

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 will be captured and stored for irrigation purposes of landscaped areas. The use of which 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 can be sent to local building recycling companies or reused elsewhere on site if suitable.

Waste collection for the final development has been designed to take place from the basement car parks. 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 manoeuvrability 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.

Use of Cranes

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

Staging of Development and Occupation

It is proposed to clear and excavate the site to construct two tower buildings over podium and basement car parking levels, including a future public car park for Council.

The development will be split into four phases as follows:

Phase 1 – Site establishment including on-site sediment control measures.

Phase 2 – Excavation and shoring of basements.

Phase 3 – Construction of basements and building structures.

Phase 4 – Occupation and remaining fit-out works.