

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 (MP 08_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. A full set of stormwater management plans is enclosed in *Annexure 16*.

Construction Mitigation

Excavation for the car parking basement levels will involve water tanks when required upon trucks being used to wet the site on a periodic 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 the Parramatta Council guidelines.

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

Waste Generation and Collection

Construction material on the site is to be 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 street level. Refuse bins will be brought up from the basement areas and collected from designated bin enclosure areas as identified on the Architectural Plans in *Annexure 4*.

Use of Cranes

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

Staging of Development and Occupation

The staging of the total project is broken up into 4 construction phases. As follows;

1. 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.

2. Stage 1

Stage 1 comprises buildings 1,2, 3, 4, 5, 7 & 8 and will contain 289 apartments and corresponding car parking. Construction work has commenced on buildings 4 & 5.

3. Stage 2

Stage 2 involves the construction of buildings 6, 9, 10 and 17 and will contain 221 apartments and the corresponding car parking.

4. Stage 3

Stage 3 involves the construction of buildings 11, 12, 13/14 and 15/16 and will contain 290 apartments and the corresponding car parking.