

## DRAFT STATEMENT OF COMMITMENTS

### 7-9 GIBBONS ST REDFERN

The Director-General has requested pursuant to section 75F(6) of the *Environmental Planning and Assessment Act 1979* that the Environmental Assessment for the subject development include a Draft Statement of Commitments. If approval for the proposed project is granted, the Lawson Square Unit Trust will commit to the following environmental management and mitigation measures for the proposed project.

No	Commitment	Applicable Phase
1.	<b>Hours of Operation</b> Demolition and Construction works for the project will be limited to the hours approved by the Minister	Construction phase
2.	<b>Site Security</b> To prevent the unauthorised entry of people into the construction site, security for the construction site will include: <ul style="list-style-type: none"> <li>• A security hoarding around the site perimeter;</li> <li>and</li> <li>• Lockable security gates;</li> </ul>	Demolition and construction phase
3.	<b>Demolition and Construction</b> Demolition and Construction works shall be in accordance with the terms of the Minister's consent and all relevant SAA Codes.	Demolition and construction phase
4.	<b>Contamination Remediation</b> Remediation of the site, if required shall be in accordance with the recommendations of the Environmental Site Analysis undertaken by SMEC subsequent to the demolition of the existing structure on the site.	Demolition and construction phase
5.	<b>Environment and Construction Management</b> Environment and Construction Management shall be undertaken in accordance the Environment and Construction Management Plan prepared by Jones Nicholson Pty Ltd, Consulting Engineers	Demolition and construction phase
6.	<b>Waste Management</b> Waste Management shall be in accordance with the Waste Management Plan prepared by Candalepas Assoc	All phases
7.	<b>Rail Infrastructure</b> The construction of the subject development shall minimise potential impacts on and from Rail Infrastructure by complying with the recommendations of the Rail Infrastructure report by Jones Nicholson Engineers	Demolition and construction phase
8.	<b>Acoustic and Vibration</b> Potential acoustic and vibration impacts shall be mitigated by compliance with the recommendations of the Acoustic and Vibration report prepared by Renzo Tonin and Assoc	Demolition and construction phase
9.	<b>Ecologically Sustainable Development</b> The development shall achieve and maintain its nominated level of ecologically sustainability by compliance with the recommendations of the ESD report prepared by Jones Nicholson Pty Ltd.	All phases

10.	<p><b>Compliance with Development Consent</b></p> <p>The development shall comply with all conditions of consent in relation to:</p> <ul style="list-style-type: none"> <li>• The design of the subject development;</li> <li>• The demolition, excavation, remediation and construction phase of the development;</li> <li>• The uses within the development;</li> <li>• Access, Egress and Fire Safety; <ul style="list-style-type: none"> <li>▪ Carparking , loading and servicing; and</li> <li>▪ The hours of operation of the various uses within the development.</li> </ul> </li> </ul>	All phases
11.	<p><b>Development Consent for Retail Uses &amp; Fitouts</b></p> <p>Development Applications shall be submitted for each particular use and fitout of retail tenancies.</p>	Post construction
12.	<p><b>Development consent for Office tenancies</b></p> <p>Development Applications shall be submitted for each particular fitout/partitioning of office tenancies.</p>	Post construction
13.	<p><b>Developer Contribution / Affordable Housing Levy</b></p> <p>Developer Contributions and Affordable Housing Levies shall be paid prior to the release of the Construction Certificate or at the time specified by the Minister in the development consent if different to prior the issue of the Construction Certificate.</p>	Post Construction
14.	<p><b>Partial and Final Occupation</b></p> <p>Prior to the partial or final occupation of the subject development, a Partial and/or Final Occupation Certificate shall be obtained from the Principle Certifying Authority.</p>	Post construction