Appendix O

Statement of commitments

Settlement City Shopping Centre – Port Macquarie
Environmental Assessment proposed Stage 1

ING REAL ESTATE

Manidis Roberts

Draft statement of commitments

The environmental assessment (EA) considers the project's potential environmental impacts and identifies the desired outcomes. Furthermore, the EA highlights the management measures required to avoid or reduce environmental impacts.

ING is committed to implementing these management measures. The commitments listed in Table 1 are designed to avoid, manage, mitigate, offset and/or monitor the environmental impacts of the proposed project. Additionally, the proposed management measures provide surety during pre-construction, throughout construction and into the operational phase.

These measures form the basis of ING's draft statement of commitments (SoC), which is fully outlined in Table 1. The draft SoC specifically contains the following:

- The desired environmental outcomes.
- The actions that ING is committed to undertaking to achieve the environmental outcomes.
- The actions that ING is committed to undertaking to achieve the relevant outcomes anticipated by Council's Section 94A plan and the adopted Structure Plan in regard to traffic and access.
- The timing of implementation of each commitment.

The commitments are based on the need to:

- Meet future planning approvals and associated environmental management considerations.
- Minimise economic and social impacts on the community during construction.
- Prevent negative impacts on the terrestrial and aquatic environment at and surrounding the site.
- Provide for appropriate development contributions, as works in kind, valued at approximately $1million that will provide for various improvements in accordance with Council's Section 94A plan and the adopted Structure Plan.

Table 1 Draft statement of commitments

Objective	Ref #	Commitment	Timing
Visual impact			
Improve the appearance of the site from surrounding developments.	V1	Detailed landscape plans to include appropriate larger tree species for the corner of Shopping Street and Entertainment Street that would ultimately grow above the proposed roof heights of the development and therefore break down the mass of the roof when viewed from elevated and distant views.	Prior to issue of a construction certificate
	V2	Preparation of detailed landscape plans to include a review of the existing trees on the Park and Bay Street frontages to determine which might best be kept and which should be removed or replaced. Where these trees lie outside the property line of the development this may be a matter to be recommended to Council to undertake as general streetscape improvement.	Prior to issue of a construction certificate
Sustainability			
Improve sustainability outcomes at the site by reducing energy and water use, and reducing waste.	S1	Energy and water use, and waste at the site will be reduced by undertaking specific sustainability measures including the use of light colours to reflect heat, the use of insulation, sensor lighting, water efficient fittings, rainwater harvesting, and landscape design to ensure that tree and shrub species that require minimal water are provided.	Construction and operation
	S2	An appropriate construction waste management plan will be prepared with the selected builder for that component of work Waste during construction would be managed in accordance with the waste hierarchy set out in the *Waste Avoidance and Recovery Act 2001.*	Prior to issue of a construction certificate
	S3	An appropriate operational waste management plan will be prepared with centre management.	Prior to issue of the occupation certificate
Choose appropriate construction materials based on prescribed sustainability criteria.	S4	Materials will be selected based on their recyclability, low transport costs, and minimal environmental impact. Materials will be sourced from local suppliers where possible and recycled wherever possible.	Design
Infrastructure provision			
Ensure that an appropriate level of infrastructure is provided at the site to service the site and surrounding needs.	I1	A full assessment of all utilities will be conducted prior to construction to ensure site is adequately serviced.	Pre-construction

Objective	Ref #	Commitment	Timing
Increase the efficiency of stormwater treatment at the site.	I2	The existing stormwater treatment system on site will be upgraded as part of the project, to improve the stormwater system in accordance with ecologically sustainable development principles.	Construction
Traffic and access			
Develop urban edge along Bay and Park Street	T1	Upgrade verge landscaping within the Stage 1B component of the project in a manner broadly consistent with the principles contained within Section 5.4 of the Settlement City Precinct Structure Plan December 2008 and outlined on plan 1 attached to this SoC.	Construction
Maintain public access to the foreshore along The Governors Way promenade.	T2	Upgrade of open space to maintain and improve public access along The Governors Way promenade within the Stage 1 project area as identified within Section 5.5 of the Settlement City Precinct Structure Plan December 2008 and outlined on plan 1 attached to this SoC. Maintain existing ownership and public access arrangements.	Construction
Maintain and improve pedestrian access across Bay Street	T3	Upgrade of existing pedestrian crossing on Bay Street as identified in Section 5,4 in the Settlement City Precinct Structure Plan December 2008 and outlined on plan 1 attached to this SoC.	Construction
Minimise impact of construction traffic on local community.	T4	An appropriate construction traffic management plan will be prepared with the selected builder for that component of work.	Prior to issue of the construction certificate.
Hazards			
Minimise impact of acid sulphate soils on the project.	H1	Works that could lower the groundwater table will be avoided wherever possible. An ASS management plan will be prepared if ASS is encountered.	Pre-construction and construction
Minimise impact of the project on the groundwater table.	H2	A dewatering plan will be prepared in the event that the groundwater table is intercepted.	Construction
Ensure geotechnical stability of ground prior to construction.	H3	A detailed geotechnical investigation of the site will be undertaken prior to construction in order to develop strategic engineering remedies for any identified stability issues.	Pre-construction

Objective	Ref #	Commitment	Timing
Climate change			
Minimise impacts of sea level rise on the project.	C1	Ground floor levels are designed to be above the worst-case scenario level of 1.9m AHD for sea level rise.	Design
Minimise production of greenhouse gas during construction and operation of the project.	C2	Greenhouse gas reducing measures will be implemented during construction and operation of the project, including providing the option of greenpower to tenants, using insulation, energy-saving light fixtures, modular heating and cooling systems.	Construction and operation
Water cycle management			
Prevent contamination of waterways from fuel, oil, or chemical spills.	W1	Bunded areas will be established where required, and spill kits will be provided. An Environmental Management System and Construction Environmental Management Plan will be developed and implemented prior to construction and include procedures for the containment and clean up of spills and any necessary reporting.	Prior to issue of the construction certificate
Minimise impacts of sedimentation and erosion during construction of the project.	W2	Sedimentation control measures will be implemented during construction of the project. A construction environmental management plan will be prepared and implemented prior to construction. All sediment controls will be implemented in accordance with Landcom's *Soils and Construction, managing urban stormwater* guidelines (Landcom's Blue Book).	Prior to issue of a construction certificate
Minimise impacts of the project on existing waste water system.	W3	A detailed site analysis will be undertaken in order to confirm sewage system capacity prior to construction of the project.	Prior to issue of a construction certificate
Flora and fauna			
Minimise disturbance to fauna during construction and operation of the project.	F1	The project will be focused within areas of low ecological constraint where possible. Traffic calming devices and signage will be provided to warn drivers of koala populations. All construction fencing will be positioned outside of high constraint areas, and have sufficient gap along the base of the fence to allow koala passage.	Construction and operation
No net loss of terrestrial habitat as a result of project.	F2	Compensatory planting will be provided for any anticipated loss of vegetation. Existing wildlife corridors will be preserved and enhanced, and strategic compensatory plantings will be undertaken where required.	Construction and operation
Minimise impacts on aquatic/estuarine environment as a result of the project.	F3	Appropriate stormwater and water cycle management measures will be undertaken to ensure stormwater, erosion, and sedimentation impacts are minimised.	Construction and Operation

Objective	Ref #	Commitment	Timing
Noise			
Minimise impacts of construction noise on the community.	N1	Noise management plan (NMP) will be prepared prior to construction. Noise levels will comply with NSW DECC construction noise criteria. Standard engineering treatment methods such as temporary barriers, hoardings, enclosures and silencers will be used to mitigate noise and vibration impacts. The NMP will nominate specific works required to be undertaken outside of trading hours. These works will relate to the existing centre. The works will be nominated on the basis they are critical to maintain trade and tenant quite enjoyment.	Prior to issue of a construction certificate
Minimise noise impacts on the local community from increase site activation/opening hours.	N2	Appropriate signage will be installed requesting visitors to leave quietly and consider residents. Loading dock hours of operation will be maintained in accordance with current approvals.	Operation
Minimise noise impacts on the local community resulting form operation of the project.	N3	Noise-producing equipment, in particular air conditioning units, will be encased in acoustic housing to minimise noise levels. Equipment will be assessed for compliance with established criteria at the detailed design stage of the project in order to meet construction certificate requirements, and ongoing monitoring will be undertaken.	Construction and Operation

Plan 1 Indicative location of traffic and access upgrade works