

AMENDED IN RED

By: Brandon Bouda

Date: 15 July 2019



Bushman + Wyatt

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/988

Date: 30 July 2019



ECOLOGICAL SUSTAINABILITY OVERARCHING SITE STRATEGY

In association with:



robertsday



THE CONSULTANCY BUREAU



Steven Hosking Surveys Pty Ltd

To support the Reconfiguration of a Lot (Permissible) Development Permit
Application for Urban Development.

Address: Lot 24 Bushman Drive and 68 Wyatt Road,
Riverbend Qld 4280

Lot & RP Description: Lot 24 on SP142997
Lot 1 on RP49296

Parish: Maclean

County: Stanley

Assessment Manager: MEDQ

MUS Reference: 23305/ALL

Prepared for:

PACIFIQ

DATE: 21 SEPTEMBER 2018



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 (DEV2016/811) Riverside
 Drawing no 30697-CP01, Issue H, Prepared by Veris, dated 08 September 2017

1.0 PURPOSE OF THE OVERARCHING SITE STRATEGY

The purpose of this Overarching Site Strategy (OSS) is to address the Greater Flagstone Development Scheme and direct the provision of infrastructure as outlined in the Reconfiguration of a Lot (Development Permit) application for 313 lots at 'Bushman & Wyatt'; in relation to Ecological Sustainability.

During a pre-lodgement meeting Economic Development Queensland requested the inclusion of four Overarching Site Strategies; including:

- Housing Affordability
- Employment & Economic Development
- Community Development
- **Ecological Sustainability**

Overarching Site Strategies are required to:

- Be for the whole of the site;
- Offer demonstration projects and other initiatives to respond to the requirements and standards, implantation strategies, stretch targets and goals outlined in the development scheme in force at the date of Approval;
- Identify opportunities for innovation;
- Include methodologies and undertaking for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes; and
- Include any additional details or requirements set out in any relevant conditions of approval.

This OSS covers the 'Bushman and Wyatt' development within the Greater Flagstone Priority Development Area (GFPDA). This OSS should be considered a 'living' document and may require updating from time to time.

1.1 EDQ Requirement

EDQ has requested that the proposed subdivision for 'Bushman & Wyatt' be accompanied by an Overarching Site Strategy for 'Ecological Sustainability'.

1.2 Reference Documents

For further background on this plan please refer to the following supporting documents:

- Greater Flagstone Urban Development Area Development Scheme (Oct 2011)

2.0 'BUSHMAN & WYATT'

Bushman and Wyatt is a 313-lot subdivision within the Greater Flagstone Priority Development Area (GFPDA). The development will become a community of 389 dwellings (approximately 977 people) positioned adjacent to a future railway station; and the future Flinders Lakes Drive. 'Bushman & Wyatt' is a neighbourhood within the endorsed Context Plan area for 'Riverside' (refer **Attachment A**); and proposes primarily single lots of varying sizes for detached dwellings, however the inclusion of master lots adjacent to the future train station provides an opportunity for medium density residential, and the Plan(s) of Development nominate appropriate locations for Dual Occupancy Development.

Figure 1: Subdivision Proposal Plan



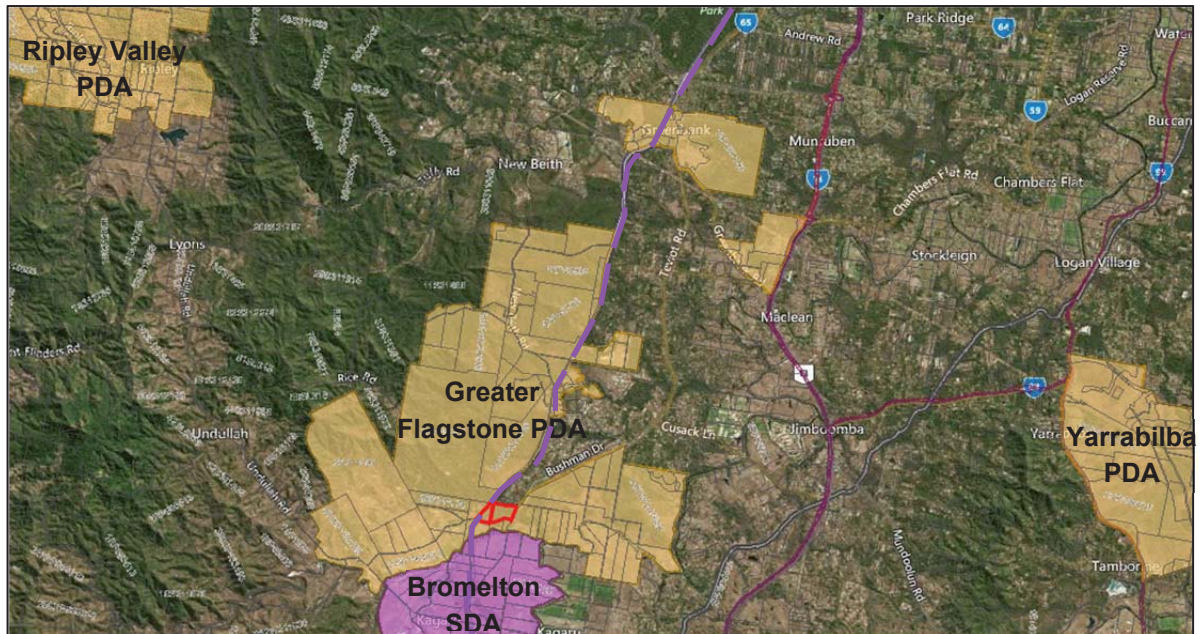
The natural environment of 'Bushman & Wyatt' has been considered within the development design process and has resulted in a significant expanse of public open space through the centre of the community and providing greenspace connections (particularly) to other properties (future communities) to the east and west.

The proposed parkland is proposed to provide a broad range of amenities promoting shelter, shade, and shared path networks which connect the neighbourhood internally, and also provide connections to other facilities and greenspace external to the subject site.

2.1 Locational Context

'Bushman & Wyatt' is located approximately 41.5 kilometres south-west of the Brisbane CBD and 43km north-west of the Gold Coast in a strategically central location between Flagstone, Bromelton, Yarrabilba and Ripley; which are all undergoing rapid growth.

Figure 2: Locational context plan



2.2 Site Characteristics

'Bushman & Wyatt' has historically been vacant and at present accommodates a caretaker's residence (DEV2017/896) associated with the construction of the new 'Flinders Lakes Drive' (DEV2014/607). The property is described as having an essentially 'flat' topography with a slight slope towards an existing minor waterway which connects to Teviot Brook and enters the site from the eastern border. It is largely covered in vegetation, with some clearing along the boundaries of the site, and in part due to the roadworks construction.

Figure 3: Aerial photo



3.0 KEY OBJECTIVES FOR ECOLOGICAL SUSTAINABILITY

The key objectives for 'Bushman & Wyatt' are to:

- design for and promote climate change resilience,
- reduce greenhouse gas emissions,
- minimise pollution, and
- efficiently use materials.

4.0 ECOLOGICAL SUSTAINABILITY PLAN

The Ecological Sustainability Plan seeks to achieve the Key objectives for Ecological Sustainability.

4.1 Climate Change Resilience

Science indicated that climate change is occurring, and represents a global risk which demands an urgent multilateral response. The high uncertainty in regards to the possible outcomes of climate change highlights the need for immediate strategic action. Whilst international efforts in responding to climate change are strong, the role of private enterprise and local governments in planning and implementing community based initiatives is essential for environmental impact mitigation.

In response to climate change risks, government bodies and the development industry across Australia have taken proactive measures in identifying and monitoring climate change impacts while planning for climate change adaptation. Organisations that have undertaken climate change adaptation planning have usually implemented a risk management framework for their decision making. The framework, based on the Australian Greenhouse office's guidance material, *Climate Change & Risk Management: A Guide for Business and Government* is consistent with existing risk management processes and highly effective in developing awareness and understanding of climate change issues. These guiding principles are ubiquitous throughout the design, transforming climate change from an environmental issue to a developmental ethos.

Climate Change Resilience (CCR) can be defined as the capacity for an entity to adapt and respond to changing climate conditions whilst continuing to function and prosper. The following four factors are integral in determining a Community's CCR:

- Water;
- Energy;
- Community & Public Health;
- Transport.

The proposed CCR strategies for 'Bushman & Wyatt' are as follows:

4.1.1 Water

Recent weather patterns have highlighted the vulnerability of Australia to climate change, a situation which will be further exacerbated in posterity if our current water usage and storage practices do not adapt. In response to this situation and the contingency associated with rainfall patterns through which human water supplies are predominantly derived, the OSS for 'Bushman & Wyatt' seeks to incorporate a number of design solutions to reduce the reliance on potable water supplies for non-consumable practices, whilst additionally enhancing water quality within the local catchment. The ultimate degree to which these features are implemented

throughout the development will require further analysis at a detailed design stage of the project.

4.1.2 Water Sensitive Urban Design

WSUD is a holistic approach to the planning and design of urban development that aims to minimise negative impacts on the natural water cycle and protect the health of aquatic ecosystems. The process promotes the integration of the urban water cycle to achieve these values. Given the locality of the site and its proximity to a number of existing tributaries, 'Bushman & Wyatt' presents an opportunity to integrate the proposed development with the site's natural features. In addition to the environmental benefits associated with various WSUD strategies, they can also be considered to enhance visual amenity within public open spaces and further improve place making throughout the urban environment. Potential WSUD features include (but are not limited to):

- Bio-retention swales, natural channels and landscaping;
- Gross Pollutant Traps (GPTs);
- Sediment basins and constructed wetlands;
- Bio-retention basins;
- Porous paving; and
- Infiltration measures.

4.1.4 Stormwater and Sewerage Management

Effective stormwater and sewerage management through:

- Preparation of a stormwater management plan that minimises the effects of the development on the environment. This process addresses stormwater quantity and quality;
- Regular repairs and maintenance of water network and pumps to minimise water loss through relationships with the Local Authority;
- Encourage the use of rainwater tanks for domestic use to assist in managing water demand of the development.

Lot diversity inclusive of smaller lots reduces the demand for potable water due to smaller average household sizes and reduced landscaping areas.

It is intended to use recycled water from the Cedar Grove treatment plant within the non-residential components of the project; as well as watering public open spaces. To facilitate the use of recycled water, it is proposed to install a recycled water main at the same time as the sewer conveyance main from Flinders.

4.1.5 Energy

‘Bushman & Wyatt’ has made the commitment to reduce energy consumption through a number of approaches at both an individual dwelling and holistic development level. Reduction in peak energy demand will be achieved via:

Development Level:

- Urban design of a walkable neighbourhood;
- House orientation to maximise potential for orientation of living areas (subject to site constraints);
- Incorporate landscaping to minimise impacts of the Urban Heat Island;
- Incorporate xeriscape landscaping principles to minimise the use of potable water for landscape survival. The use of local and endemic species will also maximise the likelihood of success for all planting;
- Proximity of the neighbourhood to a future railway station; and
- Exploration of innovative energy reducing methods through workshops with EDQ (eg. solar harvesting, geothermal infrastructure etc.).
- Preparation of an education strategy in partnership with builders with the objective of achieving improved BER ratings for dwellings.

Dwelling Level:

- Dwelling design (options include: orientation, room layout, materials, use of natural light and ventilation, insulation and window glazing);
- Light coloured building materials (roofs, walls, driveways, etc);
- Ceiling fans & designs that promote cross ventilation; and
- ‘Green’ energy efficient appliances (hot water systems, cooktops, dishwashers, clothes driers, etc).
- Mandating and/or encouraging the use of geothermal / thermal storage air conditioning units, energy efficient heat pumps for hot water, electricity supply via tariff 33 and other energy saving technologies/strategies that are identified or developed.

4.1.6 Community and Public Health

From a community and public health standpoint, measures to achieve climate change resilience can be targeted through a number of ways from initial design through to post construction. Community and public health is important when considering the attitude of residents towards the community in which they live and their subsequent willingness to utilise and support the businesses and facilities provided within their neighbourhood. Communities which provide a high level of access to such amenity are more likely to ensure ‘self-sufficiency’ and reduce the likelihood of residents travelling outside of the development catchment to meet these needs. Strategies to ensure this include:

- Mixed use precincts that incorporate retain/commercial uses and potentially health professionals (doctors, dentists etc);

- Implementation of fitness trails, fitness equipment and sporting venues throughout the community;
- Active living is encouraged by urban design supportive of walking, cycling and public transport;
- Monitoring of water and air quality during construction; and
- Warning systems for extreme events (i.e. bushfire)

4.1.7 Transport

Connections to major transport networks currently planned for the GFPDA will result in a number of active transportation options for residents of 'Bushman & Wyatt'. Transportation mode and route choice play a key role in creating positive lifestyle change and will assist in reducing the dependence of residents upon motor vehicle use. The benefits extend further than just a reduction in the carbon footprint, also enhancing the social capital and sense of place within a given development. The following will be achieved and/or investigated further to assist in the realisation of these goals:

- Mixed use urban design that reduces travel;
- Construction of shared bike/footpaths along the 'connector street' and the provision of an extensive path network; and
- All roads will be immune to a minimum of Q₁₀₀ event with drainage structures protecting all transport assets.

4.2 Greenhouse Gas Emission Reduction

'Bushman & Wyatt' proposes a tiered approach to reducing Greenhouse Gas Emissions (GGE) within the site. These include:

- Avoid creating emissions;
- Reduce emissions;
- Offset (where possible) the emissions created.

Achieving this approach will involve the following strategies:

4.2.1 Avoid energy use

- Urban design that promotes a walkable neighbourhood;
- Construction of an off-road shared path network that promotes cycling and walking rather than vehicle-based transport; and
- Influence behavioural change through education of energy efficient options within home and business.

4.2.2 Reducing energy use

- Set realistic stretch greenhouse gas reduction targets;
- Mixed use urban design that reduces travel distances;

- Build dwellings that respond to orientation and site layout through passive design elements, materials, natural light & ventilation, insulation and window glazing;
- Provision of an information pack to all buyers that promotes the above dwelling design features and benefits associated with implementing them;
- Promotion of solar, gas & heat pumps as the only options for heating/cooling and hot water supply within homes;
- Influence behavioural change through education of energy reducing options within resident's home and business;
- Promoting and incorporating digital technology where possible to automate, monitor and better control energy systems; and
- Utilise the existing public transport system.

4.2.3 *Offsetting the created emissions*

- Tree planting programs within the community that teaches and promotes green living within the development.

4.3 Pollution Minimisation

To assist in pollution minimisation an Environmental Site Based Management Plan (ESBMP) will be developed that addresses the following:

- Soil
- Air
- Water
- Noise & Vibration

In the preparation of the ESBMP, an environmental assessment of the project will be performed to inform the potential impacts. This assessment will:

- Identify sensitive environmental areas or uses that may be affected by construction activities;
- Identify adjacent properties that could be affected by construction activities; and
- Monitoring of baseline air and water quality and ambient noise levels.

As part of the ESBMP works, a risk assessment will be performed to identify potential risks and propose management strategies to lower the risks to acceptable levels. This risk assessment will identify, assess and rank risks associated with all aspects of the proposed development and proposed strategies. Following the commencement of construction, a review of the risk assessment and management strategies will be performed to ensure they are effective in mitigating the encountered site conditions. The ESBMP will be updated as necessary.

It is assumed the costs associated with developing and subsequent updating of the ESBMP will be creditable against the Municipal Charge as the ESBMP will assist in the construction of municipal infrastructure (ie roads, parks & open space, stormwater management devices,

etc). The strategies will be specifically outlined in the ESBMP but generally these impacts will be addressed as per the following sections.

4.3.1 Soil/Land

To minimise the quantity of soil lost during the construction process the following concepts will be implemented:

- Prepare a Stormwater Management Plan which outlines erosion controls and inspection, maintenance and cleaning programs;
- Install erosion and sediment control measures prior to the commencement of construction;
- Development of education programs for builders on the requirements for and importance of compliance with erosion and sediment control strategies;
- Stage construction so to manage the area of cleared land and ensure the size of exposed areas and period of exposure are kept to a minimum;
- Mulch, seed or cover the exposed areas where no works are planned for more than 28 days;
- Keep vehicles to well-defined haul roads and that roads are kept free of sediment (i.e. install wheel washes and rumble grids);
- Cover all loads of soil being taken off site for disposal; and
- Storing of fuels and chemicals in a controlled environment so that any materials that escape do not cause environmental harm.

4.3.2 Air

To ensure there is no health risk or loss of amenity due to emission of dust or exhaust gases to the environment the following concepts will be implemented:

- Implement a dust prevention strategy which is to be developed prior to commencement of construction.
- Promptly water exposed areas when visible dust is observed; and
- All vehicles and machinery are to be fitted with appropriate emission control equipment, maintained frequently and serviced to the manufacturers' specifications.

4.3.3 Water

Stormwater will be managed through the preparation of a Stormwater Management Plan that will aim to minimise the generation of contaminated stormwater. This plan will include the following concepts:

- Minimise the quantity of uncontaminated stormwater entering cleared areas which will include cut-off drains to redirect stormwater away from cleared areas;
- Reduce water velocities;
- De-water the site by pumping water, wherever practical, onto vegetated areas of sufficient width to remove suspended soil, or to sediment control devices; and

- Storing of fuels and chemicals in a controlled environment so that any materials that escape do not cause environmental harm.

4.3.4 Noise & Vibration

To minimise noise and vibration pollution the following will be implemented:

- Fit and maintain appropriate mufflers on earth-moving and other vehicles on the site;
- Work within the project's work hours; and
- Advise local residents when unavoidable out-of-hours work will occur.

4.4 Efficient use of Materials

The process of selecting materials for a building development is a challenging task. The intent of this section of the document is to provide a framework for evaluating products and to offer environmentally preferable alternatives to traditionally applied building materials and practices.

To effectively evaluate the environmental impacts of producing and utilising building materials it is essential to begin with the understanding of the product's life cycle. It is important to consider the source of the product, the negative effects of its extraction or manufacturing and the length of the products use --- before it is considered to be a waste product. In order to effectively evaluate the building material, consideration should be made toward issues such as transportation to the construction site, the expected lifespan and durability of the product and what will be done with the product at the end of its useful life. The adoption of this approach to the evaluation of all building materials will assist in identifying concerns, as each building project will entail a variety of innovation to achieve the best design outcome while reducing environmental impact.

Constructing a building requires enormous quantities of resources and energy. By building smarter and more efficiently, we reduce the resources and energy necessary to create built form. By selecting "green" building materials, we make a conscious decision to think beyond our immediate project and consider the impacts on the ecology that supports life. At Flinders, each individual building, remodel or addition becomes an opportunity to create a healthier and more efficient environment.

When selecting materials for construction projects it is helpful to keep in mind that there is no one correct solution. The goal is to make educated choices about the products that will be used in a particular project. In the development at Flinders the following principles will be used as a guide for all builders:

- Use the most environmentally sound products that can be sourced while balancing economic cost with negative social and environmental impacts;
- Find ways to do more with less. If a material is not necessary, don't use it. If one material can fulfil the role of two or more, use that material;

- Consider durability of construction materials in terms of extending the life cycle and therefore reducing waste stream to landfills; and
- Utilise “green” products where possible. A “green” label does not however always mean it is the best choice for the building project. Sustainable construction practices encourage the consideration of the “whole building” approach that combines innovative design with effective choices in construction materials and their reuse.

5.0 ECOLOGICAL SUSTAINABILITY: INNOVATION

Bushman & Wyatt' proposes two innovative concepts; the inclusion of urban agriculture / community garden and a flagship energy efficient affordable 'smart home'.

5.1 Innovation 1: Urban Agriculture / Community Garden

Community gardens are unique facilities within public open space and are typically managed by surrounding neighbourhood and community organisations.

The function of the community garden is to allow residents to grow produce for personal or communal consumption. Additionally, a community garden is a gathering place for learning, sharing sustainable living initiatives and practices and opportunities for social interaction.

The project team recognises community gardening as a valuable social and recreational activity that also contributes to the health and wellbeing of participants and provides a wide range of environmental, social, and economic benefits.

Acknowledging these benefits, 'Bushman & Wyatt' has identified the opportunity to include a 'Community Garden' within the proposed recreation park. The Community Garden will be a medium-scale garden, which will grow a variety of fruits, vegetables, herbs and plants.

The establishment of the Community Garden will signify the early beginnings of the 'sustainable community ethos' and acknowledge 'Bushman & Wyatt's' commitment to nurturing a happy and healthy community. It is proposed that the gardens will be aligned with the LCC Community Garden Policy.

5.2 Innovation 2: Affordable "Smart" home

One of the innovative aspects of 'Bushman & Wyatt' is the construction of an energy efficient dwelling to demonstrate how housing can be designed and built to be both sustainable and affordable. It is intended that this dwelling would be used as an educational tool in showing both the building industry and broader community how new technologies can be applied in order to reduce non-renewable resource dependency, live with reduced energy and as an educational hub for the community.

This dwelling may be constructed as a display home and demonstrate how new technologies can be incorporated into new homes, to live in a more sustainable way. The dwelling will be open for public display, broadly as a demonstration on how affordable housing can be attractive and cost efficient. The residence will be designed in a way to incorporate highest energy efficiency standards aiming to achieve a BER of 7-8+. It is proposed to include:

- Photovoltaic solar panels to generate energy and a battery back-up system to store power;
- Air conditioning and hot water systems utilising thermal storage technology;
- A monitoring system to track energy and potable water usage / demand;

- Provision for electric vehicle generation as an example of self-sufficiency in energy demands.

One of the benefits of having an on-site sustainable dwelling as a demonstration building is that it can be used as an education tool for builders undertaking development projects on the site. The demonstration building could form part of a builder education strategy that would be used to foster innovative ways to improving BERs.

5.3 Innovation 3: Re-use of building materials (Waste Management Plan)

The re-use of building materials through the housing construction phase can have a significant impact on the amount of waste generated through a project's construction period. It is intended that where possible building materials are recycled/reused. For example, damaged or surplus material from the construction of a house would be separated and stored to be utilised for the construction of future houses (eg. broken bricks can be used as a rumble pad on the next lot, and timber and steel can be recycled/re-used).

6.0 ECOLOGICAL SUSTAINABILITY: PROGRAM & INITIATIVES

6.1 Monitoring & Reporting

In order to ensure upholding and delivery of the site strategies, regular monitoring and reporting will be required as development progresses. Monitoring should provide information on whether standards are being complied with and identify opportunities for improvement in instances where set targets are not being met. As a prerequisite to this process, on-site measurements should be undertaken prior to the commencement of works to provide a baseline against which data collected during construction can be compared. Following implementation, audits should be conducted to assess environmental performance of the strategies in place whilst recognising further opportunities for environmental protection.

Overall, monitoring and reporting practices should consider the following processes:

- Preparation or adoption of an inspection, monitoring and auditing program prior to the commencement of construction or regenerative works;
- Ensure that all chemical measurements are conducted by a laboratory registered by the National Association of Testing Authorities (NATA), either directly, or under supervision;
- Ensure that remedial action is taken promptly when monitoring, inspections or audit results reveal issues concerning the effective environment management of the site; and
- Arrange for regular audits of environmental performance and the environmental management system.

The following recommendations should be treated as minimum monitoring requirements relating only to the direct impact of construction activities. Other monitoring programs may be required for major road projects to determine their future impact on traffic emissions.

6.1.1 Adopting an Environmental Management Plan (EMP)

The aim of this initiative is to reduce the impact on the environment through development, implementation and management of a site specific EMP. All construction associated with Flinders Precinct 1 will aim to develop and manage a site specific EMP to ensure that all site personnel actively minimise the impact of the construction process on the environment. EMPs will be developed to satisfy Environmental Protection Authority guidelines and the requirements of local councils.

The objectives of this EMP are to:

- Establish a baseline monitoring program before commencement of works;
- Minimise potential for adverse environmental impacts arising from construction activities;
- Outline the mitigation measures to ensure environmental risks are adequately managed during project construction;

- Ensure all activities comply with relevant local and state regulatory requirements; and
- Ensure all activities comply with any project environmental conditions of approval or Permit.

The objectives will be achieved through the management commitment, strategies and monitoring programs outlined in the EMP and related plans.

6.1.2 Implementing a Comprehensive Waste Management Plan

This plan aims to recycle or re-use a minimum of 75% of all waste material leaving the site by weight where possible. The waste collection sub-contractor will be encouraged to supply waste skips or bins at the waste storage area, as provided by the Builder, with each bin being identified for the following categories (some of these may be in combined skips provide if it is demonstrated that the sub-contractor will separate the collection off site):

- Cardboard
- Timber
- Metal
- Plasterboard
- Concrete
- Bricks.

The creation of the Waste Management Plan will involve further investigation into methodologies to measure waste recycling practices.

6.1.3 Implementing a Green Waste Programme

This programme aims to utilise existing vegetation cleared from the site within the site; minimising the amount that is required to be removed. For example, trees/vegetation required to be cleared can be mulched/chipped and stored on site for use during the landscape construction phase. Similarly, any hollow logs etc. found on-site can be appropriately positioned within greenspaces to provide a refuge for local fauna.

6.2 Implementation Charge Offsets

The creation and implementation of the items discussed within this Overarching Site Strategy ~~are deemed to~~ ^{may} be creditable against the **Municipal and Implementation Charge** in accordance with the GFPDA ICOP (July 2013) and several discussions with EDQ Officers. The value of the proposed offsets will be discussed and agreed with EDQ ~~through the submission of an implementation plan.~~

7.0 ATTACHMENTS

ATTACHMENT A

Endorsed 'Riverside' Context Plan

Drawing No. 30697-CP01, Issue H,
Prepared by Veris
dated 08 September 2017

