

STATEMENT OF COMMITMENTS

- The Statement of Commitments includes the following initiatives: Contributions:
 - Section 94 contributions to be made for the commercial component of the project will be in accordance with Manly Section 94 Plan.
Timing: Calculation confirmed at Project Application Stage in accordance with Manly Section 94 Contributions Plan 2004 and paid prior to the commencement of Stage 2 works.
- Car share:
 - Discussions will be undertaken with car share providers and a parking space will be made available for use by shared vehicles.
 - *Timing: Provision of car share space/s to be confirmed in Project Application.*
- Bicycle facilities:
 - The project will provide for bicycle facilities and parking in accordance with Council's relevant standards.
Timing: Bicycle facilities and parking to be confirmed in Project Application.
- Water Sensitive Urban Design:
 - WSUD measures will be implemented in accordance within the Stormwater Management and Flood Assessment prepared by Whipps Wood.
Timing: To be integrated into drawings at the Project Application stage.
- Sustainability:
 - The educational component of the development commits to a minimum 4 Star Green Star Certified Rating under the Education v1 tool.
Timing: These actions are to be further progressed in the project approvals phase.
 - The residential component of the development commits to a minimum 4 Star Green Star Certified Rating under the Multi Unit Residential v1 tool.
Timing: The appropriate actions to progress this target rating are to be further progressed in the project approvals phase.
 - The residential units will be subject to the Multi Unit BASIX criteria.
 - *Timing: The BASIX criteria will be assessed at the Project Application stage.*
 - Implementation of Non Green Star portions of the development
 - *Timing: The project approval stage will detail an appropriate response to energy, water and transport considerations.*
- Heritage:
 - Conservation policies and guidelines have been prepared in Section 5 of the CMS to guide the management and maintenance of the site, especially the two heritage buildings. When proposing changes at the site or undertaking maintenance to the heritage buildings, these conservation policies should act as a guide to retain the place's heritage significance.

- The proposed lightweight addition on the western side of Drummond House to the new seven storey Royal Far West (RFW) building should comply with the conservation policies (No. 7 & 13) in the CMS by Urbis, which states the 3-D form of Drummond House to be retained and read from the street. The new connections to Drummond House should therefore be a narrow lightweight link.

Timing: Conservation policies will apply at the time of subsequent detailed design stages of development, and possibly be adopted into Manly Council's relevant DCP controls.

- **Aboriginal Heritage:**

- At the commencement of any earthworks or remediation works on site the excavation workers be provided Cultural Heritage Awareness Induction by a qualified archaeologist and a representative of the Metropolitan Local Aboriginal Land Council. The induction should ensure that workers can identify cultural remains so that they can be managed appropriately.
- An Aboriginal archaeological test excavation be conducted within the areas identified as archaeologically sensitive immediately following demolition of the court surfaces of the Far West School and the concrete slab surface of the rear car park of the Elsie Hill building and across the footprint of the Terrace should it not be retained. These areas should be investigated before neighbouring demolition to avoid contamination of sediments. The test excavations should be co-ordinated with any historical archaeological investigations as may be recommended.

Timing: Following demolition and commencement of earthworks or remediation works.

- **European Archaeology:**

- A European Archaeological Assessment and subsequent archaeological investigations of the subject site be undertaken prior to any excavation works.

Timing: Following demolition and commencement of earthworks or remediation works.

- **Construction Management Plan:**

- The proponent agrees to prepare a Construction Management Plan outlining the methods of construction, traffic management, crane height and location details and the like.

Timing: To be issued as a condition of consent at the Project Application stage.

- **Compliance with the Building Code of Australia:**

- All buildings will be designed in accordance with the Building Code of Australia.

Timing: A BCA statement can be provided at the Project Application stage, and conditioned as part of subsequent detailed design stages of the development.

- **Augmentation of services:**

- The approval of all existing utility service providers (e.g. gas, electricity, telephone, water, sewer) will be obtained, and any required augmentation works undertaken.

Timing: At project application stage detailed negotiations and approval from utility provided will be confirmed.

- **Noise mitigation:**

- An acoustic assessment will be undertaken as part of subsequent Project Applications when detailed design matters are resolved.

Timing: To be provided as part of the Project Application submission

▪ Wind Impacts:

- The results of the Wind study indicate that adequate wind conditions can be expected for all outdoor trafficable areas within and around the proposed development with the inclusion of the following (at Project Application Stage):
 - Strategic planting on the ground level on the site.
 - Awnings along the North and Eastern edges of residential Building E, above Wentworth Street and South Steyne.
 - Awnings along the Eastern and Western faces of the hotel Building C,
 - 3m high screens along the Western and Southern edge of the courtyard
 - Retain all wall blade walls on the private balconies.
 - Impermeable balustrades on all private balconies.

Timing: Wind measures to be implemented at the Project Application Stage.

▪ Traffic Management Measures:

- Implement traffic management measures including the relocation of the pedestrian crossing at the corner of South Steyne and Wentworth Street, and the provision of an additional raised (paved) pedestrian threshold across Wentworth Street as described in the Traffic and Car Parking Report, if required by Manly Council under the Roads Act 1993.

Timing: If required, potential traffic management measures to be submitted to Council for approval at the Project Application stage and, subject to Council approval, Implemented prior to occupation.

▪ Boarding House Occupants:

- RFW will assist the current boarding house occupants within Elsie Hill by providing an extended notice of leave period and assisting these occupants where possible.

Timing: Extended notice of leave period to be negotiated prior to demolition of Elsie Hill building.

▪ Remediation of Land:

- If necessary, a Remedial Action Plan will be submitted for approval and audited upon implementation.

Timing: RAP to be provided at the Project Application Stage.