

Draft Statement of Commitments

Concept Plan MP08_0207

REFERENCE	COMMITMENT
Contributions	<ul style="list-style-type: none"> Section 94 Contributions will be paid in accordance with Council's Contributions Plan. Contributions will be calculated at Development Application stage and paid prior to the issue of construction certificates. These contributions will be paid in addition to commitments to off-site improvement works to the Avon Road footpaths/crossing and the Pacific Highway pedestrian underpass.
Residential amenity	<ul style="list-style-type: none"> Hours of demolition will be limited as follows: <ul style="list-style-type: none"> 7am – 6pm Monday to Friday 8am – 2pm Saturday.
	<ul style="list-style-type: none"> Privacy louvres will be provided as part of the detailed design stage of Building 3 and Building 5 in the locations indicated on the architectural drawings prepared by Marchese & Partners.
	<ul style="list-style-type: none"> Skylights will be provided in Building 3 to ensure that the solar access and natural ventilation meet SEPP 65 requirements.
Public Access Through Site	<ul style="list-style-type: none"> Public rights of pedestrian way into and through the site, from Avon Road to Beechworth Road will be created. The access way will be available following the release of the occupancy certificate for the final building constructed on the site.
Erosion and Sediment Control	<ul style="list-style-type: none"> An Earthworks Management Plan, including Erosion and Sedimentation Plans will accompany each Development Application.
Waste	<ul style="list-style-type: none"> A Waste Management Plan relating to demolition, construction and operation will be prepared for each of the proposed buildings in the Concept Plan and lodged at Development Application stage.
Bicycle Parking	<ul style="list-style-type: none"> Bicycle parking will be integrated at detailed design stage for each Development Application stage.
Water and Utilities	<ul style="list-style-type: none"> Water, electricity and gas will comply with Section 4.1.3 of Planning for Bush Fire Protection 2006. <p><u>Electricity</u></p> <ul style="list-style-type: none"> Where practical and reasonable, electrical transmission lines are to be underground. Where overhead electrical transmission lines are proposed: Lines are installed with short pole spacing (30m) unless crossing gullies and gorges

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	<p>and no part of a tree is closer to a power line than the distance set out in accordance with the specifications in 'Vegetation Safety Clearances' issued by Energy Australia (NS179, April 2002)</p> <p><u>Gas</u></p> <ul style="list-style-type: none"> ▪ Reticulated or bottled gas is installed and maintained in accordance with AS1596 and the requirements of relevant authorities. Metal piping is to be used. ▪ All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side of the installation. ▪ If gas cylinders need to be kept close to building, the release valves are directed away from the building and at least 2 metres away from any combustible material, so that they do not act as a catalyst to combustion. ▪ Connections to and from gas cylinders are metal. ▪ Polymer sheathed flexible gas supply lines to gas metres adjacent to buildings are not used.
Water Quality	<ul style="list-style-type: none"> ▪ Water quality and quantity benchmarks will be established in accordance with the 'Stormwater Management and Riparian Issues' Report prepared by NPC and dated November 2012 prior to occupation of Building 1 and throughout construction and completion of Stage 2.
Vegetation Management	<ul style="list-style-type: none"> ▪ All works and activities on the site will be conducted in accordance with the Vegetation Management Plan prepared by Anne Clements and Associates Pty Ltd, dated 28 November 2012.
Bushfire	<p>Future development applications will implement the relevant recommendations of the Bushfire Report prepared by Australian Bushfire Protection Planners (Appendix N) as follows:</p> <ul style="list-style-type: none"> ▪ The design and maintenance of the landscaped gardens to the complex, including the 10.00 metre wide buffer zone to Buildings 3, 4 & 5, will comply with the prescriptions of an Inner Protection Area [IPA] pursuant to the specifications of Appendix 5 of Planning for Bushfire Protection 2006 and the NSW Rural Fire Services document 'Specifications for Asset Protection Zones'. ▪ Buildings will be constructed to comply with BAL 29 specifications pursuant to A.S. 3959 – 2009 – 'Construction of Buildings in Bushfire Prone Areas'. ▪ A hydrant booster assembly will be provided inside the boundary and adjacent to the entry driveway off Beechworth Road prior to occupation of Building 5. ▪ The minimum pavement width of the internal driveways will be 6.5 metres. Corners

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	will be designed to permit a Fire & Rescue Urban Pumper [Heavy Rigid Vehicle] and a B9 vehicle to pass and turning facilities will be provided to enable fire appliance egress from the site in a forward direction.
Heritage	<p>In accordance with the Heritage Report prepared by OCP Architects (Appendix P), the following will be incorporated into future Development Applications:</p> <ul style="list-style-type: none"> ▪ 1 Avon Road and 5 Avon Road will be recorded prior to demolition, following the guidelines of the NSW Office of Environment and Heritage (Heritage Office) for archival recording. A copy of the archival recording being deposited into Ku-ring-gai's Local Library. ▪ 1 Avon Road: The following items will be preserved and integrated as far as possible into the new development: <ul style="list-style-type: none"> – The eastern inter war dry laid sandstone boundary wall together with the small fountain (at the southern end of site near the entry gates) – The front sandstone fence (repaired as necessary), vehicle and pedestrian and gate posts. – Salvage all sandstone building blocks and paving and reuse within the new development ▪ The two mature palm trees in the front yard of 5 Avon Road, adjacent to Avon Road will be preserved and integrated into the new development. ▪ An Interpretation Strategy will be prepared for the development that incorporates the history and images of 5 Avon Road. The interpretation will be able to be viewed in public areas of the development.