

STATEMENT OF COMMITMENTS

1 Stormwater Management

Stormwater management of the site will be designed in accordance with the relevant guidelines of Canada Bay Council.

An undertaking is made that stormwater will be removed from the development lot by way of pipes and pits connected to the public drainage system (currently being designed on behalf of Meriton Apartments Pty Ltd).

Drainage pipes will be designed to account for 1 in 20 and 1 in 100 year flooding similar to Meriton's other developments on Lots 100, 103 and 104 at Precinct C.

Where possible, stormwater will be captured and stored for irrigation purposes for landscaping for the completed development. The use of any such water will be undertaken in accordance with the relevant standards and regulations.

2 Construction Impacts

Water tanks placed upon trucks will spray the site on a periodical basis during basement excavation to reduce dust emissions, which is a standard method on construction site.

Noise emissions are primarily from machinery on the site and trucks entering and leaving a development site. To minimise noise impacts, the hours of work will be restricted to between 7am-6pm Monday-Fridays 7am-3pm Saturdays, and no work on Sundays.

Sediment run off will be managed with the provision of siltation traps, silt meshing at sensitive locations along the perimeter of the site during construction of the buildings. Sediment control management will be based on the Canada Bay Council's guidelines.

3 Waste Generation and Collection

Construction material on the site is used in an efficient manner to reduce wastage and costs. All construction material that is no longer requires is sent to local building recycling companies or reused elsewhere on site where applicable.

Waste collection for the final development has been designed to take place from the basement car parking levels. The ceiling to floor heights and manoeuvrability of trucks have been designed as instructed by TTPA traffic consultants to ensure Council garbage trucks and service vehicles can enter and leave the site in a forward direction (refer to **Annexure 10**).

Where possible, grey water will be captured and stored for irrigation purposes for landscaping. The use of any such water will be undertaken in accordance with the relevant standards and regulations.

4 Use of Cranes

Cranes and other equipment will not intrude above rail corridor land.

Wiring will be appropriately covered where equipment or cranes are over transmission lines.

5 Mitigation of Amenity Impacts from Construction Activities

Relevant mitigation matters have been identified and addressed above. A Construction Management Plan will be prepared and submitted with an application for a Construction Certificate for the development.

6 ESD Initiatives

In accordance with the Rhodes West Masterplan, the following ESD initiatives will apply:

- Examine the use of alternative energy source such as gas hot water and heat pumps for high energy consumption uses – swimming pools, gymnasiums and spa pools. Where achievable, gas hot water/heat pumps will be incorporated into the building.
- Use of gas hot water systems which use less energy than electricity.
- Water harvesting management of landscaped areas from stormwater detention tanks.
- Use of energy efficient window systems to reduce heat loads on apartments in accordance with BASIX and the Building Code of Australia.
- Insulation of the buildings in accordance with SEPP BASIX and the Building Code of Australia.
- Provision of shading devices to building facades to reduce in heat loads in accordance with SEPP BASIX.
- Use of native drought resistant plants in landscape areas, where appropriate.
- Provide a composting area.