urbis

## Statement of Commitments for Project Application - Building A (MP_0218) 120 – 128 Herring Road, Macquarie Park

| Subject | Commitments | Timing |
|---|---|---|
| **1. Section 94 Contributions** | Section 94 Contributions are to be made in accordance with the following formula:<br>**Type** — **Contribution rate**<br>▪ Studio/1 bedroom dwelling — $12,174.07<br>▪ 2 bedroom dwelling — $14,608.88<br>▪ 3 bedroom dwelling — $18,666.90<br>▪ 3+ bedroom dwelling — $23,536.52<br><br>Based on the proposed apartment mix for Building A (outlined below) the total contribution value would total $1,654,050.08.<br>▪ 68 x 1 bedroom apartments<br>▪ 47 x 2 bedroom apartments<br>▪ 7 x 3 bedroom apartments<br>▪ 1 x 3+ bedroom apartment | The Section 94 contribution will be made prior to issue of the final Occupation Certificate for Building A. |
| **2. Road works** | The proponent agrees to design and construct a new "Boulevard" road through the Development Site and intersecting with Herring Road, to the extent required to provide access to the Building A basement carpark.<br><br>The portion of the new Boulevard to be constructed as part of Stage 1A is indicated on the Project Application Building A plans prepared by Turner + Associates. | The Stage 1A road construction will be completed in accordance with the Stage 1A Building A plans prepared by Turner + Associates prior to issue of the final Occupation Certificate for Building A. |
| **3. Parking Provisions** | The proponent agrees to construct a three-level basement carpark which will provide 174 parking spaces, comprising:<br>▪ 140 residential parking spaces, including 13 accessible parking spaces.<br>▪ 31 visitor parking spaces, including 1 accessible parking space.<br>▪ 3 retail parking spaces, including 1 accessible parking space. | The carpark will be constructed as part of the Building A works. |

| Subject | Commitments | Timing |
|---|---|---|
| | The carpark layout and parking spaces will be in accordance with the Australian Standard requirements for on-site carparks. | |
| **4. Environmental and Residential Amenity** | The proponent agrees to design the Building A in accordance with the requirements of *SEPP 65* and the Residential Flat Design Code. | Demonstration of compliance will occur prior to issue of the Construction Certificate for Building A. |
| **5. Acoustic** | The proponent agrees to the following measures and actions recommended in the Acoustic Assessment for Building A prepared by Renzo Tonin & Associates dated 19 December 2009:<br>▪ Bedrooms and living areas facing Herring Road will have an acoustic rating of Rw 35.<br>▪ Bedrooms and living areas facing onto the new Boulevard will have an acoustic rating of Rw 32.<br>▪ Acoustic grade seals are to be installed on windows and perimeter doors exposed to road traffic noise.<br>▪ A quantitative assessment of the construction noise for major construction works. | The acoustic mitigation measures are to be incorporated into the Construction Certificate documentation for Building A.<br><br>The quantitative assessment of construction noise is to be prepared and recommendations adopted during the construction phase. |
| **6. Environmental Sustainability** | The proponent agrees to undertake construction of Building A in accordance with the requirements of *SEPP (BASIX)*. | A BASIX Certificate will be obtained and issued prior to issue of the Construction Certificate for Building A. |

| Subject | Commitments | Timing |
|---|---|---|
| **7. Drainage and Stormwater** | The proponent agrees to install a stormwater management system in accordance with the Hydraulic Plans prepared for Building A by Taylor Thomas Whitting that will include:<br>▪ Construction of a stormwater pipe infrastructure within the road reserve of the proposed new road, connecting with pits on Herring Road<br>▪ Stormwater collected from Building A roof and podium will be fed into detention and reuse tanks, and gross pollution traps on the allotment before connecting to the stormwater system in Herring Road<br>▪ A small amount of the new access road adjacent to Herring Road that falls toward Herring Road will be collected by kerb-side pits and will drain into two existing Council pits on Herring Road while the residual road reserve will drain into University Creek via a Gross Pollutant Trap upon completion and dedication of the road. | ▪ The main stormwater pipe will be connected prior to the completion of Stage 1A and the activation of the first portion of road works and will be completed discharging part of the road area stormwater into University Creek, prior to the completion of the first portion of road.<br>▪ The remainder of the stormwater management system to support Building A and the first portion of road adjacent to the Herring Road intersection will be completed prior to the Occupation Certificate for Building A being issued. |
| **8. Construction Management** | The proponent agrees to prepare a Construction Management Plan outlining the methods of construction, traffic management, crane height and location details and the like during the Stage 1 and Stage 1A (Building A) construction phase. | A Construction Management Plan shall be prepared prior to the issue of the Construction Certificate. |
| **9. Waste Management** | Waste management and collection for the Building A Project Application will be undertaken in accordance with the Waste Management Plan prepared by Waste Audit and Consultancy Services Pty Ltd. | On-going |

| Subject | Commitments | Timing |
|---|---|---|
| **10. Contamination** | The proponent agrees to the following measures and actions recommended in the Phase 1 Contamination Assessment prepared by Douglas Partners dated December 2009:<br>▪ Undertake additional sampling and testing of soils to be retained on site, such that sample numbers comply with the NSW EPA Sampling Design Guidelines.<br>▪ Disposal of the soils in the earth mound at the south-eastern boundary of the site at a licensed landfill facility as Asbestos Waste. However, the actual volume of soil under this classification mat be delineated by the findings of subsequent testing.<br>▪ Undertake more detailed investigations into soil contamination in the vicinity of the UST location, indicated on Drawing 1 of the Douglas Partners Phase 1 Contamination Assessment Report, will be undertaken to assess any soil contamination resulting from past leaks.<br>▪ Obtain validation of existing building footprints upon completion of demolition and removal from the site. This will entail a visual assessment of the ground surface for evidence of asbestos-containing materials complimented with appropriate sampling and testing.<br>▪ Validation of the UST pit once the UST is removed and disposed off site. | The additional sampling and testing of soils are to be undertaken prior to the issue of a Construction Certificate for Building A. |