

APPENDIX L: Draft Statement of Commitments

Subject	Commitments	Approved by Whom (where applicable)	Timing
Planning Agreements	A Voluntary Planning Agreement (VPA) will be negotiated between Ku-ring-gai Council and the Department of Planning and University of Technology (UTS). It is expected that this VPA would as far as practicable reflect or comply with Council's Section 94 Contributions Plan.	Minister for Planning	Prior to submission of any subsequent Project Application
Ecological Sustainable Development	Any proposed dwellings within the site will comply with BASIX requirements for water conservation and thermal and energy efficiency.	Director-General of Department of Planning	Prior to or with submission of first Project Applications for residential building works
Staging	<p>Consideration will need to be given to the staging and delivery of the development of the Concept Plan. The staging of the development components will need to have regard to:</p> <ul style="list-style-type: none"> ▪ Minimisation of construction impacts upon adjoining properties; ▪ Protection of existing public benefits and access; ▪ Construction access; and ▪ Timing of infrastructure provision. <p>A detailed project staging plan will be submitted with the first project application.</p>	Director-General of Department of Planning	Prior to or with submission of first Project Applications for building works

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Contamination	<ul style="list-style-type: none"> ▪ A hazardous material audit which will include sampling and identification of asbestos and Polychlorinated Biphenyls (PCBs) will be completed to determine the extent and integrity of the hazardous building materials which exist on the site; ▪ Any demolition/removal of Polychlorinated Biphenyls (PCBs) and asbestos containing material will be conducted in accordance with current NSW EPA waste classification and disposal guidelines, and WorkCover occupation health and safety procedures: ▪ A limited and targeted Phase 2 intrusive contamination assessment at the northern property boundary to assess whether any contamination, from potentials sources identified on the Film Australia site, has migrated onto the UTS property. This would involve the drilling and collection of soil samples as the installation of ground water wells. In addition, limited surface soil sampling will be conducted across the sports oval and any other sporting fields which may have been treated with organochlorine/organophosphate pesticides. The results of Phase 2 soil and groundwater investigation will be assessed against the relevant land use criteria stated by NSW EPA, NEPM and ANZECC guidelines. If concentrations of contaminants exceed the relevant land use guideline a remedial action plan will be developed, with remediation and validation works completed in accordance with NSW EPA guidelines, CLM Act (1997) and SEPP 55. 	Director-General of Department of Planning	Prior to or with submission of first Project Applications for building works
Flora and Fauna	<p>Indirect impacts on bushland such as weeds, feral and domestic animals and fire will be managed by the implementation of management plans and strategies including:</p> <ul style="list-style-type: none"> ▪ A Threatened Species Management Plan that will address: 	Director-General	Prior to or with submission of first Project Applications

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	<ul style="list-style-type: none"> ○ Feral and domestic management strategies to minimise habitats post construction for feral animals and restrictions and controls for domestic cats and dogs ○ Retention of areas of native vegetation and habitat for threatened flora and fauna within the site, including retention of <i>D. biflora</i> plants and habitat; ○ Fencing and flagging of all <i>D. biflora</i> plants to be retained within the development area. A minimum of two <i>D. biflora</i> habitats will be retained to the east and west of the village green. Any <i>D. biflora</i> habitats located in the APZ will be managed accordingly ; ○ Translocation of soil from <i>D. biflora</i> habitat where this will be impacted by the development area. Translocation will be detailed within a plan prior to any works beginning on the site; ○ A monitoring program will be developed to ensure the viability of the <i>D. biflora</i> and determine the success of translocation of seeds ▪ A Weed Management Plan will be prepared as part of project applications to link into storm water control strategies. ▪ An Erosion and Sedimentation Control Plan will be developed to address both the construction phase and subdivision phase to ensure erosion and sedimentation controls will be put in place prior to any works beginning to ensure that any potential increase in runoff from removal of vegetation or leaf litter does not impact on downstream or off-site environments and development 		for building works

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	<p>does not contribute to environmental damage of the waterways, bushland or air quality</p> <ul style="list-style-type: none"> ▪ A Vegetation Management Plan for the site that will address: <ul style="list-style-type: none"> ○ Retention and protection of trees, particularly hollow bearing trees within the development area where possible; ○ Retention of existing understorey vegetation within landscaped areas. These pockets will be rehabilitated as required to remove exotic species and enhance native shrubs and ground covers; ○ Pre-clearance surveys will be conducted by ecologists to ensure all fauna are removed prior to clearance and ecologists on site during all vegetation clearance activities to capture any displaced fauna; ○ Harvesting of seed banks for the purposes of on-site regeneration. Greening Australia would be consulted regarding the best way to salvage soil seeds and canopy held seeds. These could be used in landscaping or regeneration of disturbed bushland areas adjacent to developed areas. ○ All riparian corridors will be protected and maintained ○ The <i>Red Crowned Toadlet</i> breeding habitat and surrounding habitat will be protected and managed ○ Fencing during construction of all areas of native vegetation that will not be removed for development, as protection from machinery and 		

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	<p>personnel;</p> <ul style="list-style-type: none"> Before future residents move in, information packages detailing the environmental sensitivity of the site including information on the threatened species and habitats will be provided to ensure greater awareness and involvement. In addition, no activities will be undertaken with DECC land. 		
Trees	<p>A Landscape Management Plan for the site that will address:</p> <ul style="list-style-type: none"> Retention or replacement of planting around the oval Long term preservation and maintenance of tree assets Retention and maintenance of planting along the entry road from Eton Road Retention of the planted retaining wall between the existing oval and tennis courts retained. 	Director-General	Prior to or with submission of first Project Applications for building works
Infrastructure	<ul style="list-style-type: none"> A comprehensive infrastructure delivery plan will be prepared to ensure that the site can be adequately serviced with all utility services including gas, electricity, water, sewer and telecommunications, etc. The Plan will demonstrate that: <ul style="list-style-type: none"> Sewer infrastructure will be augmented to service the new development Gas, Power and Potable water will be augmented where required to meet the requirements of new development A comprehensive stormwater management plan will be prepared which addresses <ul style="list-style-type: none"> Water flow; Water quality; Water catchments; Water conservation; 	Director-General	Prior to or with submission of any subsequent Project Application

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	<ul style="list-style-type: none"> ○ Water retention; and ○ Water treatment and re-use. <ul style="list-style-type: none"> ▪ Above ground swales are to be constructed and vegetated with native species and indigenous flora conserved wherever possible ▪ Water detention areas are to be provided within the development area 		
Bushfire	<ul style="list-style-type: none"> ▪ An APZ to be incorporated and maintained, as per the requirements of the Planning for Bushfire Protection Guidelines 2006, and the recommendations of the consultant report prepared by Barry Eadie Consulting; ▪ An APZ of a minimum 50m width, is to be maintained between the south-east edge of the existing building, and the north-west edge of the site, as specified on the APZ map prepared by Barry Eadie Consulting; ▪ Detailed management practices will be outlined in a Bushfire Management Plan including management practices within the APZ prior to occupation of the site ▪ Detailed Fire Emergency/ Evacuation plan will be developed prior to occupation of the site ▪ The existing fire trail will be upgraded to meet Planning for Bushfire Protection Guidelines 2006 and will be extended to connect with proposed residential development to the NW to provide adequate access for fire fighting and management procedures ▪ Prior to any clearance for the Asset Protection Zone (APZ) and fire trail creation, a survey will be conducted to identify any hollow bearing trees or trees considered to 	Director-General of Department of Planning	Prior to occupation and then on-going

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	<p>provide important fauna habitat. Such trees will be flagged and locations recorded with a GPS and mapped. These trees will be avoided.</p> <ul style="list-style-type: none"> ▪ Small shrubs and ground cover to 50cm will be retained within the APZ. Large shrubs can be retained in vegetation clumps where they will not result in fore spreading to tree canopies; ▪ Rocky outcrops and rock will be avoided by the fire trail. No rock will be removed from the APZ or fire trail areas; and ▪ Wooden bridges will be built over the drainage lines for construction of the fire trail so that these environments are not disturbed ▪ Significant trees will be retained within the development area where possible and all trees will be retained in the APZ. ▪ All D.biflora will be flagged and locations recoded with a GPS and protected. A map and works plan will then be devised prior to any vegetation clearance or modification for the APZ creation. Areas within the APZ where soil seed banks or plants could be translocated will also be investigated and identified prior to any works beginning; ▪ Construction of all buildings will be Level 3 construction 		
Transport	<ul style="list-style-type: none"> ▪ A minimum of 320 car-parking spaces to be retained for the adaptive re-use of the existing building. ▪ Car-parking for the reuse of the existing building will be fully assessed in the future Project Application; 	Minister	With a future Project Application for re-use of the existing buildings

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	<ul style="list-style-type: none"> Retention of existing access and bus turnaround loop to ensure public transport services are retained A Sustainable Transport Plan will be prepared which examines methods to promote the use of non-motorised and public transport to access the site for the reuse of the main campus building. This could include the development of Transport Behavioural Program to be distributed to future residents to encourage objectives outlined in the Sustainable Transport Plan. 	Director-General	Prior to or with submission of first Project Applications for building works
Heritage	<ul style="list-style-type: none"> A copy of UTS Kuring-Gai, Rezoning Application Indigenous Heritage Issues Report prepared by Jo McDonald Cultural Heritage Management Pty Ltd will be made available to Metropolitan Local Aboriginal Land Council and three copies to Cultural Heritage Division of the Sydney Zone of the Department of Environment and Climate Change. The Metropolitan Local Aboriginal Land Council will be requested to monitor surface works during initial construction phase and promoted The adaptive reuse of the main building is to respect the architectural integrity and quality and not adversely effect the significance of the building including retention of external materials Any future use of the building is to be in accordance with the Heritage Impact Assessment, as well as the Conservation Strategy for the site, prepared by Graham Brooks and Associates, heritage consultants. Original light fittings will be retained and upgraded 		

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	<ul style="list-style-type: none"> Planter boxes on roof terraces will be recovered and maintained, where possible 		
Geotechnical	<ul style="list-style-type: none"> A detailed geotechnical investigation will be submitted with the first Project Application. 	Director-General	Prior to or with submission of first Project Applications for building works