

Subject	Commitments	Timing
Design	The proposed development (New Business School and Student Accommodation) will be constructed in accordance with the plans. The plans will be amended to incorporate the 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 has been prepared in accordance with the recommendations of the Phase II Environmental Assessment prepared by WSP Environment & Energy (Remedial Action Plan, Abercrombie Precinct Redevelopment, Darlington, updated 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	<p>Construction noise will be managed in accordance with the recommendations of:</p> <ul style="list-style-type: none"> ▪ Noise Impact Statement <ul style="list-style-type: none"> - Prepared by Marshall Day - Dated February 2012 ▪ Preliminary Construction Management Plan <ul style="list-style-type: none"> - Prepared by the University of Sydney - Dated February 2012 - The Marshall Day Acoustics statement is supported by an acoustic logic statement dated July 24 2013, confirming that the original statement is still valid. ▪ Construction Noise & Vibration Management Plan <ul style="list-style-type: none"> - Prepared by Marshall Day Acoustics for John Holland - Dated 11 July 2013 - Approved by the Director-General 18 July 2013 to satisfy Condition C12 of the Project Approval 	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
Boundary Lane Children's Centre	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	<p>Trees to be retained will be protected in accordance with AS4970-2009 and the recommendations of:</p> <ul style="list-style-type: none"> ▪ Arboriculture Impact Report <ul style="list-style-type: none"> - Prepared by Landscape Matrix Pty Ltd. - Dated 5 April 2012 ▪ Addendum to Tree Retention & Protection Plan <ul style="list-style-type: none"> - Prepared by Landscape Matrix Pty Ltd. - Dated 30 July 2013 	Throughout the duration of construction works

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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)
Environmentally Sustainable Design	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 & Construction Management	<p>The following Management Plans will be issued prior to the commencement of construction:</p> <ul style="list-style-type: none"> ▪ Waste Environmental Control Plan ▪ Soil & Water Environmental Control Plan ▪ Contamination Environmental Control Plan ▪ Air Quality & Visual Amenity Environmental Control Plan ▪ Construction Traffic Management Plan ▪ Construction Management Plan 	Prior to the commencement of construction
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 discharge and flooding. The Flood Study to be provided prior to the certification of drainage and stormwater designs.	Prior to issue of an Occupation Certificate (or equivalent certification)