

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

(Note: MP09_0187 Mod 3 Additions are identified in bold. Deleted items are ~~struckthrough~~.)

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, as amended by the Environmental Assessment Report dated October 2012 and as amended by the Environmental Assessment Report dated June 2013 ~~(and subsequent amendments)~~, **and as amended by the Environmental Assessment Report dated May 2014^[h1]**.
- b) Architectural Drawings prepared by Robertson + Marks **dated various dates**;
- c) Public Domain and Landscape Plans prepared by Site Image dated January 2014;
- d) BASIX Certificate prepared by Cundall;
- 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; and
- g) Operational Waste Management Plan prepared by Elephants Foot Recycling Solutions dated June 2013 (except where amended by the final Architectural Drawings).

2. The Proponent (Holdmark NSW 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. 09_0187.

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. Section 94

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 the issue of the relevant 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.

b. Public Benefit Offer^[h2]

The Proponent commits to continuing negotiations with Council for an additional GFA (approximately 3,199sqm) relating to Levels 24 to 28 (inclusive), as proposed in MP09_0187 Mod 3. The offer includes a monetary allowance to take into account an affordable housing contribution. Based on this, the rate per additional square which is offered by the applicant is \$600, which equates to a total of approximately \$1,919,400 (final figures to be agreed by Council) for the purpose of public domain improvements and any other public benefit use considered appropriate by Council.

c. Affordable Housing^[h3]

As required by Condition B5 Affordable Housing of the Concept Plan, the Proponent commits to continuing discussions with Council to consider the provision of a total of 4% of the total dwelling space (net dwelling area, excluding serviced apartments) as affordable housing.

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 utilising 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 plan number PA100-01 dated January 2014 – Site Plan, located at Nos. 6-16 Atchison Street, St Leonards, drawn by Robertson + Marks Architects which achieves the objectives of: -

- enabling the public to use that area for the purpose of public access at all reasonable 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, The Deed 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 the development is estimated to give water savings of 40%.

6.2 In terms of energy efficiency the development is estimated to give energy savings of more than 20%.

6.3 BASIX commitments:

Water	Fixtures	All shower heads – 3 star All flushing systems- 5 star All kitchen mixers – 5 star All wash-hand basin mixers- 5 star Dishwasher – 4 star
	Rain water collection & reuse	Run-off from roof area will be collected. Rain water will be collected and reused for landscape irrigation and car washing bay.
Energy	Domestic hot water	Gas boiler DHW system insulation; insulation to internal and external piping.

	Air-conditioning and ventilation	Central heat ventilation system; individual water cooled A/C COP 3.5-4.5; gas fired boiler heating and kitchen, bathroom and laundry exhausts have individual system ducted to façade.
	Appliance efficiency Measures	Gas cooktop Electric oven Dishwasher – 4 star Refrigerator – 2.5 star Clothes Dryer – 2 star
	Lighting	Primary LED or Fluorescent lighting to lounge, bedroom, kitchen, bathroom, Laundry and Halls
	Lifts	Gearless traction lifts with VVAC motor
Thermal Comfort	Construction and Shading	As per plans (60% free area for external shading screens)
	External Walls	150mm concrete, cavity + insulation, plasterboard internal finish
	Internal Walls	Party walls: 90mm concrete block with plasterboard finish; and Apartment walls: Plasterboard on studs
	Exposed Roof Areas	200mm concrete, cavity + insulation, plasterboard internal finish
	Floor	100mm concrete, carpet / ceramic tiles
	Ceiling	100mm concrete, plasterboard
	Window	Aluminium frame, performance laminate glass

7. CONTAMINATION

After demolition and prior to excavation a preliminary Site Investigation 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 sourced separated on site to maximise 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 undertaken generally in accordance with the Operational Waste Management Plan prepared by Elephant's Foot Recycling Solutions dated June 2013 (except where amended by the final Architectural Drawings).

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 minimised.