

# **APPENDIX 30**

## **Statement of Commitments**

## PROPONENT'S STATEMENT OF COMMITMENTS

Subject	Commitment	Timing
Authority Approvals	All necessary approvals and permits required for the construction of the building under State and Commonwealth legislation are to be obtained	Prior to the carrying of work
Demolition	Demolition works are to be carried out in accordance with the requirements of <i>AS2601-2001: Demolition of Structures</i>	During the demolition of the existing building
Remediation	The site is to be remediated in accordance with the recommendations contained in the environmental site assessment prepared by JBS Environmental Pty Ltd	As part of site preparation works and prior to the commencement of building works
Building Works	The building is to be constructed in accordance with the plans approved in the consent and in accordance with the <i>Building Code of Australia</i>	Ongoing from the commencement of construction
Construction Management	Construction work is to be carried out in accordance with the Construction Management Plan prepared by Deicorp Constructions Pty Ltd.  All contractors/suppliers will be advised of the Management Plan and will be required to adhere to those requirements throughout the construction phase	Ongoing from the commencement of construction
Waste Management	Wastes associated with demolition works, construction work and the on-going operation of the building are to be managed in accordance with the Waste Management Plan prepared by J.D. McDonald	Ongoing from the commencement of demolition works
Public Domain	Public domain works are to be constructed in accordance with the report and plan prepared by Scape	As part of construction works
Safety and Security	Safety and security measures are to be implemented in accordance with the recommendations contained in the report prepared by Harris Crime Prevention Services	As part of construction works
Rail Infrastructure	The structural integrity of the existing and proposed rail infrastructure in the vicinity of the site is to be maintained in accordance with the recommendations contained in the reports prepared by SMEC Australia Pty Ltd and the Bonacci Group Pty Ltd	Ongoing from the commencement of demolition works
Acoustic & Vibration	The building is to be constructed in accordance with the recommendations contained in the report prepared by Koikas Associates Pty Ltd relating to acoustic and vibration measures to be implemented	As part of construction works

Subject	Commitment	Timing
Car Parking, Loading & Access	<p>One hundred and forty-seven (147) off-street car parking are to be provided in accordance with <i>AS2890.1-2004: Parking Facilities - Part 1: Off-Street Car Parking</i>.</p> <p>Loading facilities are to be established in accordance with the approved plan and <i>AS2890.2-2002: Parking Facilities - Part 2: Off-Street Commercial Vehicle Facilities</i></p>	As part of construction works
Retail & Commercial Uses	Development applications for the commencement of the use of the retail and commercial tenancies are to be submitted to and approved prior to the commencement of their use	Prior to the commencement of use of retail and commercial tenancies
Ecologically Sustainable Development	The building is to be constructed in accordance with the commitments contained in the BASIX Assessment prepared by Windtech Consultants Pty Ltd and the recommendation contained in the ESD Report prepared by Ecospecifier Consulting	As part of construction works
Archaeology	Appropriate action is to be taken should any matter of archaeological significance be revealed during the excavation program	During excavation works
Stormwater Drainage	Stormwater drainage works are to be carried out in accordance with the plans prepared by Neil Lowry & Associates	As part of construction works
Access & Facilities for People with a Disability	<p>Access is to be provided in accordance with the recommendations contained in the report prepared by Morris-Goding Accessibility Consulting and <i>AS1428-2001 - Access for Design and Mobility - New Building Work</i>.</p> <p>Five (5) of the apartments are to be constructed in accordance with <i>AS4299-1995 - Adaptable Housing</i></p>	As part of construction works
Public Utilities	<p>The building is to be connected to the required water, sewerage and electricity infrastructure in accordance with the requirements of Sydney Water Corporation and EnergyAustralia</p> <p>Other utilities, such as gas and telecommunications, are to be connected in accordance with the requirements of the service providers</p>	As part of construction works
Development Contributions	All reasonably required contributions are to be paid	When required
Occupation of the Building	All required certificates are to be provided to the Principal Certifying Authority and an occupation certificate issued prior to the occupation of the building	Prior to occupation of the building