

Statement of Commitments

General Commitments

G1 The Aboriginal Housing Company ("AHC") is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act 1979.

G2 The AHC will obtain (or will ensure are obtained) all necessary approvals required by State and Commonwealth legislation in undertaking the project.

G3 The AHC will continue to liaise with the local community through the whole process of developing the Precinct.

G4 The Buildings will be set out by a registered surveyor to ensure their correct position and a registered surveyor will be used to set out heights of the critical floors, roofs, etc.

G5 The Registered Surveyors Certificates will be provided to the Redfern Waterloo Authority or Department Of Planning with the other certificates on completion of each stage of the project or at the completion of the project.

G6 A separate application will be made to Council for approval under Section 68 of the Local Government Act, 1993, for the erection of hoardings or scaffolding in a public place.

G7 The development and its uses will be in accordance with the approved Project Application plans and as described in the Environmental Assessment.

G8 Nine off street vehicle car parking spaces, six emergency vehicle spaces and seven spaces for delivery / courier will be provided.

G9 The AHC will provide any necessary on road traffic facilities identified as being necessary in the traffic and parking plan.

Prior to Commencement of Works

P1 Final design details of the proposed external materials and finishes shall be submitted to and approved by the RWA prior to the commencement of construction works.

P2 The visible light reflectivity from building materials used on the facades of the buildings shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place.

P3 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

P4 Prior to commencement of works, a Construction Management Plan (CEMP) will be prepared.

This plan will include procedures for the following:

- * Contact details of the site manager;
- * Air quality/dust control;
- * Flora and fauna protection;
- * Community access and safety;
- * Site specific soil erosion and sediment control;
- * Traffic and pedestrian management;
- * Storage and handling of materials;
- * Environmental training and awareness;
- * Contact and complaints handling procedures;
- * Emergency preparedness and response;
- * Site induction, OHS&R management and training;
- * Services disruption planning and management;
- * Archaeological and heritage management; and
- * Site contamination review and remediation, hazardous materials and contamination management.

P5 A noise and Vibration Management Plan will be prepared by Acoustic Engineers.

P6 Prior to demolition a Waste Management Plan will be prepared. This will deal with (i) Demolition Waste and (ii) Construction Waste.

P7 A licensed asbestos / hazardous materials contractor will be engaged to undertake demolition of any parts of the buildings containing asbestos or other contaminant such as lead paint.

P8 Demolition of the buildings will be undertaken in accordance with the requirements of Australian Standard AS 2601– 2001: The Demolition of Structures which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW.

P9 Removal of asbestos based, hazardous and contaminated materials will be undertaken in accordance with the regulations and requirements of the NSW Government and the Worksafe Australia Asbestos Code of Practice and Guidance Notes.

P10 Following removal of all asbestos, hazardous and contaminated materials from the site final clearance certificates will be obtained and submitted to the RWA for its information.

P11 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the

commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

P12 A Traffic and Pedestrian Management Plan will be prepared that will identify:

- * The number and location of car parking spaces required by construction workers,
- * Ingress and egress of vehicles to the site,
- * Loading and unloading, including construction zones,
- * Predicted traffic volumes, types and routes, and
- * Pedestrian and traffic management methods.

P13 A sign will be erected in a prominent position on the site prior to the commencement of works in accordance with NSW Health policy, indicating the nature of the project and the Project Director and contractor contacts details.

P14 The applicant shall consult with Railcorp and comply with any appropriate requirements of that authority including any Metrowest tunnel requirements.

During Construction

D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).

D2 All erosion and sediment control measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

D3 All seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

D4 Further investigations of groundwater conditions and quality will be undertaken where any soil contamination not already addressed is encountered.

D5 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood during construction. (Under the Construction Management Plan)

These will include:

- * Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,

- * Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,
- * All materials will be stored or stockpiled at the best locations,
- * The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
- * All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
- * All equipment wheels will be washed before exiting the site,
- * Gates will be closed between vehicle movements and will be fitted with shade cloth, and
- * Cleaning of footpaths and roadways will be carried out regularly.

D6 The hours of construction, including the delivery of materials to and from the site, will be:

7:00am and 6:00pm, Mondays to Fridays inclusive;

8:00am and 1:00pm, Saturdays;

No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- * The delivery of materials is required outside these hours by the Police or other authorities;
- * It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
- * The work is approved through the Construction Noise and Vibration Management Plan; and
- * Residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D7 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Noise and Vibration Management Plan committed to above:

9.00 am to 12.00 pm, Monday to Friday;

2.00 pm to 5.00 pm Monday to Friday; and

9.00 am to 12.00 pm, Saturday

D8 Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where approved in the Noise and Vibration Management Plan.

D9 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

D10 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.

D11 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials, without the prior approval of Council.

D12 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:

- * NSW Health Facility Guidelines, including Part B -
- * Design for Access, Mobility, OH&S and Security.
- * DDS32 Improved Access for Health Care Facilities.
- * AS 1428.
- * The Building Code of Australia.

D13 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.

D14 Roads and other traffic based elements will be designed and constructed in accordance with Australian Standards and/or the relevant standards of Sydney City Council or RTA as applicable.

D15 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

D16 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of the Environment will be informed in accordance with Section 91 of the National Parks and Wildlife Act 1974.

D17 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.

D18 The diversion of the existing services will be carried out in consultation with the Council and/or the relevant agency and in accordance with the necessary requirements.

D19 All buildings will be ventilated in accordance with relevant codes.

D20 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

D21 Existing vegetation will be maintained in accordance with the plans (including landscape plans) submitted

D22 Any onsite stormwater system will connect into Council's existing trunk stormwater lines and/or be discharged in accordance with the hydraulic report submitted

Prior to Occupation or Commencement of Use

O1 A Fire Safety Certificate will be provided to the PCA for all the Essential Fire or Other Safety Measures forming part of application.

O2 An Annual Fire Safety Statement will be provided to PCA within 12 months after the date on which the initial Fire Safety Certificate is received.

O3 Prior to occupation any relevant documentary easements for access will be created and registered over the appropriate lots to provide for public access, services, drainage, use of plant equipment, etc

O4 Prior to occupation, copies of all trade certificates will be provided to the PCA and Council.

O5 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation including further studies and revised plans required will be submitted to Council for information and recording purposes only.