

8 Draft Statements of Commitment

The Draft Statement of Commitments details the various contributions, additional studies, applications and works the proponent commits to undertake in association with the project. The mechanics of how and when these commitments will be confirmed and delivered will be subject to ongoing consultation.

Subject	Description of Commitment	Timing
Design Excellence	The proponent commits to achieving design excellence of the Project in accordance with Clause 22 Part 5 Division 3 of State Environmental Planning Policy (Major Projects) 2005. The design of any roof top plant shall be integrated with the design of the building and roof to minimise visual bulk and avoid additional overshadowing. Roof top plant will be adequately attenuated to avoid acoustic impacts on the development and surrounding properties.	<ul style="list-style-type: none"> To be addressed at Project Application Stage
Accessibility	The proponent commits to providing access to and through the site in accordance with the Building Code of Australia.	<ul style="list-style-type: none"> To be addressed at Project Application Stage
Community Benefit	<ul style="list-style-type: none"> A new child care facility to service the demands of the proposed population will be provided. A new cultural/community facility to service the demands of the proposed population will be provided. Provision of jobs for indigenous people in accordance with RWA Indigenous Employment Model. 	<ul style="list-style-type: none"> To be addressed at Project Application Stage
Affordable Housing	A significant proportion of the new dwellings in North Eveleigh will be affordable housing which will be managed by a registered community housing organisation or government agency. This will be funded by the RWA's affordable housing developer levies.	<ul style="list-style-type: none"> To be addressed at Project Application Stage
Public Open Space	The proponent commits to providing public open space, subject to the City of Sydney Council accepting the dedication. Public open space will comprise at least 15% of the site's area. The following are to accompany the Project Application: <ul style="list-style-type: none"> Summary of preliminary discussions with the City of Sydney Council regarding dedication; <ul style="list-style-type: none"> A landscape plan demonstrating proposed landscape scheme consistent with the Landscape Strategy Report prepared by TDS + JAAA; A landscape protection and maintenance strategy consistent with the Arboricultural Assessment and Development Impact Report prepared by Landscape Matrix; and Plans illustrating proposed subdivision of the land to enable dedication as public open space. Commitments by the proponent advising of the intended timing of the proposed landscape works, subdivision and dedication of the proposed public open space. The public open space will be remediated in accordance with the recommendations of the "Remediation Strategy for North Eveleigh Yard" undertaken by SMEC and dated March 2008. The timing of the proposed remediation will be advised at Project Application stage A significant portion of the Fan of Tracks will be retained and interpreted. 	<ul style="list-style-type: none"> To be addressed at Project Application Stage
Tree Management	<ul style="list-style-type: none"> Tree protection measures will be implemented for trees to be retained. The significant trees at the eastern end of the site adjacent to the Chief Mechanical Engineer's Office Building will be retained. 	<ul style="list-style-type: none"> To be addressed at Project Application Stage
Crime Prevention Through Environmental Design	<ul style="list-style-type: none"> A Safety Management Strategy will be prepared to provide guidelines for the application of CPTED principles and Safer by Design best practice models. 	<ul style="list-style-type: none"> To be addressed at Project Application Stage
Traffic	The Concept Plan commits to: <ul style="list-style-type: none"> The provision of road works to Wilson Street to enable access to the site. This will include improvements to the existing access at the western end of the site, and improvements to the intersection of Wilson St and Shepherd St for a new site access. The associated Road application will be submitted to the Roads and Traffic Authority. Detailed designs for the intersection improvement works identified in the Traffic Impact Assessment to be prepared. All public roads that are intended to be dedicated must be constructed to the standards of the City of Sydney Council. The dedication of public roads. 	<ul style="list-style-type: none"> To be addressed at Project Application Stage



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Environmental Sustainable Development	<p>a. Residential</p> <p>Residential development will need to meet the following targets:</p> <ul style="list-style-type: none"> ▪ the BASIX water consumption benchmark. ▪ the BASIX energy consumption benchmark. <p>Further modelling and testing must be undertaken to assess effective and appropriate options for the achievement of sustainable and restorative targets and actions which may be implemented for the development.</p> <p>b. Commercial</p> <p>Commercial development will be capable of achieving the following targets:</p> <ul style="list-style-type: none"> ▪ Buildings should achieve 4.5 star ABGR. ▪ Buildings should achieve a 1.5 stars NABERS rating. <p>Further modelling and testing must be undertaken to assess effective and appropriate options for the achievement of sustainable and restorative targets and actions which may be implemented for the development.</p> <p>c. Non-Potable Water</p> <ul style="list-style-type: none"> ▪ Further assessment will be undertaken into the viability of obtaining an external non-potable water supply. <p>In addition, the proponent commits to further investigate the opportunity for including the following Ecologically Sustainable Development principles:</p> <ul style="list-style-type: none"> ▪ Design internal apartment layouts to maximise natural ventilation and to capture prevailing winds; ▪ Utilise roof forms to capture natural light and ventilation; ▪ Re-use and recycle stormwater; ▪ Use of high thermal mass materials within apartments; ▪ Promote the use of alternative energy sources for common areas, ▪ Ensure natural light and ventilation is provided to common areas to minimise energy consumption; ▪ Divide the layout of the apartments into zones to reduce heat and cooling energy consumption; ▪ Reuse of roof water and rainwater run off; ▪ Utilise low water flow fixtures and tap ware; ▪ Reuse rainwater for spray irrigation with rain and moisture detector controls; and ▪ Recycling grey waste water. 	<ul style="list-style-type: none"> ▪ To be addressed at Project Application Stage

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Water Quality & Quantity Management	<p>The Concept Plan commits to:</p> <p>Water quality management</p> <ul style="list-style-type: none"> ■ Improve stormwater run-off quality by reducing the average annual load of : <ul style="list-style-type: none"> - Total Phosphorous by 45%, - Total Nitrogen by 45%, - Total Suspended Solids (TSS) by 80%. ■ For up to 3 month ARI peak flow retain: <ul style="list-style-type: none"> - Visible oil or grease, Litter > 50mm and Sediment >0.125mm <p>Stormwater quantity</p> <ul style="list-style-type: none"> ■ Provide on-site detention of stormwater to mitigate drainage capacity constraints. ■ Collect rainwater for reuse in irrigation. 	<ul style="list-style-type: none"> ■ To be addressed at Project Application Stage
Aboriginal Heritage	<ul style="list-style-type: none"> ■ The Aboriginal history of North Eveleigh site will be documented so that this can be used in any future Interpretation Strategy. The Metropolitan Local Aboriginal Land Council will be invited to participate in this process. 	
European Heritage	<ul style="list-style-type: none"> ■ The following heritage items and item of historical interest will be retained and adaptively reused: <ul style="list-style-type: none"> - Carriage Workshop - Blacksmiths' Shop - Paint Shop - Chief Mechanical Engineers' Office Building - Scientific Services Building No.1 - Telecommunications Equipment Centre - Clothing Store ■ A Conservation Management Plan and Interpretation Strategy will be prepared in accordance the HIS prepared by Weir + Phillips (2008). ■ Prior to demolition of items of local or higher significance the existing buildings will be recorded in accordance with NSW Heritage Council Guidelines. 	<ul style="list-style-type: none"> ■ To be addressed at Project Application Stage
Archaeology	<ul style="list-style-type: none"> ■ Any impacts on items or places of archaeological significance will be managed under the relevant legislation and the recommendations of the Archaeological Development Impact Assessment and Zoning Plan prepared by Archaeological and Heritage Management Solutions. 	<ul style="list-style-type: none"> ■ To be addressed at Project Application stage.
Rail Impacts	<ul style="list-style-type: none"> ■ The proponent will provide three access gates through the development to access the rail corridor. These will be provided along the southern boundary of the site, at the western end, at the eastern end of the Paint Shop and adjacent to the telecommunications building. ■ The proponent will ensure that the development complies with the engineering restrictions imposed by RailCorp in relation to the North Eveleigh Dive as outlined within the Connell Wagner North Eveleigh Dive and Tunnel Alignment Concept Design Corridor Protection draft drawings SK-100/02, SK-101/01 to SK-105/01, SK-110/01 to SK-112/01, SK-120/01 to SK-124/01, SK-130/01 to SK-134/01 included as an attachment in the Structural Issues Report prepared by Robert Bird Group. ■ The proponent will liaise with RailCorp to ensure the decommissioning of RailCorp's services through the site which are identified in the services search. ■ Detailed geotechnical investigations and design and construction of the proposed works will be carried out in accordance with the general recommendations contained in the Preliminary Geotechnical Investigation prepared by Jeffrey and Katauskas Pty Ltd report. 	<ul style="list-style-type: none"> ■ To be addressed at Project Application Stage
Noise and Vibration	<ul style="list-style-type: none"> ■ Conduct further detailed noise and vibration investigations in accordance with the Preliminary Acoustic Report by Acoustic Dynamics Report (2008) ■ The proponent will comply with RailCorp's <i>Interim Guidelines for Applicants - Consideration of Rail Noise and Vibration in the Planning Process</i>. 	<ul style="list-style-type: none"> ■ To be addressed at Project Application Stage
Payment of Developer Contributions	<ul style="list-style-type: none"> ■ Developer Contributions will be made in accordance with the <i>Redfern -Waterloo Contribution Plan 2006</i> (as amended). 	<ul style="list-style-type: none"> ■ Prior to issue of Construction Certificate
Payment of Affordable Housing Contributions	<ul style="list-style-type: none"> ■ Affordable Housing Contribution will be made in accordance with the <i>Redfern-Waterloo Authority Affordable Housing Contribution Plan 2006</i> (as amended). 	<ul style="list-style-type: none"> ■ Prior to issue of Construction Certificate
Site Contamination	<p>A site audit statement(s) will be provided prior to final occupation certificate(s) certifying the land is suitable for the proposed use.</p>	<ul style="list-style-type: none"> ■ Prior to Occupation



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Structural	Further assessment will be undertaken at Project Application stage including investigations into the structural adequacy of the heritage buildings which are to remain and electrolysis.	<ul style="list-style-type: none"> ■ To be addressed at Project Application Stage
Sydney Ports Impacts	The Concept Plan commits to ensure that the Sydney Ports' communication link between Botany Bay and Darling Control is maintained.	<ul style="list-style-type: none"> ■ To be addressed at Project Application Stage
Sydney Airports Corporation Limited impacts	The Concept Plan commits to include the requirements of SACL. An application will be forwarded to SACL.	<ul style="list-style-type: none"> ■ To be addressed at Project Application Stage
Transgrid impacts	The Concept Plan commits to ensure the Transgrid 330kV underground cable is not impacted by the development. Appropriate methods of construction and footings will be employed to ensure there is no adverse effect.	<ul style="list-style-type: none"> ■ To be addressed at Project Application Stage
Construction Management	<p>A Construction Management Plan will be prepared by the proponent and will be submitted to the satisfaction of the Principal Certifying Authority.</p> <p>A Traffic Management Plan (TMP) for construction will be prepared which addresses construction access and egress to the site, including vehicle routes and parking for workers, staging and timing of construction of internal road network and other relevant issues. The TMP will be prepared in accordance with the RTA guidance on TMP's.</p>	<ul style="list-style-type: none"> ■ Prior to the issue of the Construction Certificate.
Community Communication	The Proponent must develop a strategy for informing the community about the development.	<ul style="list-style-type: none"> ■ To be addressed at Project Application stage.