



Sydney
Level 2, 490 Crown St
Surry Hills NSW
2010 Australia
T 02 9380 9911
F 02 9380 9922

Melbourne
Level 1, Building D
80 Dorcas St
Southbank VIC
3006 Australia
T 03 8648 3500
F 03 8648 3599

sjb.com.au
planning@sjb.com.au

In accordance with the Director-General's Environmental Assessment Requirements, the proponent is required to include a Draft Statement of Commitments in respect of environmental management and mitigation measures on the site. The following are the commitments made by the proponent to manage and minimise potential impacts arising from the project.

	Measure (Commitment)	Timing
1	Built form and urban design The detailed design of the buildings will adhere to the Concept Plan parameters formulated for the Project to ensure that the intended development outcome will be achieved.	To be addressed at the Project Application stage.
2	Design Excellence The proponent commits to provide detailed plans and visual aids to demonstrate design excellence of the Project in accordance with Clause 22, Part 5, Division 3 of State Environmental Planning Policy (Major Projects) 2005. The design of any rooftop plant shall be integrated with the design of the building and roof to minimise visual bulk and avoid additional overshadowing. Rooftop plant will be adequately attenuated to avoid acoustic impacts on the development and surrounding properties.	To be addressed at the Project Application stage.
3	Traffic and parking <i>Traffic</i> A traffic assessment will be undertaken for the detailed design of the Project to confirm findings of the traffic analysis included in the report prepared by Transport and Traffic Planning Associates, dated June 2007. <i>Parking and access</i> An assessment of the final car park layout and vehicle access will be undertaken to demonstrate compliance with the relevant Australian Standards.	To be addressed at the Project Application stage.
4	Public open space The proponent commits to providing a public park, subject to the City of Sydney accepting the dedication. The park will have an area of approximately 1060sqm and will be located fronting Pitt Street as indicated on the Site Plan Drawing No. A001 prepared by Lippmann Architects and Landscape Concept Diagram prepared by Oculus. The following are to accompany the Project Application: <ul style="list-style-type: none"> • Summary of preliminary discussions with the City of Sydney regarding dedication; • A landscape plan demonstrating proposed landscape scheme consistent with the Landscape Concept Diagram and Principles prepared by Oculus; • A landscape protection and maintenance strategy consistent with the Arboricultural Assessment and Development Impact Report prepared by Landscape Matrix; and • Plans illustrating proposed subdivision of the land to enable 	To be addressed at the Project Application stage.



- dedication as public open space.
- Commitments by the proponent advising the proposed timing of the proposed landscape works, subdivision and dedication of the proposed open space.

The public open space will be remediated in accordance with the recommendations of the "*Review of Previous Contamination Report*" undertaken by Douglas Partners and dated 29 May 2007. The timing of the proposed remediation will be advised at Project Application stage.

5 Public domain

The proponent will provide a public domain works plan illustrating proposed public domain works within the proposed open space and along Albert and Pitt Street. This plan shall be consistent with the general landscape concept diagram and principles prepared by Oculus, dated May 2007 and the City of Sydney Public Domain Manual.

To be addressed at the Project Application stage.

Consultation will be undertaken with the City of Sydney Council during preparation of this plan.

6 Heritage

Any project application or other applications will have regard to the Heritage Impact Statement prepared by Weir+Phillips dated June 2007.

To be addressed at the Project Application stage

The following are to accompany any Project Application(s):

- A Statement of Heritage Impact (SOHI) prepared in accordance with findings and conclusions of the Heritage Impact Statement prepared by Weir+Phillips.
- A Heritage Interpretation Plan for the whole site.

Prior to demolition the existing buildings will be recorded in accordance with NSW Heritage Council Guidelines.

Prior to any demolition or construction works

7 Archaeology

The following is to be addressed with the Project Application:

- Preparation of an Aboriginal Heritage Impact Assessment (AHIA), in accordance with draft Department of Conservation Guidelines 1997;
- Integration of the statement of significance and the results of the AHIA within an Archaeological Management Plan for the site that consider:
 - (i) heritage interpretation of the archaeological site within the proposed development; and/or
 - (ii) archaeological excavation and documentation of the site prior to construction.

To be addressed at the Project Application stage

If aboriginal objects are exposed during the work, works must cease until the Department of Environment and Conservation and the local Aboriginal Land Council have been consulted.



- | | |
|---|---|
| <p>8 Structural Integrity</p> <p>Further engineering investigation to Building 1 will be undertaken to determine the extent of the works required to accommodate the proposed alterations and additions, including methods of reinforcing the building's lateral structure to satisfy wind and earthquake codes, and the general upgrading of exposed elements such as concrete balconies, masonry ties, and balustrades.</p> | <p>To be addressed at the Project Application stage</p> |
| <p>9 Geotechnical Investigations</p> <p>Additional geotechnical investigations shall be provided in accordance with the Supplementary Geotechnical Investigation prepared by Douglas Partners Pty Ltd, dated May 2007.</p> | <p>To be addressed at the Project Application stage</p> |
| <p>10 Site contamination and remediation</p> <p>A Remediation Action Plan (RAP) will accompany any Project Application(s) in accordance with the recommendations included in the Review of Previous Reports prepared by Douglas Partners, dated 29 May 2007. The RAP will detail how the site is to be cleaned up including the excavation and disposal offsite of any contaminated fill.</p> | <p>To be addressed at the Project Application stage</p> |
| <p>11 Site infrastructure and services</p> <p>Infrastructure and services reports will be required to accompany any subsequent Project Application(s) to demonstrate how the development can be adequately and properly serviced. The report will include an outline of any necessary augmentation of existing services.</p> <p>All infrastructure planning and design will be undertaken in consultation with the relevant authorities.</p> | <p>To be addressed at the Project Application stage</p> |
| <p>12 Management of Stormwater</p> <p>The proponent will prepare detailed plans and specifications that demonstrate the proposed stormwater system for the Project. The design of the system will be prepared in accordance with the design criteria set out in the Hydraulic and Fire Services Scheme Development Report prepared by Armstrong Consulting Engineers, dated May 2007.</p> | <p>To be addressed at the Project Application stage</p> |
| <p>13 Building Code of Australia Capability</p> <p>Further assessment will be undertaken at Project Application stage to ensure the Project is capable of meeting the performance requirements of the Building Code of Australia.</p> | <p>To be addressed at the Project Application stage</p> |
| <p>14 Accessibility</p> <p>The proponent commits to providing access for people with a disability in accordance with:</p> <ul style="list-style-type: none"> • Disability Discrimination Act 1992 (DDA); and • Building Code of Australia. <p>The Project will also include equitable access to the latest internet, television and telephone technology.</p> | <p>To be addressed at the Project Application stage</p> |



15 Ecologically Sustainable Development

The proponent will prepare detailed work plans and specifications that demonstrate compliance with State Environmental Planning Policy (Building Sustainability Index) BASIX.

To be addressed at the Project Application stage

In addition, the proponent commits to further investigate the opportunity for including the following Ecologically Sustainable Development principles:

- Design internal apartment layouts to maximise natural ventilation and to capture prevailing winds;
- Orientate apartments layouts to ensure solar access is received within living rooms;
- Promote natural light and ventilation to kitchen areas of apartments;
- Utilise roof forms to capture natural light and ventilation;
- Re-use and recycle stormwater;
- Use of high thermal mass materials within apartments;
- Promote the use of solar or wind generation for common areas,
- Ensure natural light and ventilation is provided to common areas to minimise energy consumption;
- Use of solar shading devices;
- Use of native vegetation;
- Divide the layout of the apartments into zones to reduce heat and cooling energy consumption;
- Reuse of roof water and rainwater run off;
- Utilise low water flow fixtures and tap ware;
- Reuse rainwater for spray irrigation with rain and moisture detector controls; and
- Recycling grey waste water.

16 Construction Management Plan

A Construction Management Plan will be prepared by the proponent and will be submitted to the satisfaction of the Principal Certifying Authority.

Prior to the issue of the Construction Certificate.

This Plan will include the following:

- (i) *Environmental responsibly*
A commitment by the builder that environmental mitigation measures will be implemented prior to and during construction works. Management and training methods to inform construction workers of their environmental responsibilities.
- (ii) *Pedestrian management.*
Management methods to ensure safe pedestrian paths are provided adjacent to the site.
- (iii) *Traffic management.*
A Traffic Management Construction Plan will be prepared which addresses construction access and egress to the site, including vehicle routes and other relevant issues.



- (iv) *Construction staging.*
Management of construction sequence on site and on public land.
- (v) *Noise and vibration control plan*
Management methods to reduce construction noise at nearby receivers by appropriate selection and operation of equipment.
- (vi) *Soil and water sediment control management plan*
Management methods to control and reduce soil and water sediment impacts on the environment This will also include a Dust Management Strategy.

The proponent/ site manager will implement the approved Construction Environmental Management Plan during excavation and construction of the development.

17 Developer Contributions

Developer contributions will be made in accordance with the Redfern-Waterloo Contributions Plan 2006 and the Redfern-Waterloo Authority Affordable Housing Contribution Plan 2006.

Prior to the issue of a Construction Certificate