

**REVISED DRAFT STATEMENT OF COMMITMENTS FOR PROJECT APPLICATION
AT NO. 6-16 ATCHISON STREET, ST LEONARDS
ON BEHALF OF
BANCOR DEVELOPMENTS PTY LTD**

A – GENERAL

1. The project will be carried out generally in accordance with the plans and material submitted as part of The Environmental Assessment for Major Project No. 09_0187 as described in:-

- a) Environmental Assessment Report and associated appendices dated June 2010 as amended by the Preferred Project Report dated April 2011;
- b) Amended Architectural Drawings prepared by FJMT dated April 2010;
- c) Amended Public Domain and Landscape Plans prepared by FJMT dated April 2010;
- d) Amended BASIX Certificate prepared by Steensen Varming;
- e) Hydraulic /Stormwater design and Report prepared by Warren Smith & Partners dated March 2011;
- f) Construction Management Plan & Waste Management Plan prepared by CPM consulting dated 1 April 2011;
- g) Operational Waste Management plan prepared by ARUP dated 1 July 2010;
- h) Draft Voluntary Planning Agreement prepared by Baker & McKenzie dated 8 April 2011.

2. The Proponent (Bancor Developments Pty Ltd) will ensure that all contractors engaged to carry out work are aware of and will comply with relevant conditions of consent issued under Major Project No. 07_0106.

1. STATEMENT OF COMMITMENTS

Except as provided elsewhere in this Statement of Commitments, these commitments in this Section A - General are made in respect of the carrying out of the project (mixed use) on the site known as No. 6-16 Atchison Street, North Sydney.

2. CONTRIBUTIONS

A contribution pursuant to the provisions of Section 94 of the Environmental Planning and Assessment Act 1979, as specified under the North Sydney Section 94 Contribution Plan for the services detailed in column A and, for the amount detailed in column B shall be made to Council.

A	B (\$)
Administration	
Child Care Facilities	
Community Centres	
Library Acquisition	
Library Premises & Equipment	
Multi Purpose Indoor Sports Facility	
Open Space Acquisition	
Open Space Increased Capacity	
Olympic Pool	
The total contribution is	To be confirmed with Council

The contribution SHALL BE paid prior to Occupation Certificate for the building.

The above amount, if not paid within one calendar year of the date of this consent, shall be adjusted for inflation by reference to the Consumer Price (All Ordinaries) Index applicable at the time of the payment of the contribution.

3. CAR SHARE SCHEME

The proponent will provide for a car share/pool scheme in order to address some of the cumulative traffic impacts on the precinct.

This will involve the serviced apartment occupiers having the benefit of utilizing two privately owned cars. The occupiers may reserve a car either online or over the phone, and collect it from the reserved space. An electronic smart card, acts as a car key. When finished, the car is returned to the same reserved space.

Car share users are charged by time and distance, at a rate set by each operator.

4. UNDERGROUNDING OF POWER

The proponent will discuss with Energy Australia the cost and feasibility of:

- providing power to the building by underground conduits from the mains to the primary supply box or room within the building; and
- placing underground the power supply conduits located along Atchison Street between Christie and Mitchell Streets and the removal of existing power poles (subject to proviso).

The Proponent will either do this work or pay for Energy Australia to do this work if the Proponent considers that it is feasible for it to do so and that the cost is reasonable. Any work carried out by the Proponent will be completed to Energy Australia's requirements. Details will be provided with the application for the final Construction Certificate.

5. OPEN SPACE / PUBLIC DOMAIN ACCESS

Deed of Agreement – Public Space

Prior to completion and issue of any interim Occupation Certificate, the applicant shall enter into a Deed of Agreement with Council with regard to the proposed public area identified on the plans Plan number PA100-01 dated April 2011 – site plan, located at Nos. 6-16 Atchison Street, St Leonards, drawn by FJMT Architects which achieves the objectives of:-

- enabling the public to use that area for the purpose of public access at all the times; and
- ensure the rights are not subject to change or variation except with the prior consent of Council.

The Deed of Agreement shall be for the life of the building and not in perpetuity.

The Deed and any associated documentation shall be prepared, executed and registered at the sole cost of the applicant, including the reasonable costs of Council in obtaining advice, the cost and expense of negotiating the terms and conditions of the agreement, producing documents or otherwise facilitating the preparation, execution and registration of the required documents, shall bind all successors in title and shall only be subject to variation at the discretion of the Council.

6. ENVIRONMENTAL SUSTAINABILITY

- 6.1 In terms of water efficiency Bancor development is estimated to give water savings of more than 40%.
- 6.2 In terms of energy efficiency Bancor is estimated to give energy savings of more than 20%.
- 6.3 BAXIS commitments:

Water	Fixtures	All shower heads – 3 star All flushing systems- 4 star All kitchen taps – 4 star All bathroom taps- 4 star Clothes washer – 5 star Dishwasher – 5 star
	Rain water collection & reuse	Run-off from at least 714 m ² of roof area will be collected. Rain water will be collected and reused for swimming pool make-up water and for common area landscape irrigation.
Energy	Hot water system	Central solar hot-water system
	Ventilation systems	Centrally ducted
	Appliance efficiency Measures	Gas cooktop Electric oven Refrigerator – 5 star Dishwasher – 5 star Clothes Dryer – 5 star
	Lighting	Dedicated artificial lighting
	Lifts	Gearless traction lifts with VVVF motors.
Thermal Comfort	External Glazing	Low-e glazing with U-value not more than 4.0 and SHGC not more than 0.47.
	External Walls	Majority of the external walls would be fully glazed. Few parts of external walls that are not glazed would be composed of concrete panels finished with plasterboard. (Concrete panels + furring channels + plasterboard).
	Internal Walls	Inter-unit tenancy walls would be Gyprock walls 300mm wide. Walls within each tenancy will be plasterboard on studs.
	Floor Finishes	Living rooms and bedrooms would be covered with carpets.
	Ceiling Insulation	R2 Insulation (Required only for the top units).

7. CONTAMINATION

After demolition and prior to excavation a preliminary site Investigations Report and (if required) a Remediation Action Plan (RAP) will be prepared for the site. If required remediation activities will be carried out in accordance with the RAP and a Site Audit Statement will be prepared for the site.

8. NOISE

- 8.1 Construction noise activity in respect of any stage is to comply with the requirements set out in Chapter 171 of the EPA Environmental Noise Control Guideline.
- 8.2 Best practice management noise control procedures outlined in AS 2436-1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites" are to be applied in controlling construction noise to the recommended noise levels.
- 8.3 All mechanical plant and other related equipment is to be designed to satisfy the requirements of the NSW Industrial Noise Policy.
- 8.4 4 Internal background noise level targets:

Room type / Space	Recommended internal noise level, dBLAeq	
	Lower	Upper
Apartment Living Areas	35	40 (50 windows open)
Apartment Sleeping Areas (between 10pm and 7pm)	30	35 (45 windows open)
Communal (and Community Spaces) (AS2107:2000)	45	50

9. WASTE MANAGEMENT

- 9.1 Material to be removed from the site must be source separated on site to maximize recycling, and the material disposed of to an appropriate disposal and recycling facility in accordance with the Waste Management Plan prepared by CPM Consulting dated 1 April 2011.
- 9.2 Operational Waste Management will be undertake in accordance with the Operational Waste Management Plan prepared by ARUP dated July 2010.

10. CONSTRUCTION MANAGEMENT

Undertake the construction process in accordance with the Construction Management Plan prepared by CPM consulting dated 1 April 2011 to ensure that potential impacts from construction and construction traffic are minimized.

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