

SCHEDULE 3
STATEMENT OF COMMITMENTS

Subject	Commitments	Timing
Design	The proposed development will be constructed in accordance with the plans and documentations submitted with this Response to Submissions	Ongoing Upon approval
Subdivision	A final plan of subdivision and a section 88b instrument will be submitted prior to occupation of the building	Prior to issue of an Occupation Certificate (or equivalent certification)
Site Contamination	A Remediation Action Plan will be prepared in accordance with the recommendations of the Phase II Environmental Assessment prepared by WSP (REMEDIATION ACTION PLAN Abercrombie Precinct Redevelopment , Darlington. Dated 18 June 2013)	Prior to issue of an Occupation Certificate (or equivalent certification)
Works at Darlington Public School	The University will continue to work with Darlington Public School on the detailed design and location of works to be undertaken on and adjoining the school site	Prior to issue of an Occupation Certificate (or equivalent certification)
Consultation with Mandelbaum House	The University will continue to work with Mandelbaum House to address security concerns at ground level, and treatments to address concerns surrounding residents' privacy	Prior to issue of an Occupation Certificate (or equivalent certification)
Vehicular Access and Pedestrian Safety	The University will adopt the pedestrian safety measures outlined in Arup's statement titled 'Response to Comments from Planning NSW' and dated July 2012.	Prior to issue of an Occupation Certificate (or equivalent certification)
Construction Noise	Construction noise will be managed in accordance with the recommendations of the Noise Impact Statement prepared by Marshall Day and dated February 2012, and the preliminary Construction management Plan prepared by University of Sydney dated February 2012. (The Marshall day statement is supported by an Acoustic logic statement dated July 24 2013 confirming that the statement is still valid)	Throughout the duration of construction works
Relocation of the Shepherd Centre	The Shepherd Centre will be relocated and operational off-site, subject to negotiation of an agreement between both parties and the obligations of the lease arrangement.	Prior to demolition of the Shepherd Centre
Childcare	A new childcare centre will be provided to replace the existing childcare centre on the site. The new childcare centre will have the same capacity as the existing centre.	Prior to demolition of the Childcare Centre
Non-Indigenous Archaeology	The recommendations put forward in the Non-Indigenous Archaeological Assessment prepared by Casey & Lowe Pty Ltd and dated November 2007 (Supported by Casey & Lowe Statement Dated 30 July 2013 confirming report is still valid) will be undertaken.	Prior to issue of an Occupation Certificate (or equivalent certification)
Tree Protection	Trees to be retained will be protected in accordance with AS4970-2009 and the recommendations of the Arboriculture Impact Report prepared by Landscape Matrix Pty Ltd.	Throughout the duration of construction works
Landscaping	The Sandstone kerbing will be retained and reused on the site as part of the landscaping design	Prior to issue of an Occupation Certificate (or equivalent certification)
ESD	The proposed development will include self evaluation of the project using Green Star Education v1 tool, implementing all reasonable and feasible measures to target a 5 Star Green Star rating with the Green Star Education v1 design calculator.	Prior to occupation of the building
Wind	The University will undertake the wind mitigation measures outlined in the Pedestrian Wind Environment Statement prepared by Windtech and dated February 2012	Prior to issue of an Occupation Certificate (or equivalent certification)
Environmental and Construction Management	The following Management Plans will be issued prior to the commencement of construction: Waste ECP Soil and Water ECP Contamination ECP Air Quality and Visual Amenity ECP Construction Traffic Management Plan Construction Management Plan	Prior to issue of an Occupation Certificate (or equivalent certification)
Flood Study	The University will undertake a flood study and implements its recommendations prior to commencement of any works. The University will continue to work with Darlington Public School to develop an appropriate Stormwater Management Plan to protect the school building assets from stormwater discharged and flooding.	Prior to issue of an Occupation Certificate (or equivalent certification)