant and machinery at the facility will be limited to times only when necessary.
- B. Acoustic fencing, comprising 3m – 8m tall fences around the processing areas and perimeter of the development zone are to be erected. These fences are to be constructed of colourbond material atop concrete supports and are not to contain any gaps except for truck access as proposed. The first 3m of the fencing surrounding the processing areas will be covered with rubber material (or suitable alternative) to prevent any inadvertent metal on metal impacts.
- 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 give rise to the emission of an "offensive noise" as defined in the Protection of the Environment Operations Act.
- G. Appropriate noise mitigation and management procedures will be implemented at the site to ensure that noise from the premises does not exceed any of the following noise limits at any time (at wind speeds up to 3m/s at 10 metres above ground level):-

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

The modification factors presented in Section 4 of the NSW Industrial Noise Policy will be applied to the noise levels from the site prior to comparison to the above noise level limits.

- H. Vehicles, mobile and fixed plant will be installed with the manufacturer's low noise kits where possible, such as low noise exhaust attenuators.
- I. Once operational, all on-site plant will be assessed and diagnosed by a qualified acoustical consultant to establish whether further noise controls at source are reasonably practicable.

Air Quality Matters

- A. The premises will be maintained in a condition which minimises or prevents the emission of dust from the premises.
- B. Water carts, sprinklers or hoses will be used on any day there are visible dust emissions.
- C. The site will be regularly swept to ensure that accumulated dust is collected.
- D. Should the quantity of intact air conditioning units received by the project prove significant, the proponent will install a HFC reclamation unit to capture the refrigerant and prevent HFC emissions to atmosphere.

Odour

The premises will not cause or permit the emission of any offensive odour from which the licence applies.

Risk Management

- A. Fire protection systems are to be compliant with the BCA and AS 1940 – Storage and Handling of Flammable and Combustible Liquids.
- B. Transport routes recommended by the RTA are to be followed. This includes a restriction to B-Double access along the peripheral southern and northern ends of Miller Road.
- C. A basic Emergency Response Plan (“ERP”) to AS 3745-2002 to be developed for the site.

Vehicle Access

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

Maintenance

The proponent will keep the site in clean and tidy order during the operation of the project.