

Revised Statement of Commitments – IKEA, Tempe (MP07_0149)

Subject	Commitments	Timing
1. Section 94 Contributions	<p>The proponent agrees to pay Council section 94 contributions totalling \$3,569,941.93 in accordance with the Marrickville Section 94 Contribution Plan. This amount includes \$2,031,294 of 'works in kind' contribution for the proponent to construction part of the planned Bellevue Road upgrade.</p>	<ul style="list-style-type: none"> ▪ Monetary contribution to be paid prior to issue of Occupation Certificate. ▪ Works in Kind (Bellevue Street upgrade) to be completed prior to issue of Occupancy Certificate.
2. Community benefit payment	<p>The proponent will fund a Local Area Traffic Management Study up to a total of \$25,000 to investigate the "before" development and "after" development traffic flows, as agreed by Council. Marrickville Council shall manage the project, including appointing a consultant if necessary. IKEA and Council shall enter into a Deed of Agreement for this community benefit payment.</p>	<p>The Deed of Agreement shall be signed prior to issue of Construction Certificate.</p>
3. Road works	<p>The proponent agrees to design and construct the roadworks to Princes Highway as required by the RTA. The roadworks will be designed to RTA standard. These roadworks include:</p> <ul style="list-style-type: none"> ▪ Road widening, by utilising the subject land to design a slip lane in order to retain 3 southbound lanes on the Highway. ▪ The provision of traffic light signals at the new access intersection on the Highway. 	<p>All works to be completed to the RTA's satisfaction prior to issue of Occupation Certificate.</p>

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4. Transport Management Measures	<p>The proponent agrees to implement the measures outlined in the TMAP Report (January 2009) accompanying the application. The measures include:</p> <ul style="list-style-type: none"> ▪ Pedestrian crossings – as outlined above in item 6. ▪ Bus shelters with seating and lighting at the bus stops located on the Princes Highway adjacent to the new intersection. ▪ Provide locker and shower facilities for cyclists as well as a secure bike storage in the development. ▪ Provide for tour coach set down/pick up (as shown on the plans) as well as separate parking in the service vehicle area. <p>In addition to these physical measures, the TMAP commitments also include the following services or actions:</p> <ul style="list-style-type: none"> ▪ Preparation and maintenance of a Transport Access Guide (TAG) in accordance with the RTA Guidelines for employees and customers. The TAG will incorporate measures to encourage car pooling for employees. The TAG will also include details of the proposed home delivery service. This service, offered at a nominal cost, will be provided to assist customers who arrive by modes which do not provide for transport of purchased goods. ▪ Review demand for providing a shuttle bus to/from the nearby railway stations <p>Pedestrian Crossings</p> <p>The proponent agrees to pay the RTA the costs of providing the following pedestrian crossings the Highway:</p>	<ul style="list-style-type: none"> ▪ Bus shelter construction shall be completed prior to issue of Occupation Certificate. ▪ Cyclist facilities to be provided within the development before issue of the Occupation Certificate. ▪ Tour coach facilities provided within the development before issue of the Occupation Certificate. ▪ TAG in accordance with RTA Guidelines to be prepared prior to the issue of the Occupation Certificate. ▪ Within the 1st year of opening, IKEA shall , subject to demand, consult with customers and establish whether a shuttle bus service to and from railway stations is warranted to better service the store fore people travelling by rail.

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	<ul style="list-style-type: none"> Provide a pedestrian crossing across the Princes Highway on the northern side of Smith Street/Union Street intersection (not included in the existing traffic signal arrangement). Provide pedestrian crossing across the Princes Highway at the new traffic signal controlled IKEA access intersection. Relocate the pedestrian crossing across Princes Highway at the traffic signal controlled Bellevue Street intersection to the southern side for greater safety <p>Shared Pedestrian/cycleway</p> <ul style="list-style-type: none"> The proponent agrees to provide a shared pedestrian/cycleway designed and constructed to Marrickville Council's standard specifications for such facilities. The shared pathway will be constructed on the eastern side of the Princes Highway between Smith and Bellevue Street intersections. 	<ul style="list-style-type: none"> All works to pedestrian crossings and cycleway to be completed to the RTA's satisfaction prior to issue of Occupation Certificate.
5. Heritage	<p>The proponent agrees to the following measures and actions recommended in the Heritage Impact Statement prepared by Godden Mackay Logan and dated August 2008:</p> <p>Archival recording</p> <ul style="list-style-type: none"> Archival recording will be undertaken at the site prior to the removal of built and landscape elements of the site, particularly the former Penfolds warehouse, workshop and administration building and the site's landscape elements. The archival records should be prepared using the Heritage Branch, Department of Planning's guidelines for archival recording. 	<ul style="list-style-type: none"> Archival recording shall be undertaken prior to the issue of a Construction Certificate.

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	<p>Built Elements</p> <ul style="list-style-type: none"> ▪ In order to achieve a successful resolution of the interface between new work and the retained Penfolds showroom building, care will be taken in the detailing of the following elements: <ul style="list-style-type: none"> ▪ the new façade and canopy elements on the north side of the Penfolds showroom building; ▪ the making good of the wall areas where external stairs are removed (north and east elevations); ▪ the new glazed link between the existing Penfolds showroom building and the new IKEA building; ▪ the new handrails on the eastern elevation of the Penfolds showroom building; and ▪ the western façade of the new IKEA building which will be prominent in views from within the upper two levels of the retained Penfolds showroom. ▪ Conservation works to the retained Penfolds showroom building will be documented and undertaken as part of the development of the site. These include: <ul style="list-style-type: none"> ▪ the refurbishment or replacement and return to function of the clock mechanism in the clock tower; ▪ the repair of external face brickwork; and ▪ the reconstruction, repair and re-coating of the original metal cladding of the spandrel panels on the south and east elevations. 	<ul style="list-style-type: none"> ▪ A Heritage Statement, from a qualified consultant shall be prepared verifying that the design elements and conservation measures are appropriate. This report shall be provided prior to issue of a Construction Certificate.

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	<p>Landscape Elements</p> <ul style="list-style-type: none"> ▪ Appropriate expert advice should be sought prior to the relocation of the mature fig in the former Bayview Asylum/Penfolds garden. Preparation measures to acclimatise and prepare the tree prior to removal should be included in the Construction Management Plan. <p>Protection of Significant Elements</p> <ul style="list-style-type: none"> ▪ Appropriate protective measures should be adopted to ensure that significant built and landscape elements are not damaged during the works. These should be included in the Construction Management Plan. <p>Lighting</p> <ul style="list-style-type: none"> ▪ The prominence of significant built and landscape elements, including the relocated fig tree, the clock tower and the elevations of the retained Penfolds showroom building will be appropriately lit to enhance their visibility from the Princes Highway. <p>Site interpretation</p> <ul style="list-style-type: none"> ▪ An Interpretation Plan for the site shall be prepared by a suitably qualified heritage practitioner in accordance with best-practice standards. The plan for the site will include recommendations for interpretation methods, locations of interpretative information and installations, and ongoing maintenance of the interpretation material. The recommendations of the Interpretation Plan shall be implemented by the proponent to communicate the history of the site (the Poffle, the Bayview Asylum, brickworks, Tempe Tip, Penfolds Wine Cellars). 	<ul style="list-style-type: none"> ▪ Measures to address the relocation of the fig tree shall be addressed in the Construction Management Plan to be submitted prior to the issue of a Construction Certificate. ▪ Measures to address the protection of built and landscape elements shall be addressed in the Construction Management Plan to be submitted prior to the issue of a Construction Certificate. ▪ The lighting design shall be submitted with the documentation prior to the issue of a Construction Certificate. ▪ A Site Interpretation Plan shall be prepared and submitted prior to the issue of a Construction Certificate. ▪ The interpretive media shall be installed prior to the issue of an Occupation Certificate.

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6. Archaeology	<p>The proponent agrees to the following measures and actions recommended in the Archaeological Assessment and Research Design prepared by Godden Mackay Logan and dated August 2008:</p> <ul style="list-style-type: none"> Any proposed ground disturbance in areas identified as having archaeological potential shall be monitored by a suitably qualified archaeologist. The monitoring program is to be conducted in accordance with the Archaeological Assessment and Research Design prepared by Godden Mackay Logan and dated August 2008. On completion of the works, a succinct report shall be prepared by the nominated archaeologist to document the results of the monitoring program. The results shall be illustrated by photographs, survey plans and other drawings as appropriate in accordance with best-practice standards. Where substantial intact archaeological relics of State heritage significance are discovered during excavation at the site, all works in this area should cease and the Heritage Branch, Department of Planning, must be notified in writing in accordance with Section 146 of the Heritage Act. A copy of the final Archaeological Report will be submitted to the Heritage Branch, Department of Planning and Marrickville City Council Library. 	<ul style="list-style-type: none"> Archaeological monitoring to occur during the initial earthworks phase of construction. Prior to the issue of an Occupation Certificate, a succinct report by the archaeologist to be submitted to the Heritage Branch, Department of Planning documenting the results of the monitoring program.
7. Environmental Sustainability	<p>The proponent agrees to the following ESD measures and actions:</p> <p>Building construction and performance</p> <ul style="list-style-type: none"> IKEA will target a 40% energy reduction and 60% water reduction in comparison to a typical bulky goods / retail development through the adoption of the following key sustainability strategies. Chilled beam air conditioning throughout the Market Hall and Showroom utilising chilled water recirculation from sprinkler chilled water storage tanks located on the site. 	<ul style="list-style-type: none"> Details of the building and construction performance shall be provided prior to the issue of a Construction Certificate.

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	<ul style="list-style-type: none"> ▪ Recycling of all roof rainwater into harvesting tanks with a 500,000litres capacity for irrigation usage, WC flushing and replenishment of cooling tower water lost through evaporation and drift. ▪ Solar hot water for domestic hot water used throughout the store including use in the commercial kitchen. ▪ Low VOC paint throughout to provide a more healthy indoor environmental quality. ▪ Sprinkler tanks were as a dual function in an innovative way by storing chilled water at night time <p>Transport</p> <ul style="list-style-type: none"> ▪ As identified above, the TAG will include measures to encourage alternative forms of transports to and from IKEA for employees and customers. <p>Recycling and Waste Management</p> <p><i>Printer Cartridges/ Toners:</i></p> <ul style="list-style-type: none"> ▪ These are 100% recyclable! Place in the green cardboard “Cartridges 4 Planet Ark” containers in the printer/fax/photocopier room. For free collection ring 1800 24 24 73. Homebush Bay Store’s ID number is 123512. <p><i>Corks:</i></p> <ul style="list-style-type: none"> ▪ All corks are to be placed in the same container as the customers use at the “Customer Take Back” station. Only cork can be recycled not plastic bottle stoppers. These are taken to Guides Australia who send them to a cork recycling company in Victoria where they are turned into heat mats, dart boards, noticeboards, flooring and cricket and hockey balls. 	<ul style="list-style-type: none"> ▪ Recycling and waste management procedures, and energy and water saving measures shall be incorporated into the Operational Plan and will be submitted prior to the issue of the Construction Certificate.

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	<p><i>Light globes/ Compact Fluorescents:</i></p> <ul style="list-style-type: none"> These are to be placed in the 240litre yellow wheelie bins, with the corresponding signage, on the back dock. These are sent to a Resource Recovery company, Chemsal, who separates the components for recycling. <p><i>Fluorescent Tubes:</i></p> <ul style="list-style-type: none"> These need to be taken to the Recovery Department who will store them till their containers are full. These are sent to a Resource Recovery company, Chemsal, who separates the components for recycling. <p><i>Batteries:</i></p> <ul style="list-style-type: none"> All batteries, regardless of type, are to be placed in the yellow 240 litre wheelie bin with the corresponding sign on the back dock. These are sent to a Resource Recovery company, Chemsal, who separates the chemicals for recycling. We receive an itemised report on how many kilos of NiCad, lithium & nickel we saved from going to landfill. <p><i>IFS Food Waste:</i></p> <ul style="list-style-type: none"> This is to be placed in plastic bags & then into the 1.1mtr bins in the IFS waste room. Bins are to be placed out each night and collection will be in the early morning. The waste goes to Earthpower for composting. <p><i>IFS Co-mingled:</i></p> <ul style="list-style-type: none"> This includes all glass bottles and jars, plastic bottles, plastic milk containers and cartons, aluminium and steel cans. Remember that lids must be removed from the jars and bottles and can not be recycled. These are to be placed in the orange 240litre wheelie bins located in the kitchen area. When there are 5 bins the bins should be placed out with the food waste and a collection ordered. 	

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	<p><i>Office Paper:</i></p> <ul style="list-style-type: none"> All paper will be placed in the blue 240 litre wheelie bin in the printer/fax room. All A4 paper that is only printed on one side should be placed in the tray beside P23 in the Controlling Dept. Please place this printed side up & ensure there are no staples or torn paper because this will jam the printer as it feeds through. <p><i>Management</i></p> <ul style="list-style-type: none"> An Environmental Coordinator shall be appointed and will be responsible for the preparation of an Environmental Action Plan which will address ESD measures such as management of waste and recycling, roles, responsibilities and company targets. <p>Marrickville Council's DCP 32</p> <p>The proponent agrees to the following measures and actions from Marrickville Council's DCP 32 Energy Smart Waterwise policy for industrial buildings:</p> <ul style="list-style-type: none"> The new building will comply with BCA standards for insulation of roofs, ceiling and walls. Hot water systems will meet the minimum 3.5 star greenhouse rating. Reducing water demand by installing dual flush toilets Reusing water through collection and storage of roof water for reuse in landscaping. Implementing design measures to control the quality of stormwater Planting vegetation species suitable to the location and soil conditions, so that they will not require excessive watering. 	

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8. Accessibility	<p>The proponent agrees to a further accessibility assessment of the proposal to address the following detailed design issues:</p> <ul style="list-style-type: none"> ▪ Internal design of accessible toilet facilities, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, lighting levels, decor, signage, furniture/counter Fitout and the like. 	<p>A report assessing BCA compliance will be submitted prior to the issue of a Construction Certificate.</p>
9. Crime Management and Safety	<p>The proponent agrees to implement the following measures to mitigate potential crime and address safety:</p> <p><i>Onsite security</i></p> <ul style="list-style-type: none"> ▪ Installation of CCTV cameras throughout all car parking areas. ▪ Implementation of after hours management measures (i.e. CCTV, roving security patrols) to address potential loitering or malicious damage to property. ▪ Consideration of varying delivery times and schedules to the loading dock (along the Bellevue Street access road) to deter the possibility of organised theft. ▪ Maintenance of clear and prominent signage, changed at regular intervals, warning people not to leave their valuables in their cars. ▪ Use of robust materials in finishes throughout the store to reduce likelihood and cost of malicious damage such as graffiti. <p><i>Traffic management and pedestrian safety</i></p> <ul style="list-style-type: none"> ▪ Use of clear signage in relation to pedestrian access and path-finding from the street front and car parking areas. ▪ Use of traffic control personnel at the main entry to marshal vehicles and pedestrians during peak times or events, e.g. store opening. ▪ Ensuring that external doors are flush with walls. ▪ Ensuring that lighting is improved along the frontage of the site (Princes Highway). 	<ul style="list-style-type: none"> ▪ The installation of CCTV, directional signage and lighting will be carried out during the construction phase. ▪ Operational management and after hour surveillance will be carried out by IKEA, at its discretion.

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	<p><i>Internal safety and security</i></p> <ul style="list-style-type: none"> ▪ The use of security access cards should be adopted for all staff. This is recommended to restrict movement of non-authorised persons beyond the general public area. This is particularly important in relation to the lower ground floor access to the IKEA Office Building. ▪ Provide active surveillance such as CCTV and security patrols. ▪ Lighting must comply with AS1158/1680 and there should be sufficient light distribution and light levels to ensure that users of the facilities are safe. ▪ Doors leading from public to staff only areas such as those on the ground floor loading dock and upper ground floor should be locked with access only for authorised people. These should be identified by signage, change of colour or texture to limit confusion. 	
10. Contamination	<p>In accordance with the relevant legislation, the proponent agrees to the following:</p> <ul style="list-style-type: none"> ▪ The Remediation Action Plan prepared by Coffey Environments Pty Ltd (3 February 2009) for areas 1A and 1B shall be signed off by a Site Auditor through a Site Audit Certificate prior to issue of Construction Certificate for construction works. ▪ A Site Audit Statement (SAS) shall be obtained after the implementation of the RAP, certifying that the site is suitable for the proposed use, subject to a specific and appropriate Environmental Management Plan (EMP). 	A SAS must be obtained from an Accredited Site Auditor prior to the issue of the Construction Certificate.
11. Construction Management	<p>The proponent agrees to the following:</p> <ul style="list-style-type: none"> ▪ Preparation of a Construction Management Plan outlining the methods of construction, traffic management, crane height and location details and the like. 	A Construction Management Plan shall be submitted prior to the issue of a Construction Certificate.