

ANNEXURE 29 – DRAFT STATEMENT OF COMMITMENTS – CONCEPT PLAN

This Draft Statement of Commitments details the various contributions, additional studies, applications and works the Proponent commits to undertake in association with the Shepherds Bay Renewal Concept Plan. The mechanics of how and when these commitments will be delivered will be subject to ongoing consultation with the Department of Planning, Council, the community and other stakeholders.

SUBJECT	DESCRIPTION OF COMMITMENT
Approval Conditions	The Proponent will ensure that all contractors engaged to carry out work are aware of and will comply with relevant conditions of consent issued under Major Project No. 09_0216.
Staging of Development and Occupation	The development is to be constructed in stages. An updated Development Staging Plan will be submitted with each subsequent Project or Development Application.
Accessibility	The Proponent commits to providing access to and through the site in accordance with the Building Code of Australia and Disability Discrimination Act.
Landscaping	Prior to commencement of construction of any subsequent Project or Development Applications detailed documentation and specifications are to be prepared for all landscape works and public space improvements. The landscaping is to be designed so that the view corridors identified on the Concept Plan are maintained.
Community Benefits	A Voluntary Planning Agreement will be entered into with the City of Ryde Council for the Concept Plan Application regarding the provision of elements of community benefit proposed.
Affordable Housing	A mix of apartment sizes will be provided including one bedroom units. The increased housing supply in the area and proposed apartment mix will increase housing choice and ease affordable housing issues in the area. The opportunity for locals to “downsize” together with the additional availability will promote affordability.
Tree Management	Tree protection measures will be implemented for trees to be retained.
Crime Prevention Through Environmental Design	The design of the public domain, landscaping and building design facilitates the achievement of CPTED principles. Prior to commencement of construction of any subsequent Project Applications CPTED Assessments will be provided. Planting near footpaths will need to be maintained on a regular basis to avoid concealment opportunities for criminals who may hide in dense shrubbery.
Car parking	All future Stages of development on land within the Concept Plan site the subject of the Major Project Application are to minimise on site carparking in recognition of the area’s excellent accessibility to three modes of public transport.
Bicycles	All future Stages of development on land within the Concept Plan site the subject of the Major Project Application are to provide appropriate facilities for cyclists.

Traffic	All proposed public roads that are to be dedicated must be constructed to the standards of Ryde City Council.
Public Transport access	<p>The proposal seeks to provide open access for pedestrians and cyclists, with clear links through the site to the Meadowbank Wharf, nearby Railway Station and Bus services along Church Street and Constitution Road. The waterfront area will provide a missing link with Council's river front cycle way connecting suburbs east and west of the site</p> <p>Appropriate directional signage to match the Council's signage requirements and palette can be provided</p>
Environmentally Sustainable Development	<p>All development Stages on land within the Concept Plan site the subject of the Major Project Application are to be consistent with the recommendations of the Sustainability report by Ecospecifier at Annexure 14 of the EA.</p> <p>In addition, the Proponent commits to further investigate the opportunity for including the following ESD principle in subsequent stages of development of the Concept Plan site (after the Stage 1 Project):</p> <ul style="list-style-type: none"> • Design internal apartment layouts to maximise natural ventilation and to capture prevailing winds; • Utilise roof forms to capture natural light and ventilation; • Use of high thermal mass materials within apartments; • Ensure natural light and ventilation is provided to common areas to minimise energy consumption where feasible and orientation permits; • Divide the layout of the apartments into zones to reduce heat and cooling energy consumption; • Utilise low water flow fixtures and tapware; • Harvesting of stormwater where feasible; and • Recycling of water where feasible.
Stormwater Management	Prior to commencement of construction of any subsequent Project or Development Applications on land within the Concept Plan site the subject of the Major Project Application the Concept Plan commits to preparation of an Integrated Stormwater Management Plan for each development stage to be submitted to the Principal Certifying Authority prior to any new building work within the Concept Plan site.
Noise and Vibration	The Proponent will comply with the Department's <i>Interim Guidelines for Development near Rail Corridors and Busy Roads</i> . All development Stages are to comply with the relevant acoustic standards and controls contained in the BCA.
Site Contamination	All subsequent development stages on land within the Concept Plan site the subject of the Major Project Application will be required to comply with the requirements of SEPP 55 and the Contamination Assessment (Annexure 21).
Construction Management	<p>Prior to commencement of construction of any subsequent Project or Development Applications on land within the Concept Plan site the subject of the Major Project Application a Construction Management Plan will be prepared by the Proponent for each development stage on land within the Concept Plan site the subject of the Major Project Application and will be submitted to the satisfaction of the Principal Certifying Authority prior to any new building work.</p> <p>All construction materials, vehicles, waste and the like will be stored within the site.</p> <p>All demolition and all construction and associated work will be restricted to between the hours of 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No work is to be carried out on Sunday or public holidays.</p> <p>Prior to commencement of construction of any subsequent Project or Development Applications on land within the Concept Plan site the subject of the Major Project Application a Traffic Management Plan (TMP) for each development stage will be prepared which addresses construction access and</p>

	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 RTAs guidance on TMP's.
Arborist Report	All subsequent development stages on land within the Concept Plan site the subject of the Major Project Application will be required to comply with the requirements of the Arborist Report at Annexure 23 of the EA.
Environmental Management Plan	<p>Prior to commencement of construction of any Project or Development Applications on land within the Concept Plan site the subject of the Major Project Application an Environmental Management Plan (EMP) will be prepared and submitted to the Principal Certifying Authority. The EMP will comprise:</p> <ul style="list-style-type: none"> a. Hours of construction work; b. Sediment and Erosion Control; c. Waste Management; d. Noise and Vibration Management; e. Air Quality and dust control; f. Community Consultation; g. Use of cranes, plant and machinery; h. Use of ladders, tapes, scaffolding and plant /machinery of conductive material; i. Excavation and boring; j. Plant and vehicle movements including - ingress and egress of vehicles to the site, loading and unloading, including construction zones, transportation of material, including contaminated material, predicted traffic volumes, types and routes; k. Pedestrian management methods; and l. Piling, sheet piling, batter and anchors.
Waste Management	Prior to commencement of construction of any subsequent Project or Development Applications on land within the Concept Plan site the subject of the Major Project Application a Waste Management Plan will be prepared for each development stage.
Utilities	<p>A Section 73 Certificate from Sydney Water must be obtained (as detailed in their letter dated 23 July 2010).</p> <p>All existing aerial services (including low voltage Energy Australia electricity and subscriber television services) along the frontage of the Concept Plan Site are to be relocated underground prior to the occupation of the development. The cost of this work is to be borne by the developer.</p> <p>Documentary evidence will be obtained from Energy Australia to confirm that they have been consulted and that their requirements have been met.</p>