

# Final Statement of Commitments - Lachlan Project Development Pty Ltd

Subject	Commitments	Timing
General	The development will be undertaken generally in accordance with the Environmental Assessment report dated May 2008 prepared by JBA Urban Planning Consultants (including accompanying Appendices) and drawings prepared by Toland Williams Architects and Geyer and the Preferred project Report and Response to Submissions dated 20 October 2008	Construction and operation
Stormwater	Stormwater and drainage works on the site will be undertaken generally in accordance with the Stormwater Management Plan and Concept Stormwater Drainage Plan prepared by Costin Roe ( <b>Appendix D</b> ).	Construction
Flora and Fauna	The protection of flora and fauna on the site will be carried out generally in accordance with the recommendations made in the Flora and Fauna Assessment prepared by Total Earth Care dated June 2008 ( <b>Appendix F</b> ).	Construction
Landscaping	Landscaping of the site will be undertaken generally in accordance with the Landscape Report dated 16 June 2008 and Landscape Plans dated 17 June 2008 prepared by DEM ( <b>Appendix F</b> ).	Construction and operation
BCA / Australian Standards	The development will comply and satisfy all relevant requirements under the Building Code of Australia and Australian Standards. The development will be carried out generally in accordance with the recommendations made in the BCA Report prepared by McKenzie Group and dated May 2008 ( <b>Appendix N</b> ) and the Fire Safety Statement prepared by RawFire and dated 23 May 2008 ( <b>Appendix Q</b> ).	Construction and operation
Noise management	The control and mitigation of noise and vibration during construction, as well as the protection of acoustic amenity for the premises and surrounds during operation, will be carried out generally in accordance with the recommendations made in the Acoustic Assessment prepared by Heggies dated 10 July 2008 ( <b>Appendix P</b> ).	Construction and operation
Riparian Zone	Management and maintenance of the Riparian Zone will be undertaken generally in accordance with the recommendations made in the VMP prepared by DEM and dated 16 June 2008 ( <b>Appendix F</b> ).	Construction and operation
Management of contaminated soils	Management of soils on the site will be undertaken generally in accordance with the recommendations made in the Phase 1 Contamination Assessment prepared by Douglas Partners and dated March 2008 ( <b>Appendix G</b> ) and Phase 2 Contamination Assessment prepared by Douglas Partners dated June 2008.	Prior to construction
Traffic, Transport and Parking	The development will be carried out generally in accordance with the recommendations made in relation to Travel Demand Management in the Traffic and Parking Impact Assessment prepared by Cardno Eppel Olson and dated June 2008 ( <b>Appendix I</b> ) and response to issues raised during exhibition dated 9 October 2008. Intersection improvements will be addressed as part of the Macquarie University Concept Plan.	Construction and Operation
Protection of Existing Trees	Trees identified for retention in the Tree Report prepared by Treescan and dated March 2008 ( <b>Appendix J</b> ) will be protected during construction.	Construction and Operation
ESD	The proposal will achieve a minimum 4 star Green Star rating and a minimum 4.5 ABGR. The ESD measures identified in the	Construction and operation

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	ESD Report prepared by Hyder Consulting dated 19 June 2008 ( <b>Appendix K</b> ) will be generally implemented during the construction and operation of the Stage 1 Building.	
Waste management	The waste management, minimisation and re-use procedures identified in the Waste Management and Reuse Plan (WMP) prepared by CRI and dated 11 July 2008 ( <b>Appendix L</b> ) will be generally implemented during construction and operation.	Construction and operation
Construction management	The management of construction activity during the construction of the Stage 1 Building will be undertaken generally in accordance with the measures set out in the CP prepared by CRI and dated July 2008 ( <b>Appendix M</b> ).	Construction
Developer Contributions	Developer Contributions will be made consistent with the terms of the Macquarie University VPA presently being prepared in consultation with Macquarie University, Ryde City Council, and other relevant parties.	Consistent with the terms of the VPA
Preservation of amenity and access to the 'Gumnut Cottage' Child Care Centre and 'Waratah' Occasional Care Centre	<ul style="list-style-type: none"> <li>▪ Portions of the playgrounds associated with the Centres will be relocated (prior to construction) to the nominated locations shown on the Overall Landscape Plan (drawing la-501 revision a08) prepared by DEM dated 7 October 2008.</li> <li>▪ 35 parking spaces will be provided for the Centres within the western at-grade carpark as shown on the Overall Landscape Plan (drawing la-501 revision a08) prepared by DEM dated 7 October 2008, on completion of the Stage 1 Building.</li> <li>▪ Pedestrian and vehicular access to Centres to be provided during construction in accordance with the CP and during operation as shown on the Overall Landscape Plan (drawing la-501 revision a08) prepared by DEM dated 7 October 2008.</li> </ul>	Construction and operation