

Commitment Number	Commitment	Timing
Soil Contamination		
1. Further soil testing	<p>Achieve Australia commits to undertaking further soil sampling targeting the former location of the above ground storage tank in the southern corner of the site to determine if the soils are impacted with petroleum hydrocarbons.</p> <p>If unacceptable soil impacts are found at levels that do not make this portion of the site suitable for residential use with minimal opportunities for soil access, then Achieve Australia commits to the remediation of the area and the preparation of a site audit statement following completion of the remediation.</p>	<p>The sampling will be undertaken at the time of redevelopment when the buildings in the southern corner are demolished.</p> <p>If contaminants are found in excess of the levels suitable for residential use with minimal opportunities for soil access that requires remediation then the site audit statement will be prepared prior to the issue of a construction certificate for buildings in that location.</p>
Geotechnical		
2. Further geotechnical assessment	Achieve Australia commits to further geotechnical assessment of the site to determine the most appropriate excavation methods and mitigation measures such as noise and vibration impacts.	To be undertaken prior to the issue of a construction certificate for the buildings on a stage by stage basis.
Tree Management		
3. Tree retention	<p>Achieve Australia commits to the retention of the following feature trees identified on the Aboricultural Implications Plan prepared by Tree Wise Men, dated 19 November 2010 (Revision A):</p> <ul style="list-style-type: none"> i. The Pin Oak labelled as Tree 92 ii. The Camphor Laurel labelled as Tree 105 <p>Achieve Australia also commits to designing future buildings within the nominated building footprint zones so as to retain as many trees as possible elsewhere on the site. Future applications for earthworks or construction of buildings will be accompanied with more detailed aboricultural assessment to ascertain which trees can be or should be retained or pruned.</p>	Details of retained trees are to be indicated on future development applications involving earthworks or construction of residential buildings.

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4. Tree management	<p>Achieve Australia commits to the following mitigation measures for trees or shrubs that will be removed or pruned,</p> <ul style="list-style-type: none"> i. Trees will be checked beforehand for the presence of active nests of birds (that is, those nests containing fertile eggs or nestlings) and arboreal mammals (such as possums). These plants will not be removed or pruned until animals that are nesting in them have completed their breeding cycle. ii. Trees will be checked for animals before and after felling or pruning. Injured animals will be taken to a local vet or the local wildlife rescue service should be notified. iii. Removal of vegetation from the subject site will be conducted with minimal disturbance to the soil. 	<p>Prior to the commencement of demolition, earthworks or construction for items (i) and (ii).</p> <p>During the course of earthworks and construction for item (iii).</p>
5. Replanting	Achieve Australia commits to the use locally-native plant species in the future landscaping of the subject site.	Details to be included on the landscape plans for future development applications for the proposed residential buildings.
6. Wind Impact	Plantings will be used at the northern and southern entrances to the gap between Blocks E and F to control wind impacts at this location. The means of controlling wind impacts and plant selection is to be validated and detailed as part of the future DA(s) for either Block E or F.	Wind impact assessments will be submitted with future development applications on a stage by stage basis.
Acoustic		
7. Plant and equipment	Achieve Australia commits to undertaking further acoustic assessment for each building on a stage by stage basis to determine the specific environmental noise limits for new plant once the plant types and locations are known for each building. Achieve Australia also commits to utilising environmental noise control methods such as in-duct attenuators, acoustic louvres for plant rooms, and enclosures for noisy plant items, if required to meet the determined environmental noise limits.	Further assessment to be undertaken for each building on a stage by stage basis when plant has been selected and prior to the issue of an occupation certificate for each building.

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8. Dwelling	<p>Further acoustic assessment will be required for each building to determine the implications of noise levels on the apartment facade and ventilation options. The future assessment will take into account the internal background noise level targets set out in Table 9 of the <i>Concept Plan Acoustic Report</i>, dated 12 April 2011 and prepared by Acoustic Studio include:</p> <ul style="list-style-type: none"> • Further measurement of background noise levels around the site (as required). • Further measurement of traffic noise levels around the site (as required). • Consideration of the required internal noise levels in the living areas and sleeping areas of the apartments. • Calculations to determine requirements for façade construction (particularly glazing) and natural ventilation to achieve the internal noise levels. 	Further acoustic assessment is to be undertaken as part of each future development application and on a stage by stage basis.
Construction and Environmental Management Plan		
8. Management Plan	<p>Achieve Australia commits to preparing a Construction and Environmental Management Plan to:</p> <ul style="list-style-type: none"> • Address potential noise and vibration impacts for the construction of each future stage of the development having regard to the legislation, policies and guidelines current at the time of preparing the management plan(s). • Determine the most appropriate excavation methods having regard to the surrounding properties • Manage construction traffic including truck routes. 	Construction and Environmental Management Plan(s) are to be prepared on a stage by stage basis and submitted with the construction certificates for each stage of the project including construction certificates for earthworks and building construction.
9. Construction and demolition waste	Achieve Australia commits to construction and demolition wastes being managed to prevent accidental discharge of chemicals or other pollutants into waterways and vegetation down-slope of the subject site. Demolition and construction materials will not be stored in garden areas of the subject site once construction has been completed so that the risk of weed outbreaks is minimised.	During the course of earthworks and construction.
10. Sediment and erosion	Achieve Australia commits to installing silt fences and sediment ponds around demolition and construction areas on the subject site to prevent runoff of sediment and nutrient-enriched waters into nearby bushland areas and nearby drainage lines. The effectiveness of these traps will be closely monitored during construction, ensuring that treated site run-off meets EPA guidelines and those of the Ryde DCP 2010.	Details to be submitted with each DA.

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Stormwater / WSUD		
11. Stormwater design	<p>Future DAs will comply with Council's Stormwater and Drainage requirements including the following specific requirements:</p> <ol style="list-style-type: none"> 1. Future stormwater designs will provide on-site detention for the northern part of the site's catchment and not the southern portion of the site's catchment. 2. The OSD volume that would have otherwise been required for the southern catchment will be added to the rainwater tank volume. 3. A water cycle plan and WSUD strategy will be further documented in future DA(s) including water quality targets will be met to comply with Council's draft criteria. 	Details to be submitted with future development applications relating to the construction of the residential buildings.
12. WSUD strategy	Achieve Australia commits to further developing the WSUD strategy for the site including a water cycle management plan for the whole site with the first DA for the site. The WSUD strategy will be designed to meet the total suspended solids, total phosphorous and total nitrogen targets contained in the Ryde DCP. The WSUD strategy will also consider the use of additional treatment trains and water re-use option to meet the water quality targets.	To be provided with the first development application relating to the construction of the residential buildings.
13. WSUD monitoring	Achieve Australia commits to the WSUD and water quality measures being monitored on a regular basis to ensure maximum performance.	During the course of construction and for 6 months after completion of the final stage.
14. Future plans	Achieve Australia commits to preparing detailed stormwater plans generally in accordance with the stormwater concepts contained in the <i>Design Statements for Hydraulic and Fire Protection Engineering Services</i> report dated 17 February 2011 prepared by Sparks Partners and incorporating WSUD concepts prepared by Equatica, dated 23 February 2011.	Details to be submitted with future development applications relating to the construction of the residential buildings.

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ESD Measures		
15. ESD guiding document	<p>Achieve Australia will use the Environmentally Sustainable Design Report, dated 24 March 2011, prepared by NBRIS + Partners to guide the future ESD initiatives for the subsequent stages of the Project to achieve a benchmark equivalent to a 4 Star Green Star rating. Specifically future DAs will need to consider the objectives, initiatives and implementation measures into the design of each building for each of the following 9 principles:</p> <ol style="list-style-type: none"> 1. Innovation 2. Management 3. Emissions 4. Ecosystems 5. Community 6. Water 7. Energy 8. Materials 9. Waste 	ESD initiatives incorporated into each stage of the development will be documented as part of future development applications, on a stage by stage basis.
16. Further studies	Achieve Australia will undertake further energy use studies and investigate environmental engineering solutions throughout the design development process. As part of this process additional ESD measures will be explored to supplement the passive measures incorporated into the building design. This process will aim to ensure that buildings exceed section J BCA requirements.	Further investigations and feasibility testing of other ESD measures will be undertaken prior to issue of the construction certificate for each building.
17. Tap ware	Achieve Australia commits to the installation of 4 ½ / 3litre dual flush WC cisterns and Wels rated water efficient tap ware throughout the development.	Details to be submitted prior to the issue of a construction certificate for each building and on a stage by stage basis.
18. Rainwater tanks	Achieve Australia commits to installing rainwater harvesting tank(s) with a total capacity of 500m ³ and to reuse the water for irrigation of landscaped areas, maintenance of grounds and car washing.	Details to be submitted prior to the issue of a construction certificate for each building and on a stage by stage basis.
Social		
19. Resident relocation	Achieve Australia commits to work with the existing on-site residents and their families to ensure that their individual needs and preferences are respected when determining where and how to relocate the existing residents. This might include some residents returning to live in the apartments on the site as stages of the development are completed.	On-going until all existing residents are re-housed.
20. CPTED	Achieve Australia commits to carrying out a CPTED analysis of future buildings.	Details to be provided with each development application on a stage by stage basis.

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Accessibility		
21. Adaptable housing	Achieve Australia commits to providing 'adaptable housing' at the rate of 10% of the total dwellings and to be distributed around the development. The adaptable housing will be provided in accordance with Australian Standard AS4299 – Adaptable Housing. Achieve Australia also commits to retaining a minimum of 15 adaptable dwellings (from the 10%) in the finished development.	Details are to be documented in relevant development applications on a stage by stage basis.
22. Access to common areas	Achieve Australia commits to all dwellings and common areas to be accessible for persons with a disability. Access will be provided in accordance with Australian Standard AS1428.1:2009 – Design for Access and Mobility Part 1 – General requirements for access – new building work.	Details to be provided with each development application and Construction Certificates on a stage by stage basis.
Cultural Heritage		
23. Retention of Tellaraga	Achieve Australia commits retaining <i>Tellaraga</i> including its original fabric and to conserve the building in accordance with its significance as detailed in the <i>Heritage Study</i> (September 2009) prepared by NBRS + Partners. Achieve Australia also commits to the removal of the two additions known as Dulcie Johnson Hall and EF Ward Building.	Details of the building's retention and conservation and removal of the two additions will be detailed in future development applications for that stage of the Project.
24. Retention of other element	Achieve Australia commits to retaining of the following features of the site: 1. The circular driveway; 2. The memorial gardens; 3. The palisade fences and gateposts along Belmore Street; and 4. The existing avenue of trees along Belmore Street, where practical.	Details of the retained features will be detailed in future development applications for that stage of the Project.
25. Materials selection	Achieve Australia commits to further heritage input to inform the design, material selection and colours of future residential buildings to ensure the proposed elements do not visually dominate the heritage item and landscape elements.	Design details, material selection and colour palette will be documented in future development applications.
26. Conservation management	Achieve Australia commits to preparing a Conservation Management Strategy for Tellagara House including plans for the conservation of the surviving fabric of the building and restoration of missing elements based on archival records of the place.	A Conservation Management Strategy is to be submitted with the development application that includes the demolition of the existing additions attached to the house
Car parking design		
27. Australian Standard	Achieve Australia commits to car parking areas ramps, grades, aisles and manoeuvring areas to be designed to comply with AS2890.1 and AS 2890.2.	Details will be documented with future development applications for each stage of the development (excluding stand-alone applications for earthworks, civil or infrastructure works).

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28. Driveway design	Achieve Australia commits to designing future driveways in accordance with Council's design requirements.	Details to be documented with future development applications for each stage of the development.
Waste Management		
29. Hazardous substance audit and management plan	Achieve Australia commits to all demolition work will being carried out in accordance with AS 2601 and if required a Work Plan and a Hazardous Substances Audit and Management Plan will be prepared in accordance with AS 2601	To be submitted before demolition of the buildings.
30. Waste management plan	Achieve Australia commits to establishing waste management procedures and preparing a waste plan for the demolition and construction phases of the development	Documentation to be submitted prior to the issue of a construction certificate on a stage by stage basis.
Pedestrian Connectivity		
31. Porter Street land	Achieve Australia commits to transferring the strip of land along Porter Street (as identified on Drawing EA54-A prepared by NBRS + Partners) and to construct a pedestrian footpath along the full length of the Porter Street frontage of the site. The dedication of the land and construction of the pathway and other associated embellishments such as street trees will be incorporated into a Voluntary Planning Agreement or provided as a work in kind / material public benefit for works identified in the MEA under City of Ryde Section 94 Development Contributions Plan 2007.	The VPA or section 94 offset will be considered as part of the DA that involves development along the Porter Street frontage (ie Blocks C, D or E).
32. Pedestrian connection	Achieve Australia commits to providing a through site link along the southern edge of the subject site. However, should the through site link on the adjoining development site at 2-4 Porter Street be provided before Achieve Australia's project has commenced, then Achieve Australia will not incorporate a duplicate through site links on the subject site. Should the through site link be provided this will be incorporated into a Voluntary Planning Agreement or provided as a work in kind / material public benefit for works identified in the MEA under City of Ryde Section 94 Development Contributions Plan 2007, subject to the agreement with the City of Ryde Council.	The VPA or section 94 offset will be considered as part of the DA that incorporates the through site link as part of its site works (i.e. as part of Blocks A or E).
Traffic and Transport		
32. Constitution Road / Belmore Street intersection upgrade	Achieve Australia commits to either paying Council for the improvements to the Constitution Road / Belmore Street intersection involve lane configuration within the existing carriageway width, removal of on street car parking (including installation of necessary signage) and adjustment to the phasing of the signalised intersection or undertaking these works.	The intersection improvements will be carried out as part of the development consent that creates the 185 th dwelling and completed prior to the issue of an occupation certificate relating to that application.

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32. Travel Plan	Achieve Australia commits to preparing a Travel Plan with future DA(s) for the site. Such Travel Plan shall consider the range of measures identified in the Traffic and Accessibility Impact Assessment dated 9 August 2011 and attached as Appendix 9 to the EA and to also consider the Travel Access Guide prepared by the Roads and Traffic Authority.	The Travel Plan is to be prepared for future development applications, either at the first development application for the site to set the plan for future applications, or on a stage by stage basis.
33. Bicycle parking	Achieve Australia commits to the provision of at-grade visitor bicycle parking conveniently located to the entrances of the proposed buildings.	Details to be provided with each development application on a stage by stage basis.
34. Porter Street	Achieve Australia commits to paying Council for the installation of No Stopping signs along the western side of the Porter Street frontage of the site.	Signs to be installed prior to the issue of an occupation certificate for the first stage of the development.