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Item	Commitment	Timing
1. Construction Management	A Construction Management Plan will be prepared including, but not limited to the methods of soil and sedimentation protection, restriction of public access, vegetation protection, construction, traffic management, crane height and location details and the like.	A Construction Management Plan will be prepared prior to the commencement of construction on-site.
2. Section 94 Contributions	Section 94 Contributions relevant to the proposal will be made in accordance with the Section 94 Contribution Plan for Ashfield Council consistent with the rates detailed in the plan.	The required Section 94 Contributions will be paid prior to the issue of any Construction Certificates for the erection or conversion of buildings that generate a demand for services.
3 Pedestrian facility upgrades	The upgrade of pedestrian facilities identified in Table 2 of the Infrastructure and Traffic Management Plan provided at Attachment 7 of the Project Application EA	The works will be undertaken and completed prior to the release of occupation certificates for the buildings within Stage 1
4. Public access to the Lewisham West light rail stop	The access path will be constructed and dedicated to Council.	The construction works will be implemented prior to dedication to Ashfield Council as part of the Subdivision Certificate and title registration process.
5. Publicly accessible open space	Publicly accessible open space will be provided and embellished consistent with the architectural and landscape plans. The publicly accessible open space will be subject to the implementation of an easement for public access in favour of Ashfield Council.	The construction works will be implemented prior to final occupation and the easement for public access will be created as part of the Subdivision Certificate and title registration process.