

Final Statement of Commitments

In accordance with Part 3A of the EP&A Act, the following are the commitments made by Bluestone Capital Ventures No.1 to manage and minimise potential impacts arising from the proposal. These commitments replace the draft commitments within the EAR.

Key changes from the initial draft Statement of Commitments are provided in **bold underline** below. The Statement of Commitments has been simplified to refer to compliance with relevant specialist reports submitted with the Concept Plan.

Table 1 – Final Statement of Commitments

Subject	Comments	Approved By	Timing
1. Approved Development	Future applications for development will be generally in accordance with the scheme described at Section 3.0 of the Environmental Assessment Report, <u>as amended in Section 5.0 of this Preferred Project Report</u> , the Masterplan and Retail Concept Plans prepared by Scott Carver and Associates, the Residential Built Form Controls Drawings prepared by Turner and Associates, the Landscape Concept Plans prepared by ASPECT Studios, and the Roadworks and Stormwater Plans prepared by AT+L.	Relevant consent or approval authority	Ongoing.
2. Contamination and Acid Sulfate Soils	An OEH licensed independent contaminated site auditor shall be appointed to review future site investigations		
	Any condition included on the Site Audit Statement shall become a condition of this consent		
	Future applications for development will be accompanied by a Phase 2 detailed Site Investigation report to address site contamination.	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will be accompanied by an Acid Sulfate Soils Management Plan prepared in accordance with the <i>Acid Sulfate Soils Assessment Guidelines (ASSMAC 1998)</i>	Relevant Consent Authority.	Relevant application for development.
	Additional groundwater monitoring wells shall be installed on the site to obtain a more accurate understanding of groundwater conditions and inform the Phase 2 investigations.	Site Auditor	Ongoing
	Groundwater shall not be extracted for use in the development.		Ongoing
	Future applications for development will include a Methane Gas Management Plan. The plan shall include details of proposed methane gas monitoring and management on the site to protect buildings from the ingress of Methane gas. The Plan shall be approved by the Site Auditor.	Relevant Consent Authority.	Relevant application for development.
3. Traffic Management	The proponent shall work with NSW Transport and Sutherland Shire Council to investigate the most effective route for a public bus route servicing the site.	Relevant Consent Authority.	Ongoing.
	<u>The proponent shall provide a shuttle bus service operating between the site and Woolooware Station for a period of time beginning with the commencement of works on the subject site and ending when the site is first serviced by a public bus route. Details of the capacity and frequency of the shuttle bus service shall be submitted with each</u>	<u>Department of Planning and Infrastructure</u>	<u>Ongoing</u>

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	<u>Project Application/Development Application.</u>		
	Future applications for development shall include provision for on-site bicycle parking and the provision of shower/amenities for employees in accordance with relevant standards.	Relevant Consent Authority.	Relevant application for development.
	A draft Travel Access Guide (TAG) will be submitted with future Project / Development Applications for the neighbourhood retail centre and Shark Club development. The draft TAG will address: <ul style="list-style-type: none"> Provision of public transport information for employees Encourage walking / cycling Display of travel information Transport information at the retail centre 's Information Desk Notice board advertising transport options and connections 	Relevant Consent Authority.	Relevant application for Retail centre / Club development.
	Future applications for development shall include a revised <i>Peak Event Traffic Management Plan</i> to incorporate parking and transport related arrangements. The revised plan shall be prepared in consultation with Sutherland Shire Council.	Relevant Consent Authority	Relevant application for development.
	The future Project Application for development of the neighbourhood retail centre shall include detailed plans of the following proposed road and intersection upgrades: <ul style="list-style-type: none"> Signalised intersection including pedestrian activated traffic signal on Captain Cook Drive at the western entry point Relocated and signalised intersection of the junction of Captain Cook Drive and Woollooware Road and northern extension of Woollooware Road Modifications to Captain Cook Drive to accommodate bus bays 	Relevant Consent Authority.	Relevant application for development.
	The First Development Application for residential development shall include detailed plans of the proposed signalised intersection at the entry point with Captain Cook Drive <u>and proposed timing of intersection works.</u>	Relevant Consent Authority.	Relevant application for development.
4. Stormwater and Flooding	The proponent shall also provide: <ul style="list-style-type: none"> Pedestrian fencing along Captain Cook Drive between Gannons Road and Woollooware Road Appropriate pedestrian crossing on Gannons Road to be approved by the Local Traffic Committee. 	Relevant Consent Authority.	Relevant application for development.
	Future applications for development shall include a detailed Stormwater Management Plan addressing: <ul style="list-style-type: none"> water quality management measures to be implemented including Water Sensitive Urban Design provide details with regards to improvements in water quality and the hydraulic regimes to protect the mangrove areas in the drainage channel and Woollooware Bay. 	Relevant Consent Authority.	Relevant application for development.

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	<p>Future applications for development shall include a detailed flood assessment incorporating:</p> <ul style="list-style-type: none"> Prepare hydrologic model of the catchment draining to the site using the RAFTS modelling software. Assessment of the 1 in 20, 1 in 100 year and PMF events climate change impact considered by increasing design rainfall intensities of each storm in accordance with state government policy. Prepare detailed hydrologic model for the site using the TUFLOW 2D flood modelling system. This will require a detailed contour survey of the site and surrounding areas. Review pre- and post-development flooding inundation levels / extents. Produce hydraulic hazard map for the developed site. Assess development and community safety on flood prone land up to the PMF in accordance with the NSW FDM (2005), relevant sections of Council's DCP and other relevant guidelines. 	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will address the <i>NSW Coastal Planning Guideline: Adapting to Sea Level Rise</i> .	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will be accompanied by a draft Erosion and Sediment Control Plan	Relevant Consent Authority.	Relevant application for development.
5. Noise	Future applications for development will be accompanied by a Noise Report which demonstrates compliance with the relevant standards for internal amenity.	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will address any potential noise impacts on flora and fauna in proximity to the development site.	Relevant Consent Authority.	Relevant application for development.
6. Community	Proponent shall consult with the Cronulla Caringbah Junior Rugby League Football Club, Cronulla Sutherland Water Polo , Sutherland Shire Council, Cronulla High School and the NSW Department of Education and Training in order to facilitate the provision of new facilities for the Club. Appropriate facilities shall be identified prior to the commencement of works on the western (residential) portion of the development site.	Relevant Consent Authority.	Relevant application for development.
7. Environmentally Sustainable Development	Future applications for development shall address the environmental performance targets outlined in the Executive Summary to <i>Cronulla Sharks Redevelopment ESD DA Report</i> prepared by Cundall (Appendix R of Environmental Assessment Report).	Relevant Consent Authority.	Relevant application for development.
8. Ecology	<p>Proponent shall prepare and implement a vegetation management plan VMP for the foreshore riparian buffer areas. The VMP shall be submitted with the future applications for development and address:</p> <ul style="list-style-type: none"> suitable design; retention, where appropriate of existing native vegetation; species selection and propagation; replanting techniques; removal and disposal of weeds; 	Relevant Consent Authority.	Relevant application for development.

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	<ul style="list-style-type: none"> ongoing monitoring and adaptive management. 		
	Revegetation shall be undertaken using local provenance species that are consistent with estuarine vegetation communities (i.e. mangrove – coastal saltmarsh – swamp oak floodplain forest)	Relevant Consent Authority.	On-going as part of VMP
	Future applications for development to the north of the retail site shall incorporate species characteristic of the Swamp Oak Floodplain Forest endangered ecological community in quantities commensurate to that removed elsewhere within the site, if relevant.	Relevant Consent Authority.	Relevant application for development.
	Any future application for the reconstruction of the western grandstand of Toyota Stadium will incorporate an appropriate environmental buffer to the tidal stormwater channel where practical.	Relevant Consent Authority.	Ongoing
	Future applications for development will address any potential light spill impacts on flora and fauna in proximity to the development site.	Relevant Consent Authority.	Relevant application for development.
	<u>Should detailed surveys for the Large-footed Myotis confirm the presence of this species roosting within the mangroves adjoining the site, specific management plans will be developed and implemented to prevent adverse impacts as a result of the proposed development.</u>	<u>Relevant Consent Authority.</u>	<u>Ongoing</u>
9. Access	Future applications for development will demonstrate compliance with the relevant provisions of the DDA Premises Act, Building Code of Australia 2011 and the applicable Australian Standards for access.	Relevant Consent Authority.	Relevant application for development.
10. Archaeology	If Aboriginal objects are identified during the development, works must stop immediately and the Office of Environment and Heritage and an archaeologist be contacted	Relevant Consent Authority.	Ongoing.
11. Developer Contributions	<u>Future applications shall demonstrate development contributions to be paid to Council towards the provision or improvement of public amenities and services. This shall be by way of either the proponent entering into a Voluntary Planning Agreement (VPA) with Sutherland Shire Council or the payment of Section 94 developer contributions as a condition of consent for each detailed stage of the development in accordance with the requirements of Council's Contributions Plan current at the time of approval.</u>	Relevant Consent Authority.	Relevant application for development.