

# Statement of Commitments – MP08\_0244 - MOD 3

Revised – August 2015

Subject	Commitments	Timing
Heritage	An archival photographic recording of the heritage item at 1-21 Lindfield Avenue, in its context, documenting the Lindfield Avenue streetscape will be made.	Prior to demolition, excavation or construction work commencing
Erosion and Sediment Control during Construction	Prior to any excavation or construction works commencing an erosion and sediment control plan will be submitted to and approved by the Principal Certifying Authority.	Excavation and construction
ESD initiatives	The proposed development will seek to implement <del>as many of</del> the ESD initiatives set out within the ESD <del>Report</del> <b>Reports</b> prepared by Cundall, dated 30 March 2015, <b>and 17 August 2015</b> and as practicable.	Construction and operation
BASIX Requirements	The initiatives set out within the relevant BASIX Certification material submitted within the Modification Application MOD 3, will be implemented.	Construction
Security - Access Control	<ul style="list-style-type: none"> <li>Secure access will be provided to the basement car park.</li> <li>Residents will have access to the car park via a resident card.</li> <li>Secure access will also be provided to the pedestrian entries to the residential component of the development off Lindfield Avenue, and Havilah Lane.</li> <li>Secure lift access will be provided to residential floors within the development.</li> <li>Security control will ensure that access to the courtyard will not be available from the retail space as this space will be provided as communal private open space for the residential development.</li> <li>An intercom security system will be installed in each apartment for authorising access to the residential areas by non-residents/visitors.</li> </ul>	Construction and operation
Disabled Access	<ul style="list-style-type: none"> <li>The lift cars will have the appropriate controls/grab rails and emergency phone/intercom system for operation by a person with disability satisfying the requirements of AS1735.12 Part 7.2 Provision in lift cars, Part 7.3 Location &amp; Part 7.4 Design;</li> <li>The following <b>15</b> units are proposed to have the plumbing installed, as built and if required, to allow the units to be fully adapted following the "Post adaption" plans if appropriate for that person: <ul style="list-style-type: none"> <li>105A; 112A; 205A; <del>206A</del>; 212A; 305A ;312A; 405A &amp; 412A and</li> <li>105B; 108B; 205B; <b>206B</b>; 208B; 305B &amp; 308B.</li> </ul> </li> <li>The bathrooms in the above adaptable units will be built with a hobless shower area of the dimensions required and walls capable of having grab rails mounted in a manner to satisfy AS1428.1 Clause 10.2.8 &amp; Figure 21; and</li> <li>Relevant sections of the surrounding built environment/public domain (footpaths/kerb ramps etc along adjoining roads) are required to be completed as part of the development, to provide accessible paths of travel, are proposed to be compliant with the specifications set out in AS1428.1.</li> </ul>	Construction

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Acoustic Treatments	<ul style="list-style-type: none"> <li>Where appropriate the recommendations set out within the Noise Impact Report, prepared by Acoustic Logic Consultancy, dated 30 March 2015, submitted with the MOD 3 Modification Application <b>and Acoustic Report dated 15 July 2015</b> will be implemented.</li> </ul>	Construction
Vibration Monitoring	<ul style="list-style-type: none"> <li>Within 1-21 Lindfield Avenue the peak particle velocity will be limited to a threshold of 3mm/s for 10Hz to 30Hz and 3-5 for 30Hz to 60Hz;</li> <li>Within 21 Lindfield Avenue a real time alarm will be fitted (if allowed) and vibration logging will be undertaken; and</li> <li>Full time qualitative monitoring will be undertaken to confirm vibrations on adjoining structures are within tolerable limits.</li> </ul>	Prior to commencement of construction
Developer Contributions	Developer contributions will be paid in accordance with the Ku-ring-gai Contributions Plan 2010.	Prior to issue of Construction Certificate
Geotechnical and Hydrogeological	The recommendations contained within the Geotechnical and Hydrogeological Assessments, prepared Douglas Partners, dated January 2015 (submitted with the MOD 3 Application) will be implemented.	Excavation and Construction
Contamination	<ul style="list-style-type: none"> <li>Prior to the demolition of the existing site buildings, a suitably qualified consultant will undertake a hazardous building materials survey.</li> <li>The buildings will be demolished in accordance with the recommendations made within the hazardous building materials report.</li> <li>A preliminary soil and groundwater investigation will be undertaken at the site to make a preliminary assessment of the soil and groundwater contamination conditions at the site and assess the potential for significant widespread soil and groundwater contamination; and</li> <li>After the investigation waste classification documentation will be prepared for off-site disposal of soil and rock associated with the proposed basement excavation works.</li> <li>If it is not feasible to complete the preliminary investigation prior to demolition, those parts of the investigation that can be completed will be undertaken.</li> <li>The investigation will include soil sampling from a minimum of five boreholes distributed evenly across the site. This sampling density is approximately half that recommended by the EPA (DECCW) and is considered adequate for a preliminary investigation. Fill and natural soil/bedrock samples will be obtained and analysed for soil contaminants of concern.</li> <li>The preliminary investigation will include the installation of two temporary groundwater monitoring wells. One of the monitoring wells will be located adjacent to the north-east site boundary (i.e the north section of number 11 Havilah Lane), in the vicinity of the service station. Groundwater samples will be screened for Heavy metals, VOCs and TPH (as a minimum).</li> <li>In the event that the preliminary soil and groundwater investigation encounters elevated levels of contaminants at the site, additional investigation work will be undertaken if required.</li> <li>The site will be inspected by experienced environmental personnel during demolition and excavation works to assess any unexpected conditions or subsurface facilities that may be discovered.</li> </ul>	Prior to demolition

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Waste Management	<ul style="list-style-type: none"> <li>▪ A waste caretaker will manage the garbage system of this development. The caretaker's duties will include the following: <ul style="list-style-type: none"> <li>- generally maintaining and cleaning the garbage rooms. (Recommended at least once per week);</li> <li>- organising, maintaining and cleaning the general and recycled waste holding areas. Due to the nature of the waste it is recommended that in addition to cleaning, the garbage rooms be deodorised (recommended at least once per week);</li> <li>- sorting recycled waste into appropriate receptacles;</li> <li>- organising for both Garbage and Recycled Waste pick-ups as required;</li> <li>- transporting appropriate waste containers between garbage rooms and collection areas to coincide with collection cycles and vice versa; and</li> <li>- assisting with the emptying of bins during collection.</li> </ul> </li> <li>▪ Organic waste will be handled and managed by the personnel responsible for maintaining landscaped areas.</li> <li>▪ Bins for the residential and retail component of the development will be provided in accordance with the requirements in the Waste Management Plan, prepared by The Mack Group, dated 30/10/2014.</li> <li>▪ Garbage Chute with 510mm diameter specifications to meet council requirements will be supplied.</li> <li>▪ Construction of the garbage areas and garbage rooms will meet all requirements set out in Ku-ring-gai City Council Codes, BCA and Australian Standards.</li> <li>▪ The waste management system will be monitored in the initial stages to ensure that sufficient bins have been provided to handle the waste generated.</li> </ul>	Operation
Construction Management	<ul style="list-style-type: none"> <li>▪ The construction will be under the control of a Head Contractor who will be appointed after the Approval is granted. Upon appointment and once they have become familiar with the site and developed a methodology for the construction of the project, the Contractor will prepare a Detailed Construction Management Plan for the development.</li> <li>▪ Prevention of unauthorised access to the site is a high priority and will be managed throughout the construction period. When the Contractor is appointed, the site will be secured with fences and barriers and, if necessary, hoardings to an approximate of height of 2.4m.</li> <li>▪ Alternate pedestrian routes around the site will be created and clearly signed. Particular attention will be paid to maintaining access and amenity for pedestrians and vehicles to each of the three street frontages.</li> <li>▪ <b><i>Any proposal to temporarily close Kochia Lane will be required to seek approval from the relevant authority</i></b></li> <li>▪ Appropriate signage will be placed on areas at street level, indicating the works area and restricted access to the site.</li> <li>▪ The contractor will prepare demolition and excavation management plans. The applicant's representatives will review the demolition and excavation management plan issued by the contractor to ensure appropriate measures are in place for the works.</li> </ul>	Excavation, demolition and construction

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	<ul style="list-style-type: none"> <li>▪ All works will be undertaken in line with the requirements of Workcover NSW as well as the relevant standards and codes of practice.</li> <li>▪ Contractors will be required to undertake a thorough induction specific to the site and hold on-site briefings periodically as the project and site evolves.</li> <li>▪ All demolition and excavation works will be undertaken by appropriately licensed and experienced contractors, utilising the relevant codes of practice with regards to the generation of dust.</li> <li>▪ Wet demolition practices are likely to be employed by demolition contractors to afford further protection against dust generation.</li> <li>▪ Noise and vibration criteria will be established for the construction and operational stage of the proposed building in accordance with Department of Environment and Climate Change (DECC) guidelines including the DECC's Environmental Noise Control Manual and the Industrial Noise Policy.</li> <li>▪ Control of noise and vibration will be achieved through the use of appropriately licensed and experienced contractors coupled with monitoring.</li> <li>▪ Plant and equipment utilised during demolition will be required to meet relevant guidelines with regards to noise levels.</li> <li>▪ Waste management &amp; re-use principals will be applied to both the demolition as well as the construction stages of this development. The general principals include               <ul style="list-style-type: none"> <li>- minimising waste generation to landfills and maximising waste material avoidance, reuse &amp; recycling.</li> <li>- increasing awareness of all employees and subcontractor employees to ensure they understand their responsibilities for waste management.</li> <li>- to comply with all relevant legislation and regulatory requirements relating to waste minimisation and waste management.</li> </ul> </li> </ul>	