

Draft Statement of Commitments

In accordance with the Director-General's Preferred Project Requirements, the proponent is required to include a Draft Statement of Commitments in respect of environmental management and mitigation measures on the site. The following are the commitments made by Stamford Property Services Pty Ltd to manage and minimise potential impacts arising from the Preferred Concept Plan and Stage 1 Project Application. As this is an integrated application, the draft Statement of Commitments for the Stage 1 Project Application and the future Stage 2 Development Application are set below.

Subject	Commitments	Approved by Whom	Timing
Concept Plan and Stage 1 Project Application			
Approved Project	Development on the site will be implemented in accordance with the Concept Plan entitled 'Part 3A submission' prepared by AJ + C Architects and dated 24 February 2012.	Department of Planning.	No timing. General Statement of Commitment
	Stage 1 will be implemented in accordance with the Project Application Plans entitled 'Part 3A submission' prepared by AJ + C Architects and dated 24 February 2012	Department of Planning.	No timing. General Statement of Commitment
Approved Floor Space	The total floor area of the development shall generally be in accordance with the approved Concept Plan and shall not exceed 52,060m ² . The development shall contain a minimum 1,210m ² non-residential land uses.	Department of Planning.	No timing. General Statement of Commitment
Apartment Mix / Accessibility	Approval is granted for a Stage 1 apartment mix of:	Department of Planning.	No timing. General Statement of Commitment
	- Maximum 49% one bedroom apartments;		
	- Minimum 42% two bedroom apartments;		
	- Minimum 9% three + bedroom apartments.		
	In order to ensure flexibility and options to live close to work, 33 SOHO apartments will be provided across the development site.	Department of Planning.	No timing. General Statement of Commitment
	10% of apartments will be provided as Class C adaptable units across the development site.	Department of Planning.	No timing. General Statement of Commitment

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Parking	Approval is granted for a maximum number of 746 parking spaces.	Department of Planning.	No timing. General Statement of Commitment
Road Access and Traffic	<p>In accordance with the recommendations of the Traffic Report prepared by Traffix and dated January 2011, a Travel Plan will be prepared which addresses:</p> <ul style="list-style-type: none"> • Local bus stop locations; • Bus and rail timetables; • Location of taxi ranks in the locality; • Location of local services within walking distance such as convenience stores, supermarkets and other retail related areas; • Location of car share vehicles; and • Local cycle routes including the City of Ryde cycle map. 	Department of Planning.	Prior to the issue of a Stage 1 Construction Certificate
	The proponent commits to consulting with a car share operator such as Go Get to determine the feasibility of a car share scheme on-site.	-	Outcome of consultation submitted with Stage 2 Development Application.
Flora and Fauna and Tree Management	<p>In accordance with the Flora and Fauna Assessment prepared by Total Earth Care dated December 2010 and the Arborist Report prepared by Earthscape Horticultural Services dated February 2011, the following will be implemented:</p> <ul style="list-style-type: none"> • Removal of trees should be offset with the revegetation of the Epping Road setback buffer zones and removal of exotic species from the site; • Any landscaping or revegetation works are to incorporate locally indigenous native plant species, including those that are characteristic of STIF; • The protection measures as recommended with the 	Department of Planning.	No timing. General Statement of Commitment

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	<p>Arborist's Report prepared by Earthscape Horticultural Services;</p> <ul style="list-style-type: none"> • Temporary fencing is to be installed around the construction area and machinery or materials storage areas to eliminate the potential for accidental damage to the STIF remnants and all retained trees on the site during construction works; • Native trees or limbs of trees that are removed as part of the clearing for the current proposal should be mulched and used on site in rehabilitation or landscaping works, for temporary sediment and erosion control during construction, or as habitat features in any restoration works; • Implementation of the Tree Management Plan; and • Planting of 20 new trees capable of attaining a height of thirteen metres at maturity. 		
Structural Adequacy	<p>The Structural design will be in accordance with:</p> <ul style="list-style-type: none"> • AS / NZS1170.0 – 2002 General Principles; • AS / NZS1170.1 – 2002 Permanent, Imposed and Other Actions; • AS / NZS1170.2 – 2002 Wind Actions; • AS3600 – 2009 Concrete Structures; • AS3700 – 2001 Masonry; • AS4100 – 1998 Steel Structures; • AS1720.1 – 1997 Timber Structures; and • BCA – 2009 Building Codes of Australia. 	The relevant consent authority at the relevant stage	<p>No timing.</p> <p>General Statement of Commitment</p>

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Construction, Waste and Traffic Impacts	Works will be carried out in accordance with the recommendations of the preliminary Construction Management Plan and Waste Management Plan prepared by Stamford Property Services and dated January 2011, and the preliminary Construction Traffic Management Plan prepared by Traffix and dated January 2011.	Department of Planning	No timing. General Statement of Commitment
	A detailed Construction Management Plan, Waste Management Plan and Construction Traffic Management Plan will be prepared and submitted when a builder is appointed and Construction Certificate documentation prepared. Further consultation regarding construction access will be undertaken with the RTA and Council prior to the completion of these Plans.	The relevant consent authority at the relevant stage.	Prior to issue of Construction Certificate.
Soil and Water Management	Details of the easement recommended in the Civil Engineering Design Report prepared by Meinhardt and dated January 2011 will be provided to the Department of Planning prior to the issue of a Stage 1 Construction Certificate.	To be negotiated with adjoining landowners	Prior to issue of a Stage 1 Construction Certificate.
	<p>The stormwater and drainage network will be in accordance with the Civil Engineering Design Report prepared by Meinhardt and dated January 2011. Stormwater drainage infrastructure will be designed in accordance with:</p> <ul style="list-style-type: none"> • AS3500.3; • City of Ryde Council's specifications; • The Concrete Pipe Association of Australia Guidelines; and • The Australian Rainfall and Runoff (ARR) publication. 	Department of Planning	No timing. General Statement of Commitment
	A bulk earthworks model will be provided with the Construction Certificate documentation for each stage, indicating the final cut and fill volumes.	The relevant consent authority at the relevant stage.	Prior to issue of Construction Certificate.
Environmentally Sustainable Development	Residential development will need to meet the BASIX energy consumption benchmark with a target of achieving a 4 star Green Star rating. A further ESD	No timing.	No timing.

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	statement will be submitted with the Stage 2 DA.		General Statement of Commitment
Infrastructure and Services	Future development on the site will include upgrades to energy, water, sewer and telecommunications infrastructure in accordance with service provider requirements.	Relevant Service Provider	No timing. General Statement of Commitment
Public Benefits	Public benefits provided to the wider community will include public access (provided by a covenant on the title) to communal open space areas and a proposed meeting room on-site.	Department of Planning	No timing. General Statement of Commitment
Residential Amenity	<p>The proponent commits to provide:</p> <ul style="list-style-type: none"> • A residential swimming pool; • Residents gym; • Provision of a herb/vegetable garden, the design of which will be detailed in the Stage 1 landscape plans, prior to the issue of a Construction Certificate; • Provision of a bicycle voucher, offering 50% off a range of bicycles approved by Stamford, for every residential purchaser; and • Provision of a bicycle voucher, offering 50% off a range of bicycles approved by Stamford, for every 100m² of non-residential GFA. • A community meeting room for occupiers of the development privately managed. 	Department of Planning	No timing. General Statement of Commitment
WSUD	<p>WSUD measures for both stages will be in accordance with the Integrated Water Management Plan prepared by AECOM and dated January 2011:</p> <ul style="list-style-type: none"> • Rainwater harvesting for non-potable reuse including toilet flushing, clothes washing and irrigation; and • Harvested rainwater will be treated via a gross pollutant trap to remove suspended solids 	Department of Planning	No timing. General Statement of Commitment

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	<p>prior to discharge into the rainwater tank.</p> <p>In addition, the gross pollutant trap and rain gardens will be designed for the Treatable Flow Rate.</p>		
	<p>Water efficient fixtures and fittings including 4 WELS star rating dual flush toilets, 6 / 5 WELS star bathroom taps and 3 WELS star shower heads are being considered to meet GBCA targets.</p>	Department of Planning	<p>No timing.</p> <p>General Statement of Commitment</p>
Geotechnical and Contamination	<p>Works will comply with the recommendations of the Geotechnical Investigation and Waste Classification of InSitu Materials Report prepared by Douglas and Partners and dated January 2011, and the Preliminary Contamination Assessment prepared by Douglas and Partners and dated February 2011. The proponent commits to:</p> <ul style="list-style-type: none"> • Carry out filling in accordance with the report; • Undertake regular inspection by a geotechnical engineer following each progressive lift in excavation; • All load bearing foundations inspected and spoon tested by an experienced geotechnical engineer or engineering geologist; • Preparation of a dilapidation survey of adjacent buildings prior to and at the completion of bulk excavation works; • Once the site has been stripped of fill and excavated soils are stockpiled on site, an environmental scientist or engineer will inspect the site to confirm the classification of fill as General Solid Waste; • Fill classified as General Solid Waste will only be transported to a facility licensed to accept General Solid Waste; and • The preliminary classification of natural soils as VENM will be 	Department of Planning	<p>No timing.</p> <p>General Statement of Commitment</p>

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	confirmed subject to an inspection once all filling has been removed.		
	Final or detailed design of retaining walls will be undertaken using an interactive computer software program such as WALLAP or FLAC during the progressive stages of wall construction, anchoring and bulk excavation.	Department of Planning	Prior to issue of Construction Certificate.
Building Regulations	Where non-compliances with the BCA, Alternative Solutions will be employed to address these matters.	PCA	All Alternative Solutions will be developed for approval prior to the issue of a Construction Certificate.
Erosion and Sediment Control	An Erosion and Sediment Control Plan measures outlined in the Meinhardt Civil Engineering Design Report and dated January 2011 will be incorporated into a detailed Erosion and Sediment Control Plan.	PCA / Relevant Consent Authority for each stage	Prior to issue of Construction Certificate.
Landscaping	Landscaping and public domain works on the site will be implemented in accordance with the Landscape Plans entitled 'Macquarie Village Stage 1' prepared by oculus and dated 9 December 2011. A further detailed landscape plan in accordance with the principles of the approved Concept Plan will be submitted prior to issue of a Construction Certificate for each stage.	The relevant consent authority at the relevant stage.	With the relevant PA / DA and prior to issue of CC.
Acoustic	Glazing will be provided in accordance with the recommendations of the Acoustic Report dated January 2011 and letter dated 24 November 2011.	PCA	On plans, prior to the issue of a Construction Certificate for each stage.
	<p>The following noise attenuation measures will be adopted for future retail/commercial tenancies as outlined in the Noise Impact Assessment prepared by Acoustic Logic and dated January 2011 and letter dated 24 November 2011:</p> <ul style="list-style-type: none"> Locating seating below awnings and overhangs to limit noise impact to residence above; 	Ryde City Council	Details submitted with the Stage 2 Development Application

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	<ul style="list-style-type: none"> Limit the number of seats within the courtyard; Locating external areas where noise transmission is limited; and Limit deliveries and waste removal to day time hours. 		
	<p>A detailed construction noise and vibration plan will be developed once construction programs have been developed further. The noise and vibration plan will be developed in accordance with the following:</p> <ul style="list-style-type: none"> Australian Standard AS2436:1981 "Guide to noise control on construction, maintenance and demolition sites"; and DECCW – "Interim Construction Noise Guideline". 	The relevant consent authority at the relevant stage.	Prior to the issue of Construction Certificate.
Wind	<p>The following recommendations of the Wind Report prepared by Vipac dated January 2011 will be implemented:</p> <ul style="list-style-type: none"> Plantation on the Epping Road, Herring Road and north-eastern boundary as per the approved landscape plans; Balconies to the south facades; Use of balustrades and diving screens; and Balconies or equivalent surface roughness features to the façade between Buildings Y and M as well as between Buildings M and D. 	The relevant consent authority at the relevant stage.	Provided on Project/Development Application plans
	The effectiveness of wind control mechanisms will be validated prior to the issue of a Construction Certificate.	PCA or the relevant consent authority.	Prior to the issue of a Construction Certificate.
Public Art	A detailed Public Art Plan will be prepared by a suitably qualified Public Art Consultant.	Ryde City Council	To be submitted with the Stage 2 Development Application

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Waste	Allowance will be made for the future collection of waste by waste contractors in accordance with all relevant regulatory requirements.	The relevant consent authority at the relevant stage.	During construction
Dedication of Type 3 Roads	The proponent will construct Type 3 Roads proposed within the northern and eastern boundaries of the property and will be designed and constructed by the proponent in accordance with relevant Australian Standards, and dedicated to Council as Local Roads, that will be owned and maintained by Council in perpetuity. Secondary internal roads will remain part of the site, being owned and maintained by the Owner's Corporation. This commitment is however contingent on achieving the scale of development proposed in the Concept Plan and Project Application.	Ryde City Council	To be dedicated to Council prior to the issue of the Occupation Certificate for the final building of Stage 1.
Affordable housing	The proponent will dedicate 2 appropriately sized and located dwelling units within Stage 1 of the development to be administered as Affordable Housing	Department of Planning/Ryde City Council	To be dedicated with Stage 1
Public Access	The provision of a staircase and lift along Epping Road to allow access to the existing bus stop on Epping road.	Department of Planning/City of Ryde	To be dedicated with Stage 1
Upgrade of Bus Shelter	To facilitate the upgrade of the existing bus shelter on Epping Road.	Department of Planning/City of Ryde	At the completion of Stage 1.
Development contributions	Appropriate contributions, commensurate with each stage, will be payable prior to the issue of a Construction Certificate for that stage in accordance with the City of Ryde Section 94 Development Contributions Plan 2007.	City of Ryde	Prior to issue of Construction Certificate for Stage 1 and 2