

Draft Statement of Commitments

Project Application MP10_0219

REFERENCE	COMMITMENT
Section 94 Contributions	<ul style="list-style-type: none"> Section 94 Contributions will be paid in accordance with Council's Section 94 Contribution Plan prior to release of the Construction Certificate.
Footpath Upgrade	<ul style="list-style-type: none"> Subject to Council approval, the footpath between the site and Pymble railway station will be upgraded in accordance with the drawing "LSK01A - Avon Road Pedestrian Link to Pymble Station", prepared by Site Image, at the proponents expense.
Pedestrian Underpass Upgrade	<ul style="list-style-type: none"> Subject to Railcorp approval, the following upgrades to the Pacific Highway pedestrian underpass adjacent to Pymble Railway Station will be constructed at the proponents expense: <ul style="list-style-type: none"> Upgrade existing pedestrian underpass lighting by increasing the Lux output and installing protection cages over lights. Repair and repaint walls and roof of the underpass to improve light reflection. Paint existing pavement to the full length of the pedestrian underpass.
Public Access Through Site	<ul style="list-style-type: none"> A public right of pedestrian way across the site will be created between Avon Road and Beechworth Road prior to occupation of any building on the site.
Car Parking	<ul style="list-style-type: none"> Building 1 will accommodate 55 car parking spaces with appropriate disabled facilities in accordance with the Traffic and Parking Assessment Report prepared by Varga Traffic Planning dated 14 November 2012.
Contamination	<ul style="list-style-type: none"> After vegetation has been cleared from the site, a further contamination sampling and analysis will be undertaken. A waste classification will be assigned to any fill material that is excavated for offsite disposal. If any significant contamination is encountered a Remedial Action Plan (RAP) will be prepared and submitted to Ku-Ring-Gai Council for approval prior to the continuation of work. A hazardous building materials survey of all existing buildings and structures will be undertaken prior to the commencement of any demolition works.
Bushfire	<ul style="list-style-type: none"> The following will be documented in accordance with the Bushfire Report prepared by Australian Bushfire Protection Planners (Appendix N) within each Development

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	<p>Application:</p> <ul style="list-style-type: none"> – The design and maintenance of the landscaped gardens to the complex, including the 10.00 metre wide buffer zone to Buildings 3, 4 & 5, shall comply with the prescriptions of an Inner Protection Area [IPA] pursuant to the specifications of Appendix 5 of Planning for Bushfire Protection 2006 and the NSW Rural Fire Services document 'Specifications for Asset Protection Zones'. – The existing Sydney Water reticulated service shall be extended into the site with hydrants installed in accordance with A.S. 2419.1 – 2005. Hydrant booster assemblies shall be provided inside the boundary and adjacent to the entry driveways off both Avon Road (Building 1) and Beechworth Road (Building 5) – The minimum pavement width of the internal driveways will be 6.5 metres. Corners shall be designed to permit a Fire & Rescue Urban Pumper [Heavy Rigid Vehicle] and a B9 vehicle to pass and turning facilities shall be provided to enable fire appliance egress from the site in a forward direction. – An Evacuation Plan which incorporates protocols for defined emergencies in accordance with Australian Standard A.S. 3745-2002 "Emergency Control Organisation and Procedures for dwellings, structures and workplaces" will be prepared and incorporated into the Community Management Plan, and will remain in draft format until completed by the management committee.
Rail Corridor	<ul style="list-style-type: none"> ▪ During all stages of the development extreme care will be taken to prevent environmental harm within railway corridor, in accordance with Railcorp's requirements. Any form of environmental harm to areas within the railway corridor or legislative non-compliance that arises as a consequence of the development activities will remain the full responsibility of the proponent.
Vegetation Management	<ul style="list-style-type: none"> ▪ All works and activities on the site will be conducted in accordance with the Vegetation Management Plan prepared by Anne Clements and Associates Pty Ltd, dated 28 November 2012.
Traffic	<ul style="list-style-type: none"> ▪ All car parking facilities and access will comply with relevant Australian Standards.
Landscape	<ul style="list-style-type: none"> ▪ The site will be landscaped in accordance with the Landscape Plans prepared by Site Image (Appendix M). ▪ Any proposed planting will not obstruct practical access to the Sydney Water sewer main that runs the length of the drainage corridor.
Acoustic	Noise mitigation measures as outlined in the Acoustic Report (Appendix R) will be implemented.