

ANNEXURE 29 – DRAFT STATEMENT OF COMMITMENTS – STAGE 1 PROJECT

This Draft Statement of Commitments details the various contributions, additional studies, applications and works the Proponent commits to undertake in association with the Stage 1 Project. 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_0219. |
| Stage 1 Project | The development of the site will be implemented in accordance with the Stage 1 Project drawings prepared by Robertson + Marks Architects and supporting Environmental Assessment prepared by PLACE Design Group. |
| Site Contamination | <p>On completion of any required remediation work, a Site Validation Report and a Site Audit Statement(s) for the Stage 1 Project site will be provided prior to final occupation certificate(s) certifying the land is suitable for the proposed use.</p> <p>The Site Validation Report must include:</p> <ul style="list-style-type: none">• The type, extent and level of any contamination found.• The proposed use of the land and the remediation goals adopted to ensure that the land will be suitable for the proposed use.• The processes that have been used to remediate the land.• The validation strategy used, including a plan of sample locations for each analyte.• The validation results, including an evaluation of the results and the statistical confidence level achieved.• A clear statement that the land is considered suitable for the proposed use. <p>The Site Audit Statement must be issued by an accredited site auditor under the Contamination Land Management Act 1997. The Site Audit Statement must verify that the land is suitable for the proposed use and be accepted by Council in writing.</p> |
| Accessibility | The Proponent commits to providing access to and through the site in accordance with the Building Code of Australia. |
| Community Benefits | A Voluntary Planning Agreement will be entered into with the City of Ryde Council for the Stage 1 Project regarding the provision of elements of community benefit proposed. |
| Affordable Housing | A mix of apartment sizes is 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. Planting near footpaths will need to be maintained on a regular basis to avoid concealment opportunities for criminals who may hide in dense shrubbery. |
| Traffic | All public roads are to be dedicated to Council and 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 | The Stage 1 Project is to be consistent with the recommendations of the Sustainability Report by Ecospecifier at Annexure 14 of the EA. |
| Environmental Management Plan | <p>Prior to commencement of construction of the Stage 1 Project, 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. |
| Construction Management Plan | <p>Prior to commencement of construction of the Stage 1 Project a Construction Management Plan will be prepared by the Proponent and will be submitted to the satisfaction of the Principal Certifying Authority.</p> <p>All construction materials, vehicles, waste and the like will be stored within the site.</p> <p>The construction site will be fenced in accordance with relevant requirements and access will be restricted to authorized persons. Appropriate signage will be installed in locations visible to pedestrians on 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 the Stage 1 Project a Traffic Management Plan (TMP) 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 RTAs guides on TMP's.</p> |

| | |
|------------------|---|
| | |
| Waste Management | Prior to commencement of construction of the Stage 1 Project a Waste Management Plan will be prepared and submitted to the Principal Certifying Authority. |
| 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 Stage 1 Project 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 will be submitted to the satisfaction of the Principal Certifying Authority.</p> |
| Arborist Report | The Stage 1 Project will be required to comply with the requirements of the Arborist Report at Annexure 23 of the EA. |