



Project Component	Environmental Outcome	Commitment	Purpose of Measure	Timing for Completion	Monitoring and Reporting	Person Responsible for Action
Australia including Part J	part of the energy and water efficiencies are implemented into the construction details.	relating to retail & residential buildings.	with BASIX report contained in the EA.	Construction Certificate	report	
3. Landscaping	<ul style="list-style-type: none"> <li>Tweed Shire Council's "Streetscape Masterplan" incorporates the development site fronting Tweed Coast Road. Elements of this Masterplan will be included in the landscaping requirements for the subject development.</li> </ul>	<p>Landscaping on road reserve fronting Hastings Roads in accordance Councils requirements. Trees at 8mtr centers.</p> <p>Hastings Road carpark 1tree per 6 car spaces</p> <p>Landscaping will be undertaken in accordance with Landscaping Plans prepared by Jeremy Ferrier submitted with EA and Plan DA -15 D as possibly amended by the upcoming Tweed Shire Council streetscape masterplan.</p> <p>The construction of a footpath will be undertaken as part of landscaping works.</p>	<p>To provide screening to the external car park and retail building on Hastings Road.</p> <p>To prior natural shading for vehicles utilizing the Hastings Street carpark.</p> <p>To provide a tropical environment for the residential component of the development.</p>	Prior to the issue of the final Occupation Certificate.	Compliance by Project Manager	Project Manager, certification by Council or authorize consultant.
4. Demolition	<ul style="list-style-type: none"> <li>Prepare and comply with Demolition</li> </ul>	Principal Contractor to Prepare Demolition				

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	Management Report which minimizes environmental impacts of demolition in particular dust and vibration and noise.	<p>Management Plan</p> <p>All demolition material will be sorted and stockpiled on site. Suitable material will be recycled and waste will be disposed of in accordance Council regulations.</p>				
5. Contamination	<ul style="list-style-type: none"> <li>Undertake the remediation of the decommissioned service station. Removal and testing of onsite contamination will be undertaken in accordance with the testing regime outlined in GeoEnvironmental Report.</li> <li>Minimise the disturbance of soil on the adjoining vacant sites.</li> </ul>	<p>Existing building slabs and fuel tanks will be removed and disposed in accordance with guidelines contained within the GeoEnvironmental Report. A statement from an accredited site auditor will be issued advising that the site has been remediated to a suitable level.</p> <p>Assessment, remediation, validation and audit will be undertaken with the Guidelines for Consultants Reporting on Contaminated Sites</p>	To provide a remediated site suitable for the proposed development.	During excavation and demolition.	Formulate a Remediation Action Plan. Monitor and test the site in accordance with AS4482.1 1997.	Qualified Consultant.

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		(NSW EPA 1997).				
6. Acid Sulphate Soil	<ul style="list-style-type: none"> <li>Minimise disturbance of acid sulfate soils during excavation works.</li> </ul>	A detailed Acid Sulfate Soils Operational Management Plan will be produced in accordance with Tweed Shire Council's if encountered during construction.	To ensure that significant amounts of acid sulfate soils are not disturbed.	During demolition and excavation stage.	Monitoring and testing during excavation.	Accredited Consultant
7. Site Safety	<ul style="list-style-type: none"> <li>Ensure that workplace, worker, contractor and members of the public comply with the Safety Management Plan.</li> <li>Limit public access from Hastings Road to a dedicated walkway</li> <li>Public Space Management Plan will be prepared to facilitate the operation of the common areas</li> </ul>	<p>The principal contractor shall prepare a Health and Safety Plan and submit the Plan to the Project Manager for approval.</p> <p>The principal contractor shall prepare a Traffic Management &amp; Pedestrian Management for approval by the Project Management Public Space Management Plan to facilitate common area activity</p>	<p>To ensure that Occupational Health and Safety Act 2000, Occupational Safety Regulation 2001 and relevant Codes of Practice are complied with.</p> <p>Ensure that traffic and pedestrian management meets RTA Control Worksite Manual and AS1742.3</p> <p>Ensure the safety of members public during trading and after hours operation of the centre</p>	<p>Prepare prior to commencing any work on site.</p> <p>Prior to operation of the centre</p>	<p>Monitoring and reporting incidents to be recorded in the incident Register and details to be included in the monthly Compliance Report.</p> <p>Work Cover to be notified in appropriate circumstances.</p>	Safety Officer
8. Stormwater	Comply with Council's Stormwater Policy and	Install in accordance with Council's	Comply with Stormwater Impact	Prior to issue of	Monitor and report in	Project Manager and Accredited

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	the Stormwater Impact Assessment prepared by Opus Qantec McWilliam.	Development Design Specification D7 construction phase and permanent phase Stormwater quality devices. Monitor Stormwater quality during construction where necessary.	Assessment prepared by Optus Qantec McWilliam.	Construction Certificate.	accordance with Monthly compliance.	Consultant.
9. Dewatering	<ul style="list-style-type: none"> <li>Ensure that ground water is monitored, tested and disposed of appropriately.</li> </ul>	Provide a refined Dewatering Management Plan prior to the commencement of site excavation.	Obtain approval for the dewatering of the site in accordance with Water Management Act from the Tweed Shire Council	Prior to site excavation.	Project Manager	Project Manager and Accredited Consultant.
10. Flooding	<ul style="list-style-type: none"> <li>Comply with Tweed Shire Council Flood Policy.</li> <li>Ensure all exit points are designed to meet 1:100 years flood levels.</li> </ul>	Construct basement and mezzanine carparks to meet all code requirements and install only materials and components designed for a flood environment.	Comply with Tweed Shire Councils DCP Section 3A – Development of Flood Liable Land.			
11. Waste Disposal and Management	<ul style="list-style-type: none"> <li>To ensure that waste is appropriately managed, recycled and disposed of.</li> </ul>	Prepare a Waste Management Plan.	Comply with Tweed Shire Councils requirements for waste disposal.	Prior to commence of operation	Project Manager	Project Manager
12. Aboriginal Cultural Heritage	<ul style="list-style-type: none"> <li>Ensure that Aboriginal Cultural Heritage is addressed. If any evidence of Aboriginal</li> </ul>	Ensure that all site employees are suitability inducted.	Comply with DECC and NPW Act 1974.	Prior to commencing work and during	Project Manager	Project Manager

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	cultural heritage is found stop excavation immediately.			excavation of site		
13. Water and Sewer	<ul style="list-style-type: none"> <li>Relocate and reconnect to Council's services</li> </ul>	Obtain approval Section 68 works and submit detailed sewer relocation details to meet Tweed Shire Councils satisfaction.	Comply with statutory requirements.	Prior to the issue of the Construction Certificate	Project Manager and engineer	Project Manager and Engineer
14. Building	<ul style="list-style-type: none"> <li>Comply with BCA and Workcover requirements.</li> <li>Ensure Section 75J91 of the Act will be complied with.</li> <li>Comply with LG Act 1993</li> </ul>	Ensure that all approvals are obtained, including Section 68, Construction Certificates and all architecturally elements are monitored by design architect in accordance with SEPP 65.	Comply with SEPP 65 and all statutory requirements.	Prior to commencing construction. Prior to the issue of the Construction Certificate.	Project Manager	Project Manager
15. Erosion and Sediment Control (Construction Phase)	<ul style="list-style-type: none"> <li>Minimise the escape of wind-borne particulates, mobilization of sediments and erosion by complying with the Construction Management Plan prepared by Opus Qantec McWilliam dated December 2008</li> </ul>	<p>Minimise disturbance of areas, water site regularly, erect silt fences, sand bags and bales, sediment taps etc in accordance with the prepared Construction Management Plan.</p> <p>Obtain all relevant S.68 approvals under the Local Government Act, 1993.</p>	<p>Ensure air pollution does not exceed DECC standards.</p> <p>Ensure that water quality in receiving waters not decrease.</p>	Commence prior to demolition. Ongoing through construction phase.	Project Manager, on site foreman and principal builder.	Project Manager, on site foreman and principal builder

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16. Lighting	<ul style="list-style-type: none"> <li>Minimise light spill from the Hastings Road carpark</li> </ul>	Prepare detail lighting design for approval by Tweed Shire Council and in accord with the Australian Standards	Minimise lighting spill to adjoining residence.	Prior to issue of Construction Certificate.	Project Manager	Project Manager
17. Food Premises	<ul style="list-style-type: none"> <li>Ensure that food areas satisfy public health requirements</li> </ul>	The fitout and construction of any food handling areas shall be in accordance with Food Act 2003,FSANZ Food Safety Standards, AS 4674-2004 Design, Construction and Fit-out of Food Premises. Ventilation system must comply with AS1668.2 Ventilation Requirements.	To comply with Australian Standards	Prior to carrying out fit out.	Project Manager	Project Manager
18. Noise	<ul style="list-style-type: none"> <li>Ensure that noise generated from the loading dock area is minimized and falls within the acceptable noise range.</li> </ul>	Ensure noise generation from the loading dock and plant area meets the standards outlined in the recommendation in the Preliminary Environmental Noise Impact Assessment prepared by CRG.				
19. Public Management Plan	<ul style="list-style-type: none"> <li>Ensure the management of the public and common</li> </ul>	Prepare a Public Space Management Plan to cover the operation of	To comply with Australian Standards and operating	Prior to operation of the centre	Project Manager	Project Manager

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	areas meets safety standards.	the common and public areas and pedestrian link from Hastings Street.  Details to be provided for the approval of the DOP	procedures.			
20. Traffic and Pedestrian Management	<ul style="list-style-type: none"> <li>Ensure safe traffic and pedestrian movements during construction.</li> </ul>	<p>Prepare a Traffic Management Plan to ensure the safe movements of vehicles during the construction of the centre. Ensure the Traffic Management Plan includes the safe movement of pedestrian around the construction site.</p> <p>Prepare a Traffic Management Plan for the operation of the centre port construction. Ensure the inclusion of loading times and the restriction on the vehicle sizes to access the centre.</p> <p>To prepare working detailed access drawings to the</p>	To comply with Australian Standards and conditions of the development	Prior to the issuing of the Construction Certificate. Prior to the operation of the centre.	Project Manager	Project Manager



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		satisfaction of the Council and the DOP that demonstrates compliance with the Australian Standards.				
21. Rear Laneway	<ul style="list-style-type: none"> <li>Ensure the safe movement of vehicles through the rear lane and enable the collection of refuse by the Tweed Shire Council from the rear of 47 Tweed Coast Road.</li> </ul>	<p>Provide security system to limit access to the rear lane way through the center's loading dock after the centre has closed for trading.</p> <p>Details to be provided to the DOP and Council.</p>		Prior to the operation of the centre	Project Manager	Project Manager