

Attachment C

Residential Buildings R8 & R9 (Mod 1) - Consolidated Statement of Commitments

Commitments and Requirement	Responsibility / Timing
Design	
1. Lend Lease commits to ensuring continuity in the design process and realisation of the submitted Residential Buildings R8 & R9 design in the completed building by ensuring that FJMT and PTW have direct involvement in the design documentation phase.	Proponent, ongoing.
2. External building materials and finishes will be generally in accordance with the materials schedule included at Appendix A of the Environmental Assessment Report prepared by JBA dated October 2012.	To be demonstrated by the proponent at the relevant construction certificate stage(s).
3. External building lighting will be installed to provide interest, highlighting architectural features. No light beam will be directed beyond the site's boundaries or upwards without falling directly on a surface to minimise light pollution. Lighting will be controlled by photoelectric cells or time switches.	To be demonstrated by the proponent at the relevant construction certificate stage(s).
4. The glazing selected for external facades will have a maximum external specular reflectance of 20%.	To be demonstrated by the proponent at the relevant construction certificate stage(s).
Public art	
5. Opportunities to implement art work within the Residential Buildings R8 & R9 development will be further explored in accordance with the Public Art Strategy for Barangaroo South.	Proponent, ongoing.
Ecologically sustainable development	
6. Lend Lease will target the initiatives set out in the ESD Report included at Appendix K of the Environmental Assessment Report prepared by JBA dated October 2012.	To be demonstrated by the proponent at the relevant construction certificate stage(s).
Operational waste management	
7. Residential Buildings R8 & R9 operational waste will be managed generally in accordance with the methodology outlined in the Waste Management Plan prepared by ARUP included at Appendix P of the Environmental Assessment Report prepared by JBA dated October 2012.	Proponent, ongoing.
Infrastructure and Services	
8. Appropriately sized new sewer and water connections will be provided to the building in consultation and agreement with Sydney Water.	To be demonstrated by the proponent prior to release of any occupation certificate.
9. Stormwater discharge will be generally in accordance with the Stormwater Management Plan prepared by ARUP included at Appendix O of the Environmental Assessment Report prepared by JBA dated October 2012.	To be demonstrated by the proponent at the relevant construction certificate stage(s).
Building Code of Australia	
10. The detailed design of Residential Buildings R8 & R9 will comply with all relevant BCA requirements and Australia Standards generally in accordance with the recommendations of the BCA Assessment prepared by McKenzie Group Consulting included at Appendix Z of the Environmental Assessment Report prepared by JBA dated October 2012.	To be demonstrated by the proponent at the relevant construction certificate stage(s).

Operational Noise and Vibration	
11. Operational noise emissions from the site will comply with the noise limits and amenity and intrusiveness criteria detailed in Wilkinson Murray's Operational Acoustic Study included at Appendix Y of the Environmental Assessment Report prepared by JBA Planning dated November 2011.	To be demonstrated by the proponent at the relevant construction certificate stage(s).
Geotechnical and Structure	
12. Further detailed geotechnical site testing will be undertaken in accordance with the requirements of Australian Standard 2159 Piling – Design and Installation and Australian Standard 3600 – Concrete Structures, to determine the exposure classification and durability design requirements. The further detailed geotechnical testing will be used to inform the detailed structural design and documentation of Residential Buildings R8 & R9.	To be demonstrated by the proponent at the relevant construction certificate stage(s).
Environmental, Construction and Site Management	
13. Construction and site management relating to the construction of Residential Buildings R8 & R9 will be in generally accordance with the Environmental, Construction and Site Management Plan prepared by Lend Lease included at Appendix CC of the Environmental Assessment Report prepared by JBA dated October 2012 including the following: <ul style="list-style-type: none"> ▪ Construction Noise and Vibration Assessment prepared by Renzo Tonin, which addresses the noise and vibration impacts on and off site (refer to Appendix Y of the EAR); ▪ Construction Traffic Management Plan prepared by ARUP, which addresses construction traffic impacts (refer to Appendix EE of the EAR); ▪ Air Quality Impact Assessment prepared by AECOM, which addresses air quality and odour impacts (refer to Appendix DD of the EAR); and ▪ Waste Management Plan prepared by ARUP which addresses construction waste management (refer to Appendix P of the EAR). 	Proponent, ongoing
14. Lend Lease commits to providing high quality hoardings around the site, including along the foreshore promenade. Hoardings will be treated with graphics and other designs consistent with an overall coordinated high quality Barangaroo communications strategy to be endorsed by the Barangaroo Delivery Authority and submitted to the Director-General.	Proponent, ongoing
Piling and associated works	
15. The Residential Buildings R8 & R9 Project Application works will be carried out in accordance with the Remedial Action Plan – Other Remediation Works (South) Area prepared by AECOM (including any RAP addendums that are proposed to be prepared and remedial work plan(s) as proposed to be prepared in conformance with these RAPs).	To be demonstrated by the proponent at the relevant construction certificate stage(s).
16. Lend Lease will obtain a Section A Site Audit Statement from the Site Auditor prior to the issue of an Occupation Certificate for Residential Buildings R8 & R9.	To be demonstrated by the proponent at the relevant construction certificate stage(s).
Shopfronts	
17. Separate approvals are required for the detailed design of shopfronts. The future shopfront designs of Buildings R8 & R9 are to be consistent with the following: <ul style="list-style-type: none"> ▪ All works must comply with the Building Code of Australia and relevant Australian Standards; ▪ Shopfronts may include operable/fixed elements, such as glazing, windows, doors, benches and the like; ▪ The minimum transparency of the glazing is to be 55%; and ▪ Signage is to be consistent with the signage strategy, which is to be submitted to the Secretary prior to issue of a relevant construction certificate. 	Proponent, ongoing