

STATEMENT OF COMMITMENTS

Relevant to the proposed development, statement of commitments relate to environmental management, mitigation measures and monitoring for the project. Each of these issues and commitments are made in the paragraphs that follow in this section.

Stormwater Management

Stormwater for the apartments has been designed in accordance with the approved Early Works Package (MP08_0258) on the 14 July 2010. Stormwater will be captured and stored for irrigation purposes, and re-used for landscaping for the completed development. The use of which will be undertaken in accordance with the relevant standards and regulations. Details on stormwater management is enclosed in *Annexure 16*.

Drainage pipes will be designed to account for 1 in 20 and 1 in 100 year flooding. 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.

Construction Impacts

Excavation for the car parking basement levels will involve water tanks placed upon trucks being used to wet the site on a periodical basis 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-5pm 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 Council's guidelines.

A truck route map will be made available to Council identifying which way vehicles will arrive and depart from the site.

Waste Generation and Collection

Construction material on the site is used in an efficient manner to reduce wastage. All construction material that is no longer required 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 large basement car parking for Buildings 11, 12, 13/14, and 15/16. Building 17's waste will be collected into the recycling bins and the Building Manager will transfer the bins up to the street level for collection.

The ceiling to floor heights and maneuverability of trucks have been designed as instructed by GTA 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.

Use of Cranes

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

Staging of Development and Occupation

The development has been conceptualized in a number of stages.

Demolition and Early Works

Demolition of existing buildings and sub structures on the site was completed in October 2010. Portions of the "Early Works" approval have commenced in terms of basic road layout and provision of utilities.

Stage 1

Stage 1 comprises Buildings 1, 2, 3, 4, 5, 7 and 8. Buildings 4 and 5 are completed, and the remainder of the buildings in Stage 1 are under construction.

Stage 2

Stage 2 comprises Buildings 6, 9 and 10 and has been approved by the Department of Planning and Infrastructure. Construction has commenced.

Stage 3

Stage 3 comprises Buildings 11, 12, 13/14, 15/16 and 17 and is the final stage in the development.

Recommendations from Consultants

A commitment to re-design the garbage collection area for Buildings 11, 12, 13/14 and 15/16 is to be undertaken as recommended by GTA Traffic Consultants, September 2012. The details of which will be provided at the design stage of the Construction Certificate.

Further, the recommendations of the Access Consultants, Morris Godding Consultants to provide detailed design information prior to Construction Certificate is similarly acknowledged and will be undertaken.