

4.5 Draft Statement of Commitments

Table 2 sets out the draft commitments made by the proponent with respect to public benefits, environmental management and mitigation/monitoring measures arising from the proposed subdivision.

Table 2 – Draft Statement of Commitments

No.	Title	Commitment
1.	Development of the new RRCS Facility	RRCS commits to developing the new RRCS Health Facility on proposed Lot 5 within 4 years of registration of the proposed Subdivision Plan with the LPI. This commitment by RRCS is subject to RRCS continuing to receive sufficient funding for its rehabilitation operations from the NSW government and insurance providers.
2.	Accommodation for Weemala Residents	RRCS has made a public commitment to secure accommodation for the permanent residents of Weemala (Weemala Residents) by providing Weemala Residents with the choice of appropriate off-site accommodation or to remain on-site as part of the RRCS campus redevelopment. RRCS has also provided a commitment to deliver services to Weemala Residents for the rest of their lives. A copy of RRCS's commitments to WRAC is included as Appendix J.
3.	Relocation of Ryde Riding for the Disabled	RRCS and the RDA have entered into a deed (RDA Deed) to for the discharge RRCS's Obligations under the Ministerial Consent for the Relocation of the RDA to a New RDA Facility (Appendix F). Included in this deed is RRCS's financial contribution pledge to assist the RDA, either directly or through its development consultants, with any development applications which may be required to facilitate the relocation. Note: The details of the RDA Deed are commercial in confidence.
4.	Recreational Circle	RRCS commits to provide recreation facilities, a child-care centre and a community room, as noted in the Concept Plan, which will be available not only for clients of the RRCS Health Facility, but also for the existing community in accordance with the S.94 Submission (Appendix G).
5.	Central Parkland and Detention Basin	The Proponent (being RRCS or its successor / assignee) proposes to dedicate the Central Parkland, inclusive of the stormwater infrastructure, to the City of Ryde for its ownership, management and maintenance, conditional upon it being zoned for public open space purposes by the City of Ryde and retained as such in perpetuity in accordance with the S.94 Submission (Appendix G).
6.	Internal Roadways	The Proponent proposes to construct and dedicate the internal roadways to the City of Ryde according to the terms of the s.94 Submission (Appendix G) and as detailed on the proposed Subdivision Plan (Appendix A).
7.	Staged Development	RRCS commits to a staged development of the site, which will enable the RRCS to continue to provide a fully functioning rehabilitation and disability services, throughout the development period.

No.	Title	Commitment
8.	Public Consultation Process	RRCS commits to keeping stakeholders informed in accordance with the Community Consultation Strategy (Appendix I).
9.	Utilities consultation	The Proponent will comply with the requirements of any public authorities (e.g. Telstra, Energy Australia etc...) in regard to the connection to, relocation and/or adjustment of the services affected by the proposed subdivision. Any costs in the relocation, adjustment or support of services shall be the responsibility of the Proponent. Details of compliance with the requirements of any relevant public authorities are to be submitted prior to the issue of the Construction Certificate.
10.	Utilities works	The Proponent will consult with all service authorities prior to the physical on-site works commencing to ascertain lead times and correct termination locations. The Proponent will undertake all termination works in accordance with design engineers' specifications and instructions and will be undertaken by suitably licensed contractors. Any termination works that impact on adjoining owners will be notified and will be undertaken out of hours to minimise impact.