

**DRAFT STATEMENT OF COMMITMENTS FOR CONCEPT PLAN (MP10\_0037) – 1-9 ALLENGROVE CRESCENT, 116A-122B EPPING ROAD AND 259-263 LANE COVE ROAD, NORTH RYDE**

Subject	Commitments	Timing
1. Section 94 Contributions	Section 94 Contributions to be made for the project will be in accordance with calculations provided in Section 8.8 of the Environmental Assessment Report.	Section 94 Contributions will be paid prior to the issue of the Construction Certificate.
2. Car Share	A parking space will be made available for use by shared vehicles.	The car share space will be documented in the Development Application drawings and noted on the title.
3. Bicycle Facilities	Bicycle facilities: the project will provide for bicycle facilities and parking in accordance with Council's standards	Bicycle facilities will be documented at the Development Application stage of the project.
4. Public Reserve	The upgrade of the adjoining public reserve is proposed at the proponent's cost (it is noted that the proponent does not own the public reserve and as such this proposal is a commitment only and not a part of the project to which this application formally applies).	Upgrades to the public reserve will be documented at the Development Application stage of the project and implemented prior to occupation.
5. Public Domain	A commitment is made to establish street trees along Lane Cove Road, Epping Road and Allengrove Crescent. In addition, upgrades to the turf verge and pedestrian footpath bounding sections of Epping Road, Lane Cove Road and Allengrove Crescent are also proposed (it is noted that the proponent does not own the public reserve and as such this proposal is a commitment only and not a part of the project to which this application formally applies).	Upgrades to the public domain will be documented at the Development Application stage of the project and implemented prior to occupation.
6. Community Gardens	A community garden will be provided in accordance with the Landscape Plan and Landscape Report at Appendix L.	Community garden will be constructed prior to occupation and a plan of management will be prepared to be approved by the DoP prior to the issuing of a construction certificate.
7. Public Art	It is proposed to incorporate functional and aesthetic public art installations in the public domain under the Epping Road overpass. Artwork will be selected from works prepared by Macquarie University art students and as part of this commitment a design competition will be run. Both the installations and the design competition will be provided at the proponent's cost. It is noted that the proponent does not own the public domain space under the overpass and as such this proposal is a commitment only and not a part of the project to which	Public art installations will be in place prior to occupation.

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	this application formally applies). Details of this commitment are to be negotiated with Council and the RTA.	
8. Water Sensitive Urban Design (WSUD)	WSUD measures will be implemented in accordance within the Stormwater Management and Flood Assessment prepared by Worley Parsons (refer to Appendix N).	WSUD measures will be documented at the Development Application stage of the project
9. Transport Management	A single and one-off yearly rail pass from Macquarie Park to the Sydney CBD will be provided to the purchaser/s of each apartment. Note, one (1) rail pass only will be provided per apartment.	Rail passes will be provided at the time of sale for each apartment.
10. Dilapidation Surveys of Adjoining Properties	A Dilapidation Report will be prepared on surrounding buildings, roads, pavements and structures prior to the commencement of any excavation works, to document existing conditions, so that claims for damage due to vibrations or construction related activities can be accurately assessed	The Dilapidation Report will be submitted prior to the commencement of work.
11. Ecologically Sustainable Development (ESD)	ESD principles and measures will be implemented for the project in accordance with the ESD Strategy prepared by Built Ecology and located at Appendix M.	ESD principles and measures will be documented at the Development Application stage of the project.
12. 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.	A Construction Management Plan shall be prepared prior to the issue of the Construction Certificate.
13. BCA Compliance	All building will be designed in accordance with the Building Code of Australia.	BCA compliance will be documented at the Development Application stage of the project
14. Augmentation of Utilities	The approval of all existing utility service providers (e.g. gas, electricity, telephone, water, sewer) will be obtained, and any required augmentation works undertaken.	The augmentation of services will be documented at the Development Application stage of the project
15. Noise Mitigation	Noise mitigation measures will be implemented in accordance with the Noise Impact Assessment prepared by Heggies (refer to Appendix Q)	Noise mitigation measure will be documented at the Development Application stage of the project
16. Remediation of Land	If necessary a Remedial Action Plan will be submitted for approval and audited upon implementation.	Details of land remediation will be documented at the Development Application stage of the project if necessary.

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17. Dedication of land for road reserve	Land will be dedicated to Council to allow the widening of Allengrove Crescent by 2 metres adjacent to the site.	This will be dedicated in accordance with Council and RTA requirements at the project application stage.