

# DRAFT STATEMENT OF COMMITMENTS

## A - GENERAL

### 1. STATEMENT OF COMMITMENTS

Except as provided elsewhere in this Statement of Commitments, these commitments in this Section A - General are made in respect of the carrying out of the project (mixed use retail, commercial, residential and seniors living) on the site known as No. 60 Charlotte Street, Clemton Park.

### 2. PLANNING AGREEMENT

Prior to the issue of a Construction Certificate, the proponent is to enter into a Voluntary Planning Agreement (VPA) pursuant to the provisions of s 93 of the Environmental Planning and Assessment Act. The VPA is to be in accordance with or as otherwise agreed by the parties named in the Draft Voluntary Planning Agreement.

### 3. HERITAGE

- 3.1 An archival recording of the site shall be prepared prior to any demolition.
- 3.2 A commemorative plaque and interpretative display shall be erected at an appropriate location where it will receive maximum exposure, informing employees and visitors of the above facts of the history of the site.

### 4. TRANSPORT AND TRAFFIC

- 4.1 The access and internal design arrangements shall comply with the requirements of AS 2890.1 and AS 2890.2.
- 4.2 Works shall be undertaken in accordance with the construction management plan prepared by Parkview dated October 2008 as part of individual Project Applications, taking due account of proposed development stages.
- 4.3 Construction of New Troy Street between Charlotte Street and Troy Street which includes the adjustment to the road reserve boundary so that New Troy Street is wholly within a new lot to be dedicated to council.
- 4.4 Landscaping between the existing property boundaries on the northern side of existing Troy Lane to the new kerb alignment of New Troy Street including construction of a concrete footpath.
- 4.5 Construction of new concrete vehicle crossings from new kerb alignment to existing property boundary to replace existing vehicle crossings to two properties.

### 5. NOISE IMPACT

- 5.1 Construction noise activity in respect of any stage is to comply with the requirements set out in Chapter 171 of the EPA Environmental Noise Control Guideline.
- 5.2 Best practice management noise control procedures outlined in AS 2436-1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites" are to be applied in controlling construction noise to the recommended noise levels.
- 5.3 All mechanical plant and other related equipment is to be designed to satisfy the requirements of the NSW Industrial Noise Policy.
- 5.4 Noise levels for vehicular traffic are to comply with the Environmental Noise

assessment prepared by Acoustic Logic dated 9 September 2008.

- 5.5 Management and acoustic treatment for the child care center will include:
- a) Children are not allowed access to the external play area after 6pm.
  - b) Continuous monitoring of children activities within the external play area.
  - c) Keep external façade closed and install upgraded single glazing with acoustic seals.
  - d) Install automatic door closers to external doors.

## 6. FLOODING

- 6.1 Habitable floor levels will be a minimum of 0.5m above the Council's 'Standard Flood Level' (typically 100 year ARI flood levels).
- 6.2 Additional investigation in the form of a Flood Study and Floodplain Risk Management Study is to be undertaken to determine the potential impact of the proposed development of the future Lot 5, on the local flood regime. Such a study should be conducted prior to issue of Construction Certificate for the Project Application of Lot 5.
- 6.3 A flood evacuation plan is to be prepared based on the final configuration of the proposed construction in the affected areas (Lot 5). Evacuation should allow people a safe haven or a flood free route to higher ground in times of floodwaters surrounding the building. The plan is to include details of flood warning systems and protocols. It should also detail how this information will be distributed to users of the site.

## 7. WATER SUSTAINABILITY

- 7.1 All proposed work in any stage is to conform with the relevant requirements of Canterbury Council's "*Stormwater Management Manual*" and "*Specification 9 A Guide to Stormwater Drainage Design*".
- 7.2 The development of any stage is to adopt best practice design in the handling of all aspects of the water cycle system within the development so as to achieve sustainable water goals set out in the Stormwater and Flood Management Report, prepared by Hyder Consulting, dated 10 October 2008.
- 7.3 The project is to make efficient use of potable water by installing water efficient hydraulic fixtures and fittings.
- 7.4 Rainwater is to be harvested from all roof areas and reused for irrigation of common landscaped areas.
- 7.5 Rainwater reuse storage tanks are to be sized in accordance with NSW BASIX requirements.
- 7.6 The proposal is to be controlled by an Erosion and Sediment Control Plan, so as to minimise pollutants leaving the site, both during and after construction.
- 7.7 Stormwater runoff from all landscaped areas and road ways is to be drained to the piped stormwater drainage system, which is to include treatment in gross pollutant traps to capture sediment, oils and litter prior to all outlets.

## 8. CONTAMINATION

The contamination is to be remediated in accordance with the Remediation Action Plan (RAP) prepared for the site by URS prior to the issue of any Occupation Certificate in respect of that part of the site on which the contamination is located.

## **9. WASTE MANAGEMENT**

- 9.1 Material to be removed from the site must be source separated on site to maximise recycling, and the material disposed of to an appropriate disposal and recycling facility in accordance with Section 4 Waste Management Plan of the Construction Management Plan prepared by Parkview dated October 2008.
- 9.2 Provision and Management of facilities should be in accordance with the Waste Management plan for Lot 3 prepared by JD Macdonald dated 2 October 2008
- 9.3 Provision and Management of facilities should be in accordance with the Waste Management plan for Lot 1 prepared by JD Macdonald dated 9 October 2008

## **10. INFRASTRUCTURE**

### **10.1 Roads**

- a) The proposed road layout and access arrangements will generally be in accordance with Drawing Reference C005; C030 and C040 to C044, prepared by Hyder Consulting dated 2 October 2008.
- b) As part of Stage 2, two new concrete vehicle crossings will be provided from the new kerb alignment to the existing property boundaries to replace the existing vehicle crossings at New Troy Street as well as the construction of a new concrete footpath.

### **10.2 Stormwater**

Stormwater Management will be undertaken generally in accordance with Drawing Reference C025 to C028, prepared by Hyder Consulting dated 2 October 2008.

### **10.3 Potable Water Supply**

Construct a DN150 water main between the DN150 main in Troy Street and the DN100 main in Alfred Street. In addition, DN100 watermains will be constructed in New Troy, New Wade and New Harp Streets. Any works will be in accordance with the "Water Supply Code of Australia – Sydney Water Edition".

### **10.4 Sewer**

All sewer work will be carried out in accordance with the standards set out in the "Sewerage Code of Australia – Sydney Water Edition".

### **10.5 Electrical**

- a) New substations are to be installed within the proposed development as part of the individual Project Applications as required. They are to be connected to Energy Australia's high voltage network. All upgrade work is to be carried out in accordance with the requirements of Energy Australia.
- b) All new internal roads are to be provided with external lighting complying with AS 1158 requirement. Energy efficient lighting is to be used for internal and external lighting.

## **11. LANDSCAPING**

A vegetation maintenance program shall be implemented upon completion of construction on the entire site. Some of the main points in the maintenance program shall include:

- a) The removal/management of leaves from deciduous canopy tree to prevent accumulation of high fuel levels.

- b) A watering regime tailored to the stages of plant growth and seasonal fluctuations in rainfall and temperature. A permanent irrigation system will be installed for all internal areas connected to the rainwater harvesting tanks. The capacity of these tanks has been designed to never be empty so water will always be available. A temporary system shall be installed for all native and endemic vegetation. Most of this vegetation will be self-sufficient after a 3 year period.
- c) The proposed development will have garden and maintenance staff as required
- d) The landscape contractor will be on a 12 month maintenance contract from the date of Practical Completion.
- e) Mulch levels are to be topped up to a minimum of 75mm.
- f) Failed plants are to be replaced

## **12. B - SUBDIVISION**

The subdivision is to be undertaken generally in accordance with the details contained in the plans prepared by Dunlop Thorpe dated 2 October 2008.

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