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Item	Commitment	Timing
1. Construction Management	The proponent will ensure that a Construction Management Plan is prepared including, but not limited to the methods of soil and sedimentation protection, restriction of public access, vegetation protection, construction, traffic management, crane height and location details and the like.	A Construction Management Plan will be prepared prior to the issue of any Construction Certificate for work on the site.
2. BCA Compliance	All buildings will be designed in accordance with the Building Code of Australia.	BCA compliance will be documented at the Development Application stage of the project
3. Augmentation of Utilities	The approval for connection to existing utility service will be obtained, and any required augmentation works will be undertaken.	Any required augmentation of utility services will be detailed at the Project Application or Development Application stage of the proposal.
4. Section 94 Contributions	Section 94 Contributions relevant to the proposal will be made in accordance with the Section 94 Contribution Plans for Ashfield and Marrickville Council as applicable, consistent with the rates detailed in the Environmental Assessment.	Any required Section 94 Contributions will be paid prior to the issue of any Construction Certificates for the erection or conversion of buildings that generate a demand for services.
5. Public Domain	Public Domain: Public access will be provided through the site providing access over and through the open space from Smith Street affording access to the Lewisham West light rail stop. The access will include the use and enjoyment of the open landscaped areas off Smith Street and the proposed urban plazas around the reused buildings that are to provide ground floor active uses.	The treatment of these public domain areas consistent with the Landscape Open Space and landscape Concept themes in the Concept Plan will be documented at the Project Application or Development Application stage of the proposal. The land embellishment and establishment of public access will be completed prior to the final occupation certificate for the development.
6. Remediation of Land	If necessary a Remedial Action Plan will be prepared and audited upon implementation for each relevant stage.	If required, details of remediation of the site will be detailed at the Project Application or Development Application stage of the proposal.



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7. Transport Management	The relevant intersection and traffic management upgrades identified in the Traffic and Transport assessment prepared by ARUP (Attachment 4 to the PPR) attributable to the development will be implemented as required by detailed staging assessment	<p>Traffic management and upgrade measures will be implemented and be documented at the Project Application or Development Application stage of the proposal. Each stage will determine the staging of the implementation of the traffic management measures to be undertaken.</p> <p>Specifically the new internal street connecting Edward and Smith Streets and associated left in left out traffic measures and the new roundabout at Edward and Smith Street will be provided as part of stage 1.</p> <p>The Pedestrian upgrades in the surrounding area will also be provided as part of stage 1 facilitating access to the new light rail stop.</p> <p>Prior to the occupation of stage 3 the new lights to the Edward Street and Old Canterbury Road intersection will be provided.</p>
8. Car Share	At least one parking space will be made available for use by car share scheme vehicles.	Any car share space will be identified in the Project Application or Development Application drawings for Stage 1 and will be noted on the title.
9. Bicycle Facilities	Bicycle facilities and storage in accordance with Council's standards will be provided on-site.	Bicycle facilities will be documented at the Project Application or Development Application stage of the proposal.
10. Ecologically Sustainable Development (ESD)	ESD principles and strategies will be implemented for the project consistent with the ESD Strategy prepared by ARUP (Attachment 10 of EA).	ESD principles and measures will be documented at the Project Application or Development Application stage of the proposal.
11. Water Sensitive Urban Design (WSUD)	WSUD measures will be implemented in accordance within the Drainage/Water Management/Flooding/Utilities report prepared by APP (Attachment 6 of the EA and Attachment 6 of the PPR).	WSUD measures will be documented within each Development Application for each stage of the proposal.



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12. Flood Management	<p>The flood management measures will be implemented in accordance with the Drainage/Water Management/Flooding/ Utilities report prepared by APP (Attachment 6 EA).</p> <p>The flood management measures will be based upon reviews of, and where necessary, updates of flood study results that account for works approved or undertaken in the adjoining light rail corridor, on the McGill street Masterplan site and within the subject site.</p> <p>All residential buildings will be provided with floor levels above the 100 year ARI level with appropriate allowances for climate change, blockages and freeboard, identified in the required flood study/ies.</p> <p>Any non-residential buildings and open spaces that include floor levels or ground levels below the 100 year ARI level will be subject to an emergency response plan to appropriately manage the risk to personal safety during severe flood events.</p> <p>Any non-residential building with floor levels below the 100 year ARI level will be flood proofed up to the 100 year ARI level plus 0.5m freeboard to minimise potential flood damage and be provided with appropriate evacuation connections.</p>	Flood management measures will be documented within each Development Application for each stage of the proposal.



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	The objective of all proposed measures and strategies will be to manage and where possible minimise the potential flood hazard posed by flood waters from the Sydney Water culvert that traverses beneath the adjoining light rail corridor.	
13. Noise Mitigation	Noise and vibration mitigation measures will be implemented in accordance with the Noise and Vibration Assessment undertaken by Atkins Acoustics (Attachment 9 of the EA)	Noise and vibration mitigation measures will be detailed at the Project Application or Development Application stage of the proposal.
14. Aboriginal Archaeology	The recommendations and requirements of the Aboriginal Archaeology assessment undertaken by AHMS (Attachment 14 of the EA) will be implemented.	Any required permits or approvals relating to Aboriginal Archaeology will be obtained prior to the commencement of work on the site that requires the issue of a Construction Certificate.
15 Affordable rental housing	The dedication to Marrickville Council of four (4) dwellings comprising 2 x 1 bedroom and 2 x 2 bedroom dwellings to be owned and managed by or on behalf of Marrickville Council.	To be provided in stage 4.



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16 Design Guidelines Building 1A	<p>Building Form</p> <p>The building mass is configured in two parts, as a base and top, to relate to important heritage building, the Mungo Scott building. The base has been set to relate to the parapet height of the Mungo Scott building, while the element above relates to the upper stratum of the wider Summer Hill Flour Mill site, characterised by industrial forms and materials, typically resolved in light colours.</p> <p>As a direct response, the detailed design for Building 1A will adopt a more solid base to relate to the scale of the Mungo Scott building, and will adopt a lighter, reflective quality to the upper element.</p> <p>The centrally located circulation core proposed in Building 1A will be configured to bring a strong vertical emphasis to the building expression, and is intended to provide natural light and ventilation to the common circulation areas as well as signalling the building entry.</p> <p>Building Materials</p> <p>To respond to the immediate site context, the base of Building 1A will utilise a deep red-coloured brick as the predominant building material in order to relate strongly to the Mungo Scott building. The new Building 1A base may also incorporate secondary</p>	DA lodgement for Building 1A

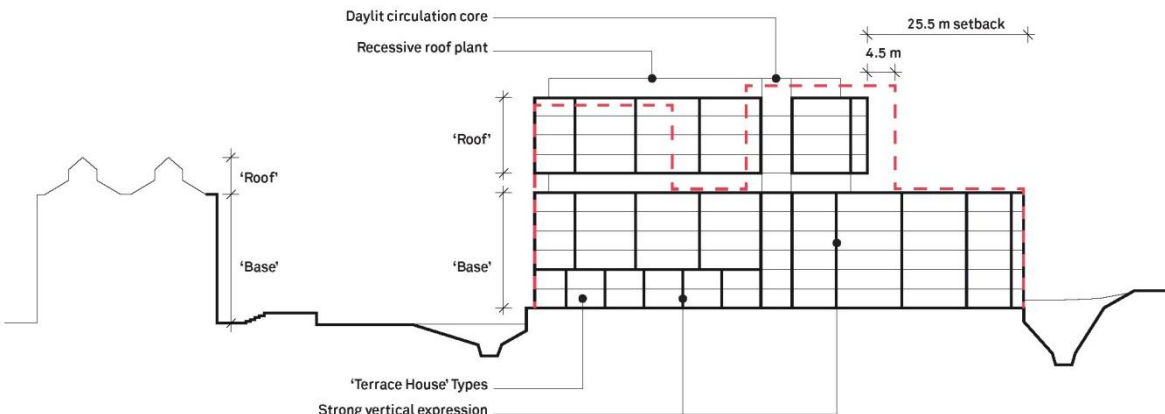


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	<p>architectural elements of painted render, consistent with the Mungo Scott building's parapet.</p> <p>The upper portion of Building 1A will adopt a material quality consistent with other industrial elements across the Summer Hill Flour Mill site. The new building will utilise framed elements, generally in lighter colours and occasionally using reflective metallic elements and screens.</p> <p>Architectural Detail</p> <p>The Building 1A base will use brick as the predominant building material adopting a sense of depth and solidity consistent with the treatment of the Mungo Scott building. The secondary scaling elements within the base will strike an overall vertical emphasis within the otherwise strongly horizontal brick base.</p> <p>The Building 1A top will use lighter coloured architectural elements and will adopt a framed expression. The secondary scaling elements will balance both the vertical and horizontal to maintain the intention for the building top to reflect the framed, metallic and light coloured quality of the adjacent industrial site. The top of Building 1A will also incorporate a language of screens to provide shade and shelter.</p>	



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	<p>Refer to diagram below</p> <p>Design Excellence</p> <p>In order to achieve project continuity and maintain design excellence, the Development Application for Building 1A will be designed by the author of the approved Concept Plan. The incumbent design practice – HASSELL – has been recognised for design quality over many years of sustained output. In addition, the DA will be subject to the established design review processes at Marrickville Council and be reviewed by their Architectural Excellence Panel through the assessment stage.</p>	



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	<div><p>Daylit circulation core</p><p>Recessive roof plant</p><p>25.5 m setback</p><p>4.5 m</p><p>'Roof'</p><p>'Base'</p><p>'Terrace House' Types</p><p>Strong vertical expression</p></div>											
<div><table><tr><td>Revision</td><td>Date</td><td>Scale</td><td>Client</td><td>Project Name</td></tr><tr><td>Revised Submission</td><td>28 August 2014</td><td>Not to scale</td><td>EG Funds Management</td><td>Summer Hill Flour Mill</td></tr></table></div>		Revision	Date	Scale	Client	Project Name	Revised Submission	28 August 2014	Not to scale	EG Funds Management	Summer Hill Flour Mill	
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