

STATEMENT OF COMMITMENTS

No.	Subject	Commitment	Timing
1	Authority Approvals	All necessary approvals and permits required for the construction of the buildings under State and Commonwealth legislation are to be obtained.	Prior to the carrying of work
2	Demolition	Demolition works are to be carried out in accordance with the requirements of AS 2601-2001: <i>Demolition of Structures</i> .	During the demolition of the existing buildings
3	Remediation	Any soil contamination encountered during the construction phase is to be remediated in accordance with relevant <i>Australian Standards</i> , Codes and guidelines.	As part of site preparation works and prior to the commencement of building works
4	Building Works	The buildings are to be constructed in accordance with the approved plans, the relevant Construction Certificate and in accordance with the <i>Building Code of Australia</i> .	Ongoing from the commencement of construction
5	Construction Management	<p>Construction work is to be carried out in accordance with the Construction Pedestrian and Traffic Management Plan to be prepared in consultation with Transport for NSW prior to the issue of a Construction Certificate for the Project.</p> <p>All contractors/suppliers will be advised of the Management Plan and will be required to adhere to those requirements throughout the construction phase.</p> <p>Erosion and sediment control measures are to be installed and maintained for the duration of the construction works and until all ground disturbed by the works is stabilised.</p> <p>Measures are to be taken to mitigate dust emanating from the site to protect the amenity of surrounding properties during the construction phase.</p>	Ongoing from the commencement of construction
6	Waste Management	<p>Wastes associated with demolition works, construction work and the on-going operation of the buildings are to be managed in accordance with the approved Waste Management Plan.</p> <p>The removal of all wastes, including asbestos-based wastes, is to be undertaken in accordance with the regulations and requirements of the NSW Government and relevant codes of practice and guidance notes.</p>	Ongoing from the commencement of demolition works
7	Public Domain	Public domain works are to be constructed in accordance with the Public Domain & Public Art Strategy and plans prepared by Scott Carver Pty Ltd and Professor Michael Tawa.	As part of construction works

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8	Safety and Security	All outdoor lighting is to be installed in accordance with <i>AS/NZ 1158.3:1999 - Pedestrian Area (Category P) Lighting</i> and <i>AS 4282:1997 - Control of the Obtrusive Effects of Outdoor Lighting</i> .	As part of construction works
9	Rail Infrastructure	The structural integrity of the existing and proposed rail infrastructure in the vicinity of the site is to be maintained in accordance with the recommendations contained in the reports prepared by SMEC Testing Services Pty Ltd and Bonacci Group Pty Ltd.	Ongoing from the commencement of demolition works
10	Acoustic & Vibration	The buildings are to be constructed in accordance with the recommendations contained in the report prepared by Koikas Associates Pty Ltd relating to acoustic and vibration measures to be implemented.	As part of construction works
11	Road Traffic Facilities	The road traffic facilities identified in the Transport and Accessibility Impact Assessment prepared by John Coady Consulting Pty Ltd are to be established.	As part of construction works
12	Car Parking, Loading & Access	One hundred and fifteen (115) off-street car parking spaces are to be provided in Precinct P1 in accordance with <i>AS2890.1-2004: Parking Facilities - Part 1: Off-Street Car Parking</i> . Loading facilities are to be established in accordance with the approved plan and <i>AS2890.2-2002: Parking Facilities - Part 2: Off-Street Commercial Vehicle Facilities</i> .	As part of construction works
13	Retail & Commercial Uses	Development applications for the commencement of the use of the retail and commercial tenancies are to be submitted to and approved by Sydney City Council prior to the commencement of their use.	Prior to the commencement of use of retail and commercial tenancies
14	Ecologically Sustainable Development	The buildings are to be constructed in accordance with the commitments contained in the BASIX Assessment prepared by Windtech Consultants Pty Ltd and the ESD Report prepared by JHA Consulting Engineers.	As part of construction works
15	Heritage/Archaeology	Appropriate action is to be taken should any unexpected historical archaeological relic or Aboriginal object be discovered during the excavation program. An archival recording of the site is to be undertaken prior to construction and an interpretative heritage strategy is to be developed.	During excavation works
16	Stormwater Drainage	Stormwater drainage works are to be carried out in accordance with the plans prepared by Neil Lowry & Associates.	As part of construction works

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17	Access & Facilities for People with a Disability	<p>Access facilities are to be provided in accordance with <i>AS1428-2001 - Access for Design and Mobility - New Building Work</i>.</p> <p>57 of the dwellings in Precinct 1 are to be constructed in accordance with <i>AS4299-1995 - Adaptable Housing</i>.</p> <p>23 beds of the 596 beds in the student accommodation in Precinct P3 are to be capable of accommodating students with a range of disabilities, including:</p> <ul style="list-style-type: none"> • 7 fully accessible beds usable by students with mobility and multiple disabilities; • 11 beds usable by students with speech and/or hearing impairment; and • 5 beds usable by students with vision impairment. 	As part of construction works
18	Public Utilities	<p>The buildings are to be connected to the required water, sewerage and electricity infrastructure in accordance with the requirements of Sydney Water Corporation and EnergyAustralia.</p> <p>Other utilities, such as gas and telecommunications, are to be connected in accordance with the requirements of the service providers.</p> <p>The provision and/or adjustment of public utility infrastructure is to be carried out in accordance with the requirements of the relevant public authority.</p> <p>Any easements required to facilitate the provision of utility infrastructure are to be granted to the relevant public authority.</p>	As part of construction works
19	Development Contributions	All reasonably required contributions are to be paid.	When required
20	Occupation of the Building	All required certificates are to be provided to the Principal Certifying Authority and an occupation certificate issued prior to the occupation of the buildings.	Prior to occupation of the building
21	Community Consultation	The Aboriginal Housing Company will continue to liaise with the local community during the construction phase.	Ongoing
22	Child Care Centre	The child care centre is to be constructed and operated in accordance with the requirements of the <i>Department of Community Services</i> .	Ongoing

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23	Dwellings in Precinct 1	<p>The sixty-two (62) dwellings in Precinct 1 are to be retained in the ownership of the Aboriginal Housing Company.</p> <p>These dwellings are to be managed by the Aboriginal Housing Company to provide affordable housing for the local Aboriginal and Torres Strait Islander Community</p>	Ongoing
24	Gallery	<p>The gallery proposed to be constructed in Precinct P3 is to be relocated to the space allocated to retail/commercial space in Precinct P1.</p> <p>A development application for the use and fit-out of this space as a gallery is to be submitted to and approved by Sydney City Council prior to the establishment of the gallery.</p>	Prior to the commencement of use of the gallery and ongoing
25	Development	Development of the Project, i.e. in Precincts P1, P2 and P3, is to be carried out concurrently	Ongoing
26	Aboriginal Student Housing	110 of the 596 beds in the student housing on Precinct P3 are to be made available for use by Aboriginal and Torres Strait Islander students, in accordance with Aboriginal Housing Company letter dated 15 th February 2018.	Ongoing
27	Dedication of land to Sydney City Council	An area of some 1,138m ² of the land is to be dedicated to Council as part of the public domain	Prior to the occupation of the development
28	Public Transport Initiatives	Wayfinding strategies and travel access guides are to be developed to assist with increasing mode share of walking and cycling for students, staff and visitors to the student housing in Precinct P3.	Prior to the occupation of the development
29	Design Excellence	The design excellence of the Project is to be retained throughout the Project to the completion of construction	Ongoing