

---

## **DRAFT STATEMENT OF COMMITMENTS FOR CONCEPT PLAN (UPDATED 15.7.11)**

The Statement of Commitments includes the following initiatives:

- Contributions: Section 94 Contributions to be made for the project will be in accordance with calculations provided in Section 7.10 prior to issue of Construction Certificate.
- Car share: Discussions will be undertaken with car share providers and a parking space will be allocated for exclusive use by shared vehicles. Detailed in Project Application.
- Bicycle facilities: Bicycle facilities: the project will provide for bicycle facilities and parking in accordance with Council's standards. Detailed in Project Application.
- RTA reserve: The upgrade of the adjoining RTA reserve is proposed at the proponent's cost (it is noted that the proponent does not own the reserve and as such this proposal is a commitment only and not a part of the project to which this application formally applies).
- Community Garden: A community garden will be provided in accordance with the Landscape Plan and Landscape Report at Appendix I. Detailed in Project Application.
- WSUD: WSUD measures will be implemented in accordance within the Stormwater Management and Flood Assessment prepared by Worley Parsons (refer to Appendix L). Detailed in Project Application.
- 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.
- 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 J. Detailed in Project Application.
- Construction Management Plan: The proponent agrees to prepare a Construction Management Plan outlining the methods of construction, traffic management, crane height and location details and the like prior to issue of Construction Certificate.
- Compliance with the Building Code of Australia: All buildings will be designed in accordance with the Building Code of Australia. This will be detailed at Construction Certificate stage.
- Augmentation of services: The approval of all existing utility service providers (e.g. gas, electricity, telephone, water, sewer) will be obtained, and any required augmentation works undertaken prior to commencement of work.
- Noise mitigation: Noise mitigation measures will be implemented in accordance with the Noise Impact Assessment prepared by Heggies (refer to Appendix H). Detailed in Project Application.
- Remediation of Land: If necessary a Remedial Action Plan will be submitted for approval and audited upon implementation. This will be undertaken at the Project Application stage prior to commencement of works if required.

- Traffic: The applicant will fund the preparation of a Local Area Traffic Management (LATM) study in accordance with RTA Guidelines. A draft brief will be submitted to Council with the Project Application, and any reasonable funding requirement identified by Council prior to determination of the project Application will be paid to Council by the applicant, for the purpose of funding the undertaking of this study, prior to the issue of a Construction Certificate.
- Traffic: Subject to the specifications of Ryde City Council, the applicant will fund traffic improvements discussed in detail within the Traffic Study. This will be detailed in the Project Application, and all works constructed at the applicant's cost, prior to the issue of an Occupation Certificate.

