

## COMPARISON OF STATEMENT OF COMMITMENTS

ISSUE	ORIGINAL SoC	REVISED/NEW SOC
<b>Design Excellence</b>	<p>The proponent commits to achieving design excellence of the Project in accordance with Clause 22 Part 5 Division 3 of State Environmental Planning Policy (Major Projects) 2005.</p> <p>The design of any roof top plant shall be integrated with the design of the building and roof to minimise visual bulk and avoid additional overshadowing. Roof top plant will be adequately attenuated to avoid acoustic impacts on the development and surrounding properties.</p> <p>To be addressed at Project Application Stage.</p>	<p>The proponent commits to achieving design excellence of the Project in accordance with Clause 22 Part 5 Division 3 of State Environmental Planning Policy (Major Projects) 2005 as follows:</p> <ul style="list-style-type: none"> <li>(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</li> <li>(b) whether the form and external appearance of the building will improve the quality and amenity of the public domain,</li> <li>(c) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency.</li> </ul> <p>In addition the design of new development must also demonstrate consistency with the following:</p> <ul style="list-style-type: none"> <li>• Design Concepts for the North Eveleigh Site in the Section 4.2 of the RWA Built Environment Plan (Stage 1) 2006.</li> <li>• Roof top plant shall be integrated with the design of the building and roof to minimise visual bulk.</li> </ul> <p>To be addressed at Project Application Stage.</p>
<b>Accessibility</b>		
<ul style="list-style-type: none"> <li>• Consider or provide accessible entrances to the central and western precincts</li> </ul>	<p>The proponent commits to providing access to and through the site in accordance with the Building Code of Australia.</p> <p>To be addressed at Project Application Stage.</p>	<p>The proponent commits to providing:</p> <ul style="list-style-type: none"> <li>• two access points in addition to the existing central access into the site as indicated in the Accessibility Report prepared by Morris-Goding Accessibility Consulting and described below:</li> </ul>

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		<ul style="list-style-type: none"> <li>• Access in the vicinity of the Wilson St/ Little Eveleigh St intersection</li> <li>• Access at the western end of the site between Golden Grove and Queen Street.</li> <li>• Accessible continuous paths of travel to the main entrances and within all floors of the new residential and commercial buildings and to the main entrances of the heritage buildings.</li> </ul> <p>The proponent will also seek to provide access within all floors of the heritage buildings.</p> <p>To be addressed at Project Application Stage.</p>
<p><b>Community Facilities</b></p> <ul style="list-style-type: none"> <li>• Increase in population will place further strain on existing shortage in childcare facilities in the area.</li> <li>• Existing facilities are running at/close to capacity, long waiting lists.</li> <li>• Existing facilities won't cope with increased population. Concept plan does not acknowledge existing shortages in childcare</li> </ul>	<p><b>Community Benefit</b></p> <p>A new child care facility to service the demands of the proposed population will be provided.</p> <p>A new cultural/community facility to service the demands of the proposed population will be provided.</p> <p>To be addressed at Project Application Stage.</p>	<p>The proponent commits to providing child care facilities on site for the proposed residential and working population in accordance with the recommended requirement outlined in the Sydney City Council Child Care Centre DCP 2005, as at August 2008, and outlined below:</p> <ul style="list-style-type: none"> <li>• 6 places per 100 households (Minimum viable size is 30).</li> <li>• 1 space per 1450sqm commercial space (Minimum viable size is 30).</li> </ul> <p><del>A new cultural/community facility will be provided, which includes provision for a community meeting room.</del></p> <p>Note: The provision of the cultural/community facility has been included incorporated into the proposed Concept Plan.</p>

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		To be addressed at Project Application Stage.
<b>Employment</b> <ul style="list-style-type: none"> <li>Concept Plan will not result in employment of local residents for the long-term only the short-term.</li> <li>Will not provide local employment as the vast majority development will be existing businesses relocating i.e Channel 7</li> </ul>	<b>Community Benefit</b> Provision of jobs for indigenous people in accordance with RWA Indigenous Employment Model.	The proponent commits to the provision of jobs for indigenous people in accordance with the RWA Indigenous Employment Model.
<b>Affordable Housing</b> <ul style="list-style-type: none"> <li>Concept Plan does not provide affordable housing,</li> <li>Need to provide affordable housing.</li> </ul>	A significant proportion of the new dwellings in North Eveleigh will be affordable housing which will be managed by a registered community housing organisation or government agency. This will be funded by the RWA's affordable housing developer levies.	<p><del>A significant proportion of the new dwellings in North Eveleigh will be affordable housing which will be managed by a registered community housing organisation or government agency. This will be funded by the RWA's affordable housing developer levies.</del></p> <p>Note: The provision of affordable housing has been incorporated into the proposed Concept Plan as it is to be provided by the RWA. The proposed Concept Plan (as amended) is outlined in Section 2 of this report.</p>
<b>Open space</b> <ul style="list-style-type: none"> <li>Inadequate open space</li> <li>Treatment of open space/ OS perceived as private space/</li> <li>No play equipment/must provide play equipment/ children's playground</li> </ul>	<p>The proponent commits to providing public open space, subject to the City of Sydney Council accepting the dedication.</p> <p>Public open space will comprise at least 15% of the site's area.</p>	<p>The proponent commits to providing public open space to be offered to the City of Sydney Council by way of dedication.</p> <p>The proponent commits to provide the following five parks, totalling approximately 9,400m<sup>2</sup> including:</p>

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<ul style="list-style-type: none"> <li>Incorporate ESD measures into larger open space</li> </ul>	<p>The following are to accompany the Project Application:</p> <ul style="list-style-type: none"> <li>Summary of preliminary discussions with the City of Sydney Council regarding dedication;</li> <li>A landscape plan demonstrating proposed landscape scheme consistent with the Landscape Strategy Report prepared by TDS + JAAA;</li> <li>A landscape protection and maintenance strategy consistent with the Arboricultural Assessment and Development Impact Report prepared by Landscape Matrix; and</li> <li>Plans illustrating proposed subdivision of the land to enable dedication as public open space.</li> <li>Commitments by the proponent advising of the intended timing of the proposed landscape works, subdivision and dedication of the proposed public open space.</li> <li>The public open space will be remediated in accordance with the recommendations of the "Remediation Strategy for North Eveleigh Yard" undertaken by SMEC and dated March 2008. The timing of the proposed remediation will be advised at Project Application stage</li> <li>A significant portion of the Fan of Tracks will be retained and interpreted.</li> </ul> <p>To be addressed at Project Application Stage.</p>	<ul style="list-style-type: none"> <li>A park at the western end of the site, adjacent to Iverys Lane, with an approximate area of 3,350m<sup>2</sup>.</li> <li>A park in the location of the Fan of Tracks with an approximate area of 2,635m<sup>2</sup>.</li> <li>A park at the eastern end of the site, adjacent to Little Eveleigh St, with an approximate area of 2,690m<sup>2</sup>.</li> <li>A park on Wilson St at the western end of the Blacksmiths' Shop with an approximate area of 445m<sup>2</sup></li> <li>A park on Wilson St opposite Forbes St with an approximate area of 280m<sup>2</sup>.</li> </ul> <p>The proponent commits to submit a Detailed Landscape Plan which:</p> <ul style="list-style-type: none"> <li>Uses landscape design to delineate between private and public spaces</li> <li>Includes children's play equipment in at least one park</li> <li>Integrates and interpret the Fan of Tracks as a key element in accordance with the <i>Interpretation Strategy Guidelines</i> prepared by Weir+Phillips dated September 2008.</li> <li>Provides appropriate trees planting to maximise the privacy of adjoining properties at the eastern end of the site (Little Eveleigh St properties) and the western end of the site (backing onto Iverys Lane).</li> <li>Incorporates water sensitive water urban design principles.</li> <li>Ensures the design of open spaces will create a safe environment based on Crime Prevention</li> </ul>

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		<p>Through Environmental Design.</p> <ul style="list-style-type: none"> <li>• Accommodates the proposed ramp and stair access from the bridge.</li> <li>• Provides appropriate boundary fencing to ensure the safety, security and privacy of adjoining residential properties, particularly for the Little Eveleigh Street properties which adjoin the eastern end of the site.</li> <li>• Provides pedestrian and bicycle access through the site.</li> <li>• Includes a landscape protection and maintenance strategy.</li> <li>• Provides for deep soil planting.</li> <li>• Ensures the provision of landscaping to mitigate wind impacts in accordance with the recommendations of the <i>Wind Environment Statement for North Eveleigh</i> prepared by Windtech, dated March 2008 and the <i>North Eveleigh Rail Yard Site – Wind Effects Study</i> prepared by Vipac Engineers, dated September 2008.</li> <li>• Considers the following City of Sydney's policies: <ul style="list-style-type: none"> <li>- Sydney Streets Design Code</li> <li>- Parks Technical Manual.</li> <li>- Sydney Lights Design Code</li> </ul> </li> </ul> <p>A summary of preliminary discussions with the City of Sydney Council regarding dedication will be provided at project application stage. Commitments by the proponent advising of the intended timing of the proposed landscape works, subdivision and dedication of the proposed public open space will also be provided.</p> <p>To be provided at project application stage.</p>

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		The public open space will be remediated in accordance with the recommendations of the "Remediation Strategy for North Eveleigh Yard" undertaken by SMEC and dated March 2008. The timing of the proposed remediation will be advised at Project Application stage.
<b>Tree Management</b>		
<ul style="list-style-type: none"> <li>Trees along Wilson St should be retained.</li> <li>Concerns regarding loss of vegetation.</li> </ul>	<p>Tree protection measures will be implemented for trees to be retained.</p> <p>The significant trees at the eastern end of the site adjacent to the Chief Mechanical Engineer's Office Building will be retained.</p> <p>To be addressed at Project Application Stage.</p>	<p>The proponent commits to:</p> <ul style="list-style-type: none"> <li>Retaining significant trees at the eastern end of the site adjacent to the Chief Mechanical Engineer's Office Building as identified in the Aboricultural Report prepared by Landscape Matrix and dated 18 March 2008.</li> <li>Implementing tree protection measures for trees to be retained in accordance with the Aboricultural Report prepared by Landscape Matrix and dated 18 March 2008.</li> </ul> <p>To be addressed at Project Application Stage.</p>
<b>Crime Prevention Through Environmental Design</b>		
<ul style="list-style-type: none"> <li>Increased crime associated with increased density</li> </ul>	<p>A Safety Management Strategy will be prepared to provide guidelines for the application of CPTED principles and Safer by Design best practice models.</p> <p>To be addressed at Project Application Stage.</p>	<p>The proponent commits to the prepare a Safety Management Strategy that:</p> <ul style="list-style-type: none"> <li>Provides guidelines for the application of CPTED principles and Safer by Design best practice models.</li> <li>Addresses issues raised in by the NSW Police in their letter to the Department of Planning dated 3 July 2008</li> </ul> <p>To be addressed at Project Application Stage.</p>

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<p><b>Transport and Traffic</b></p> <ul style="list-style-type: none"> <li>• Traffic impacts</li> <li>• Access</li> <li>• Car parking</li> <li>• Road works</li> </ul> <p><b><u>Pedestrians and Cyclists</u></b></p> <ul style="list-style-type: none"> <li>• Provide dedicated cycleway within North Eveleigh site instead of relying on Wilson St – provided don't greatly increase the distance of the route.</li> <li>• The TIS needs to include mitigation strategy for pedestrian and cyclist safety.</li> <li>• Provide secure bicycle facilities (parking, showers, change rooms, etc).</li> <li>• Improve pedestrian access between western end and Macdonaldtown station to encourage public transport use.</li> </ul>	<p><b>Traffic</b></p> <p>The Concept Plan commits to:</p> <ul style="list-style-type: none"> <li>• The provision of road works to Wilson Street to enable access to the site. This will include improvements to the existing access at the western end of the site, and improvements to the intersection of Wilson St and Shepherd St for a new site access. The associated Road application will be submitted to the Roads and Traffic Authority.</li> <li>• Detailed designs for the intersection improvement works identified in the Traffic Impact Assessment to be prepared.</li> <li>• All public roads that are intended to be dedicated must be constructed to the standards of the City of Sydney Council.</li> <li>• The dedication of public roads</li> </ul> <p>To be addressed at Project Application Stage</p>	<p>The proponent commits to prepare a Transport Management and Accessibility Plan (TMAP) at the Project Application stage, which includes the following.</p> <p><u>Access and Road Works</u></p> <p>The Concept Plan commits to:</p> <ul style="list-style-type: none"> <li>• The provision of road works to Wilson Street to enable access to the site. This will include: <ul style="list-style-type: none"> <li>- Improvement to the existing access at the western end of the site,</li> <li>- Improvement to the intersection of Wilson St and Shepherd St for a new site access.</li> </ul> </li> </ul> <p>The associated Road application will be submitted to the Roads and Traffic Authority, or the relevant traffic authority.</p> <ul style="list-style-type: none"> <li>• Undertaking detailed designs for the intersection improvement works identified in the Traffic Impact Assessment, prepared by Parsons Brinckerhoff</li> </ul> <p><u>Road and Public Domain Dedications</u></p> <p>The Concept Plan commits to</p> <ul style="list-style-type: none"> <li>• The dedication of public roads in accordance Parks and Public Domain Plan prepared by Bates Smart.</li> <li>• Ensuring that all public roads intended to be dedicated are constructed to the standards of the City of Sydney Council, namely the <i>Development Specifications for Civil Works Design and Construction</i>.</li> </ul> <p><u>Traffic Management</u></p> <p>Traffic management measures to ensure a right hand turn is not permitted from Wilson Street into Queen</p>

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		<p>Street when exiting the site from Carriage Works Way, subject to the approval of the relevant roads authority.</p> <p><u>Car parking</u></p> <ul style="list-style-type: none"> <li>• Car spaces for use by a car share scheme are to be provided.</li> <li>• Details of kerbside parking</li> </ul> <p><u>Public Transport</u></p> <ul style="list-style-type: none"> <li>• Identify public transport opportunities and constraints, with a view to encouraging a high level of travel by public transport, walking and cycling.</li> <li>• Work place strategies for maximising public transport use, walking and cycling to access employment uses on the site.</li> </ul> <p><u>Pedestrians and Cyclists</u></p> <ul style="list-style-type: none"> <li>• A unified traffic, cyclist and pedestrian guidance system will be introduced across the site.</li> <li>• The provision of a pedestrian/cycle route through the site.</li> <li>• A strategy for pedestrian and cyclist safety, which includes consideration of the potential impact on cyclists in the design of the roundabout at the Shepherd St intersection.</li> <li>• Providing secure bicycle facilities in accordance with the provisions of <i>South Sydney DCP No.11 Transport Guidelines for Development 1996</i>.</li> <li>• Investigating opportunities for improving pedestrian access to between the site and Macdonaldtown Station. A summary of preliminary discussions with the City of Sydney</li> </ul>



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		<p>Council regarding improvements to this access are to be provided.</p> <p><u>Staging</u></p> <ul style="list-style-type: none"> <li>The provision of details of timing for the proposed road and site access works, intersections improvements and dedications.</li> </ul>
<b>Sustainability</b>		
<p><b>Various issues raised regarding sustainability requirements (lack of) imposed on the developer</b></p>	<p>a. Residential Residential development will need to meet the following targets: the BASIX water consumption benchmark. the BASIX energy consumption benchmark.</p> <p>Further modelling and testing must be undertaken to assess effective and appropriate options for the achievement of sustainable and restorative targets and actions which may be implemented for the development.</p> <p>b. Commercial Commercial development will be capable of achieving the following targets: Buildings should achieve 4.5 star ABGR. Buildings should achieve a 1.5 stars NABERS rating. Further modelling and testing must be undertaken to assess effective and appropriate options for the achievement of sustainable and restorative targets and actions which may be implemented for the development.</p> <p>c. Non-Potable Water Further assessment will be undertaken into the viability of obtaining an external non-potable water supply.</p> <p>In addition, the proponent commits to further investigate</p>	<p>The proponent commits to the achievement of the following sustainability targets, or equivalent minimum:</p> <ul style="list-style-type: none"> <li>Commercial Buildings <ul style="list-style-type: none"> <li>4 Star Green Star (Office Design)</li> <li>4.5 Star NABERS Office Energy (Base Building)</li> </ul> </li> <li>Residential Buildings – Residential Buildings <ul style="list-style-type: none"> <li>BASIX water consumption benchmark</li> <li>BASIX energy consumption benchmark in accordance with the Regulation.</li> </ul> </li> <li>In addition, the proponent commits to investigating the achievement of higher targets.</li> <li>Non-Potable Water Further assessment will be undertaken into the viability of obtaining an external non-potable water supply.</li> </ul> <p>In addition, the proponent commits to further investigate the opportunity for including the following Ecologically Sustainable Development principles:</p> <ul style="list-style-type: none"> <li>Design internal apartment layouts to maximise natural ventilation and to capture prevailing winds;</li> <li>Utilise roof forms to capture natural light and ventilation;</li> </ul>

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	<p>the opportunity for including the following Ecologically Sustainable Development principles:</p> <ul style="list-style-type: none"> <li>• Design internal apartment layouts to maximise natural ventilation and to capture prevailing winds;</li> <li>• Utilise roof forms to capture natural light and ventilation;</li> <li>• Re-use and recycle stormwater;</li> <li>• Use of high thermal mass materials within apartments;</li> <li>• Promote the use of alternative energy sources for common areas,</li> <li>• Ensure natural light and ventilation is provided to common areas to minimise energy consumption;</li> <li>• Divide the layout of the apartments into zones to reduce heat and cooling energy consumption;</li> <li>• Reuse of roof water and rainwater run off;</li> <li>• Utilise low water flow fixtures and tap ware;</li> <li>• Reuse rainwater for spray irrigation with rain and moisture detector controls; and</li> <li>• Recycling grey waste water.</li> </ul> <p>To be addressed at Project Application Stage.</p>	<ul style="list-style-type: none"> <li>• Re-use and recycle stormwater;</li> <li>• Use of high thermal mass materials within apartments;</li> <li>• Promote the use of alternative energy sources for common areas,</li> <li>• Ensure natural light and ventilation is provided to common areas to minimise energy consumption;</li> <li>• Divide the layout of the apartments into zones to reduce heat and cooling energy consumption;</li> <li>• Reuse of roof water and rainwater run off;</li> <li>• Utilise low water flow fixtures and tap ware;</li> <li>• Reuse rainwater for spray irrigation with rain and moisture detector controls; and</li> <li>• Recycling grey waste water.</li> </ul> <p>To be addressed at Project Application Stage.</p>
<p><b>Water Quality and Quantity Management</b></p>	<p>The Concept Plan commits to:</p> <ol style="list-style-type: none"> <li>1. Water quality management <ul style="list-style-type: none"> <li>• Improve stormwater run-off quality by reducing the average annual load of : <ul style="list-style-type: none"> <li>- Total Phosphorous by 45%,</li> <li>- Total Nitrogen by 45%,</li> <li>- Total Suspended Solids (TSS) by 80%.</li> </ul> </li> </ul> </li> <li>2. For up to 3 month ARI peak flow retain: <ul style="list-style-type: none"> <li>• Visible oil or grease, Litter &gt; 50mm and Sediment &gt;0.125mm</li> </ul> </li> <li>3. Stormwater quantity</li> </ol>	<p>The Concept Plan commits to:</p> <ol style="list-style-type: none"> <li>1. Water quality management <ul style="list-style-type: none"> <li>• Improve stormwater run-off quality by reducing the average annual load of : <ul style="list-style-type: none"> <li>- Total Phosphorous by 45%,</li> <li>- Total Nitrogen by 45%,</li> <li>- Total Suspended Solids (TSS) by 80%.</li> </ul> </li> </ul> </li> <li>2. For up to 3 month ARI peak flow retain: <ul style="list-style-type: none"> <li>• Visible oil or grease, Litter &gt; 50mm and Sediment &gt;0.125mm</li> </ul> </li> <li>3. Stormwater quantity</li> </ol>

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	<ul style="list-style-type: none"> <li>Provide on-site detention of stormwater to mitigate drainage capacity constraints.</li> <li>Collect rainwater for reuse in irrigation.</li> </ul> <p>To be addressed at Project Application Stage.</p>	<ul style="list-style-type: none"> <li>Provide on-site detention of stormwater to mitigate drainage capacity constraints.</li> <li>Collect rainwater for reuse in irrigation.</li> </ul> <p>To be addressed at Project Application Stage.</p>
<b>Heritage</b>		
<b>Aboriginal Heritage</b>	The Aboriginal history of North Eveleigh site will be documented so that this can be used in any future Interpretation Strategy. The Metropolitan Local Aboriginal Land Council will be invited to participate in this process.	The Aboriginal history of North Eveleigh site will be documented so that this can be used in any future Interpretation Strategy. The Metropolitan Local Aboriginal Land Council will be invited to participate in this process.
<b>European Heritage</b> Interpretation Strategy should be provided with Concept Plan and not left to the developer	<p>The following heritage items and item of historical interest will be retained and adaptively reused:</p> <ul style="list-style-type: none"> <li>Carriage Workshop</li> <li>Blacksmiths' Shop</li> <li>Paint Shop</li> <li>Chief Mechanical Engineers' Office Building</li> <li>Scientific Services Building No.1</li> <li>Telecommunications Equipment Centre</li> <li>Clothing Store</li> </ul> <p>A Conservation Management Plan and Interpretation Strategy will be prepared in accordance the HIS prepared by Weir + Phillips (2008).</p> <p>Prior to demolition of items of local or higher significance the existing buildings will be recorded in accordance with NSW Heritage Council Guidelines.</p> <p>To be addressed at Project Application Stage.</p>	<ol style="list-style-type: none"> <li>The proponent commits to retaining and adaptively reusing the following heritage items and item of historical interest: <ul style="list-style-type: none"> <li>Carriage Workshop</li> <li>Blacksmiths' Shop</li> <li>Paint Shop</li> <li>Chief Mechanical Engineers' Office Building</li> <li>Scientific Services Building No.1</li> <li>Telecommunications Equipment Centre</li> <li>Clothing Store</li> </ul> </li> <li>The proponent commits to preparing and implementing a Conservation Management Plan in accordance with the <i>Heritage Impact Statement Concept Plan for North Eveleigh</i>, dated April 2008 prepared by Weir + Phillips.</li> <li>The proponent commits to preparing and implementing an Interpretation Strategy for the site in accordance with the <i>North Eveleigh Concept Plan Interpretation Strategy Guidelines</i>, prepared by Weir</li> </ol>

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		<p>+ Phillips dated September 2008.</p> <p>4. The proponent commits to recording items of local or higher significance prior to demolition, in accordance with NSW Heritage Council Guidelines.</p>
<b>Archaeology</b>		
The EA does not identify highly significant archaeological remains of grange villa	<p>Any impacts on items or places of archaeological significance will be managed under the relevant legislation and the recommendations of the Archaeological Development Impact Assessment and Zoning Plan prepared by Archaeological and Heritage Management Solutions.</p> <p>To be addressed at Project Application stage.</p>	<ul style="list-style-type: none"> <li>The proponent commits to ensuring any impacts on items or places of archaeological significance will be managed under the relevant legislation and the recommendations of the AHMS report <i>North Eveleigh Railway Carriage Workshops NSW: Historical Archaeological Impact Assessment, Archaeological Zoning Plan and Impact Mitigation Strategy, April 2008</i>, as amended by the further submission prepared by AHMS dated 28 August 2008.</li> </ul> <p>To be addressed at Project Application stage.</p>
<b>Wind</b>		
		<p>The proponent commits to undertaking a wind tunnel assessment for the buildings and surrounds in accordance with the <i>Wind Effects Study</i> prepared by Vipac Engineers, dated September 2008 and <i>Wind Environment Statement</i> prepared by Windtech, dated March 2008 to ensure achievement of the relevant wind criteria.</p>
<b>Rail Impacts</b>		
	<p>The proponent will provide three access gates through the development to access the rail corridor. These will be provided along the southern boundary of the site, at the western end, at the eastern end of the Paint Shop and</p>	<p>The proponent commits to the following:</p> <ul style="list-style-type: none"> <li>For any structure within 25m of the rail corridor that involves ground penetration of greater than 2m, the preparation of a Geotechnical and Structural report,</li> </ul>

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	<p>adjacent to the telecommunications building.</p> <p>The proponent will ensure that the development complies with the engineering restrictions imposed by RailCorp in relation to the North Eveleigh Dive as outlined within the Connell Wagner North Eveleigh Dive and Tunnel Alignment Concept Design Corridor Protection draft drawings SK-100/02, SK-101/01 to SK-105/01, SK-110/01 to SK-112/01, SK-120/01 to SK-124/01, SK-130/01 to SK-134/01 included as an attachment in the Structural Issues Report prepared by Robert Bird Group.</p> <p>The proponent will liaise with RailCorp to ensure the decommissioning of RailCorp's services through the site which are identified in the services search.</p> <p>Detailed geotechnical investigations and design and construction of the proposed works will be carried out in accordance with the general recommendations contained in the Preliminary Geotechnical Investigation prepared by Jeffrey and Katauskas Pty Ltd report.</p> <p>To be addressed at Project Application Stage.</p>	<p>and Excavation and Construction methodology that meets RailCorp's requirements for endorsement by RailCorp.</p> <ul style="list-style-type: none"> <li>For any structure within 25m of the rail corridor that involves ground penetration of greater than 2m, the preparation of cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Rail Corridor.</li> <li>For any future structure located within 20m from the centreline of a track, the preparation of a derailment protection risk assessment in accordance with Australian Standard 5100. Where the risk assessment has identified a need for derailment protection, or where required by the Australian Standard, the applicant is to incorporate those measures into the design and engineering details of the development, and to submit those with the application.</li> <li>All structures which are proposed for construction or installation, or which are constructed or installed, which are located within 25m of the North Eveleigh Dive Alignment (future underground rail connection) and require in excess of 2m excavation, must be designed in accordance with design criteria specified by RailCorp.</li> <li>Discharging stormwater drainage from the North Eveleigh site across the rail corridor and providing RailCorp with the necessary information in relation</li> </ul>

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		<p>to drainage.</p> <ul style="list-style-type: none"> <li>Ensuring that the detention system is designed to ensure that post development flow rates from the site are not more than the pre development site discharge.</li> <li>Providing three access gates through the development to access the rail corridor. These will be provided along the southern boundary of the site, at the western end, at the eastern end of the Paint Shop and adjacent to the telecommunications building.</li> </ul>
<b>Noise and Vibration</b>		
	<p>Conduct further detailed noise and vibration investigations in accordance with the Preliminary Acoustic Report by Acoustic Dynamics Report (2008).</p> <p>The proponent will comply with RailCorp's <i>Interim Guidelines for Applicants - Consideration of Rail Noise and Vibration in the Planning Process</i>.</p> <p>To be addressed at Project Application Stage.</p>	<p>The proponent commits to:</p> <p>Conduct further detailed noise and vibration investigations in accordance with the Preliminary Acoustic Report by Acoustic Dynamics Report (2008).</p> <p>The proponent will comply with RailCorp's <i>Interim Guidelines for Applicants - Consideration of Rail Noise and Vibration in the Planning Process</i>.</p> <p>To be addressed at Project Application Stage.</p>
<b>Payment of Developer Contributions</b>	<p>Developer Contributions will be made in accordance with the <i>Redfern -Waterloo Contribution Plan 2006</i> (as amended).</p> <p>To be addressed prior to issue of Construction Certificate.</p>	<p>The proponent commits to payment of Developer Contributions in accordance with the <i>Redfern -Waterloo Contribution Plan 2006</i> (as amended).</p> <p>To be paid prior to issue of Construction Certificate.</p>
<b>Payment of Affordable Housing Contributions</b>	<p>Affordable Housing Contribution will be made in accordance with the <i>Redfern-Waterloo Authority Affordable</i></p>	<p>The proponent commits to payment of Affordable Housing Contributions in accordance with the <i>Redfern-</i></p>

ISSUE	ORIGINAL SoC	REVISED/NEW SOC
	<p><i>Housing Contribution Plan 2006 (as amended).</i></p> <p>To be addressed prior to issue of Construction Certificate.</p>	<p><i>Waterloo Authority Affordable Housing Contribution Plan 2006 (as amended).</i></p> <p>To be paid prior to issue of Construction Certificate.</p>
<b>Site Contamination</b>	<p>A site audit statement(s) will be provided prior to final occupation certificate(s) certifying the land is suitable for the proposed use.</p> <p>To be addressed prior to Occupation.</p>	<p>A site audit statement(s) will be provided prior to final occupation certificate(s) certifying the land is suitable for the proposed use.</p> <p>To be addressed prior to Occupation.</p>
<b>Structural</b>	<p>Further assessment will be undertaken at Project Application stage including investigations into the structural adequacy of the heritage buildings which are to remain and electrolysis.</p> <p>To be addressed at Project Application Stage.</p>	<p>The proponent commits to undertaking further assessment, to ensure the structural adequacy of the heritage buildings to be adaptively reused.</p> <p>To be addressed at Project Application Stage.</p>
<b>Sydney Ports Impacts</b>	<p>The Concept Plan commits to ensure that the Sydney Ports' communication link between Botany Bay and Darling Control is maintained.</p> <p>To be addressed at Project Application Stage.</p>	<p>The proponent commits to ensuring that the Sydney Ports' communication link between Botany Bay and Darling Control is maintained.</p> <p>To be addressed at Project Application Stage.</p>
<b>Sydney Airports Corporation Limited impacts</b>	<p>The Concept Plan commits to include the requirements of SACL. An application will be forwarded to SACL.</p> <p>To be addressed at Project Application Stage.</p>	<p>The proponent commits to include the requirements of SACL. An application will be forwarded to SACL.</p> <p>To be addressed at Project Application Stage.</p>
<b>Transgrid impacts</b>	<p>The Concept Plan commits to ensure the Transgrid 330kV underground cable is not impacted by the development. Appropriate methods of construction and footings will be employed to ensure there is no adverse effect.</p> <p>To be addressed at Project Application Stage.</p>	<p>The proponent commits to ensuring the Transgrid 330kV underground cable is not impacted by the development. Appropriate methods of construction and footings will be employed to ensure there is no adverse effect.</p> <p>To be addressed at Project Application Stage.</p>
<b>Construction Management</b>	<p>A Construction Management Plan will be prepared by the proponent and will be submitted to the satisfaction of the Principal Certifying Authority.</p>	<p>1. The proponent commits to preparing and implementing a Construction Management Plan which addresses the following:</p>

ISSUE	ORIGINAL SoC	REVISED/NEW SOC
	<p>A Traffic Management Plan (TMP) for construction will be prepared which addresses construction access and egress to the site, including vehicle routes and parking for workers, staging and timing of construction of internal road network and other relevant issues. The TMP will be prepared in accordance with the RTA guidelines on TMP's.</p> <p>To be addressed prior to the issue of the Construction Certificate.</p>	<ul style="list-style-type: none"> <li>• Construction duration and times</li> <li>• Noise and vibration management</li> <li>• Traffic and pedestrian management and safety in accordance with the Construction Traffic Management Plan referred to in 2. below.</li> <li>• Waste management and minimisation, including quantities, storage and disposal.</li> <li>• Dust control and management</li> <li>• Erosion and sediment control</li> <li>• Tree protection and management</li> <li>• Contact details of site manager</li> <li>• Other relevant matters</li> </ul> <p>2. The proponent commits to preparing and implementing a Construction Traffic Management Plan (CTMP) will be prepared which addresses construction access and egress to the site, including vehicle routes and parking for workers, staging and timing of construction of internal road network and other relevant issues. The Construction Traffic Management Plan will be prepared in accordance with the RTA guidelines and be approved by the relevant traffic authority.</p> <p>To be addressed at Project Application Stage and implemented during construction</p>
Community Communication	<p>The Proponent must develop a strategy for informing the community about the development.</p> <p>To be addressed at Project Application stage.</p>	<p>The Proponent commits to developing a communication consultation strategy to establish ongoing consultation with the community. The strategy shall:</p> <ul style="list-style-type: none"> <li>• Outline the methods of consultation that will be provided to communicate information about the development to the community;</li> <li>• Provide contact details for enquiries and matters</li> </ul>



ISSUE	ORIGINAL SoC	REVISED/NEW SOC
		<p>related to the site's development;  Provides details regarding construction management including construction duration and times, noise and vibration management, traffic and pedestrian management and safety, waste management, dust control and management erosion and sediment control and tree protection and management.</p> <p>To be addressed at Project Application stage.</p>
Staging		<p>A Staging Plan is to be submitted with the Project Application, which details the timing for the:</p> <ul style="list-style-type: none"> <li>• Road and site access works, intersections improvements and proposed road dedications.</li> <li>• Construction and proposed dedication of parks, open space and public domain.</li> <li>• Delivery of services to the site (water, sewerage, electricity, gas telecommunications, etc).</li> </ul>