

REVISED DRAFT STATEMENT OF COMMITMENTS (MAY 2009)

DRAFT STATEMENT OF COMMITMENTS – ENVIRONMENTAL MANAGEMENT, MITIGATION & MONITORING						
Project Component	Environmental Outcome (Commitment)	Measure (Commitment)	Purpose of Measure	Timing for Completion	Monitoring and Reporting	Person Responsible for Each Action
1. Erosion and Sediment Control (Construction Phase)	1.1 Minimise the escape of wind-borne particles by complying with the Erosion and Sedimentation Control Plan prepared by Cozens, Regan, Williams, Prove dated 11.04.07 (Annexure 14)	1.1.1 Minimise disturbance area 1.1.2 Promptly rehabilitate disturbed areas 1.1.3 Regularly water disturbed areas of the site	To ensure that air pollution does not exceed DECC standards	Ongoing during the construction phase	Any complaints to be recorded in the Complaints Register and valid claims to be acted on within one hour. Details to be provided in the monthly Compliance Report.	Building Contractor
	1.2 Minimise mobilisation of sediments by complying with the Erosion and Sedimentation Control Plan, Cozens, Regan, Williams, Prove, 11.04.07 (Annexure 14)	1.2.1 Erect sedimentation sensors, inlet filters, hay bale barriers and diversion drains. 1.2.2 The controls shall be maintained during the construction phase and defects liability period.	To ensure that water quality in receiving waters is not decreased in quality by sediment and nutrient loads	All sediment and erosion control measures to be in place prior to commencing site work or demolition.	Visual monitoring shall be carried out by the Project Manager on a weekly basis and after each storm event. Details to be contained in the monthly Compliance Report.	Building Contractor
2. Site Safety	2.1 Minimise risk of injury to club members and guests, club employees and construction workers and members of the public by generally complying with the Safety Management Plan, Tweed Safety Management Services Pty Ltd, 2007 (Annexure 16)	2.1.1 The principal contractor shall prepare a Health and Safety Plan and submit the Plan to the Project Manager for approval. The contractor shall comply with the approved Plan.	To ensure that Occupational Health and Safety Act 2000, Occupation Health and Safety Regulation 2001 and relevant Codes of Practice are complied with.	Prior to commencing any work on the site.	Monitoring and reporting incidents to be recorded in the Incident Register and details to be included in the monthly Compliance Report. Work Cover to be notified in appropriate circumstances.	
		2.1.2 The principal contractor shall prepare a Traffic and Pedestrian Plan for approval by the Project Manager.	To ensure that traffic and pedestrian management during the construction phase complies with the RTA Traffic Control Worksite Manual and AS1742.3	Prior to commencing work on site.	As above.	
		2.1.3 The Health and Safety Management Plan shall include appropriate measures to manage asbestos materials.				

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3. Demolition	3.1 Minimise environmental impacts, particularly noise, dust and vibration, by generally complying with the Demolition Report, GMP Management, August 2007 and Environmental Management Plan, GMP Management, June 2007 (Annexure 10).	3.1.1 All demolition material will be sorted and stockpiled on site. Suitable material will be recycled and waste will be disposed of to Council's Stotts Island Landfill site.	To ensure that ESD principles are achieved by recycling suitable materials.	Prior to commencing construction of the new buildings.	Project Manager to address compliance in monthly Compliance Report.	Building Contractor
		3.1.2 All materials will be handled in accordance with Work Cover guidelines and AS2601-1901.	To ensure that statutory requirements and relevant Codes Of Practice are complied with.	As above.	As above.	
4. Acid Sulphate Soil	4.1 Minimise disturbance of acid sulphate soils by limiting excavations to approximately 2 metres in depth.	4.1.1 Comply with the provisions of the Acid Sulphate Soils Manual (ASSMAC, 1998) and the Acid Sulphate Soil Investigation Report, Precise Environmental, March 2007 (Annexure 7).	To ensure that significant volumes of acid sulphate soils are not disturbed.	During the excavation phase.	Precise Environmental to monitor excavation and address compliance in the monthly Compliance Report.	Precise Environmental
5. Contamination	5.1 Minimise disturbance of potentially contaminated soils by complying with the Preliminary (Stage 1) Site Contamination Report, Precise Environmental, April 2007 (Annexure 17).	<p>5.1.1 If any of the existing building slabs are breached, preliminary sampling and analysis of the underlying material shall be undertaken to determine if the material has been treated with an organo-chloride pesticides as a termite control measure.</p> <p>Sampling and testing shall be carried out in accordance with AS4482.1 1997 and Guidelines for Consultants Reporting on Contaminated Sites, Environment Protection Authority (1997).</p>			Compliance to be addressed in the monthly Compliance Report.	Project Manager

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		5.1.2 In the event that contamination is identified, a Remediation Action Plan shall be prepared by the proponent for approval by the Department of Environment and Conservation and the site shall be rehabilitated in accordance with that Plan.	To ensure that any contaminated soil is suitably remediated.	Prior to erection of any permanent structures over the contaminated material.	As above.	
6. Construction of New Building	6.1 Minimise noise, dust and vibration and amenity impacts by generally complying with the Construction Management Plan, GMP Management, August 2007 and the Safety Management Plan, Tweed Safety Management Services, August 2007.	6.1.1 Limit work hours to 7.00am to 6.00pm Monday to Friday.	To mitigate adverse construction impacts.	During construction.	Project Manager to address compliance in monthly Compliance Report.	Project Manager
		6.1.2 Limit noise levels to 5dBA above background at the nearest residential receivers. 6.1.3 Screen the building with suitable fabric. 6.1.4 A Construction Noise Management Plan will be prepared.	To comply with DECC requirements.	Prior to work commencing.	Project Manager.	Building Contractor
7. Comply with the Building Code of Australia Including Part J	7.1 Ensure that the design and operation of the building achieved energy efficiency and water efficiency requirements.	7.1.1 Comply with the Building Code of Australian Including Part J relating to Commercial Buildings (see Annexure 21).	To achieve energy efficiency objectives.	Prior to issue of a Construction Certificate.	Project Manager to address compliance in monthly Compliance Report.	Building Contractor and Project Manager
8. Landscaping and Embellishment	8.2 Soften the visual impact of the building and surrounding hardstand areas	8.2.1 Carry out site landscaping in accordance with the Site Landscaping Plans – Imagine IDG, LTP-WD-01(A), April 2009; LP-WD-01(B), October 2008; LH-WD-01(B), October 2008; LD-WD-01(B), October 2008; LH-WD-02(A), May 2009; LP-WD-02(C), October 2008.	To soften the appearance of the building and hardstand areas and provide a more attractive pedestrian environment and car parking area.	Prior to the issue of a final Occupation Certificate for the building.	Project Manager to address compliance in monthly Compliance Report.	Building Contractor

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9. Wharf Street Frontage	9.1 Improve public interface with Wharf Street.	9.1.1 The Wharf Street frontage of the Club will be activated as part of Stage 3.	To achieve an improved streetscape and urban design outcomes.	Prior to the issue of an Occupation Certificate for Stage 3.	Project Manager.	Project Manager
10. Building	10.1 Comply with BCA and LG Act 1993.	10.1.1 Obtain CC and Section 68 approvals.	To comply with statutory requirements.	Prior to commencing construction.	Project Manager.	Project Manager
		10.1.2 Obtain Fire Engineering Report from qualified Fire Engineer.	To ensure compliance as the building has been the subject of an alternative solution under the BCA.	Prior to issue of a construction certificate.	Project Manager.	Project Manager
11. Water and Sewer	11.1 Connect to Council's reticulation.	11.1.1 Obtain Section 68 LG Act approvals and pay normal contributions.	To comply with statutory requirements.	Prior to issue of a construction certificate.	Project Manager.	Project Manager
12. Flooding	12.1 Comply with Council's Flood Policy.	12.1.1 Only flood compatible components to be constructed below design flood level.	To comply with Tweed Development Control Plan 2007, Part A3.	Prior to issue of a construction certificate.	Project Manager.	Project Manager
13. Stormwater	13.1 Comply with Council's Stormwater Policy.	13.1.1 Install construction phase and permanent phase stormwater quality devices in accordance with Council's Development Design Specification D7	To comply with Council's Urban Stormwater Management Plan.	Prior to work commencement and prior to the issue of an occupation certificate for permanent works.	Project Manager.	Project Manager
14. Dewatering	15.1 To ensure that groundwater is disposed of appropriately if dewatering is required.	15.1.1 Prepare a Dewatering Management Plan and obtain approval from the Department of Water and Energy.	To comply with the Water Management Act.	Prior to commencing excavation.	Project Manager.	Project Manager
15. Food	16.1 Ensure that entertainment and light food areas satisfy public health requirements.	16.1.1 The fit out and construction of any food handling areas shall be in accordance with Council's requirements and AS4674 Design, Construction and Fit Out of Food Premises.	To comply with Australian Standards.	Prior to carrying out fit out.	Project Manager.	Project Manager
16. Smoke Free Areas	17.1. Comply with Smoking Regulations.	17.1.1 The proposed Level 2 of the new building will comply with relevant legislation.	To comply with the Smoke Free Environment Act and Regulation.	Prior to the issue of an occupation certificate.	Project Manager.	Project Manager

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17. Waste Disposal and Management	18.1 To ensure that waste is properly managed, recycled and disposed of.	18.1.1 Prepare a Waste Management Plan.	To comply with relevant legislation and Council requirements.	Prior to commencing work.	Project Manager.	Building Contractor
18. Cooling Towers	19.1 To ensure any new cooling towers or condensers comply with appropriate standards.	19.1.1 Include details in Construction Certificate plans.	To comply with relevant Australian Standard and Council requirements.	Prior to the issue of a Construction Certificate.	Project Manager.	Project Manager
19. Aboriginal Cultural Heritage	20.1 To ensure that Aboriginal Cultural Heritage is addressed. If human remains or Aboriginal cultural evidence is uncovered during development activities the DECC shall be notified.	20.1.1 Ensure that all construction employees are suitably inducted.	To comply with legislative and DECC requirements	Prior to work commencing.	Project Manager.	Building Contractor
20. Work on Crown Land	21.1 No development to occur outside the Club site.	21.1.1 Ensure that site boundaries are properly marked.	To avoid encroachments onto adjoining Crown land.	Prior to work commencing.	Project Manager.	Project Manager