

ANNEXURE B

REVISED STATEMENT OF COMMITMENTS

prepared by

LANDOWNERS OF COLUMBIA PRECINCT

**B. DRAFT STATEMENT OF ENVIRONMENTAL COMMITMENTS
COLUMBIA PRECINCT PROJECT – REVISED FOR PPR OF OCTOBER 2012****B1 Introduction and Context**

Under Part 3A of the Environmental Planning and Assessment Act dealing with Major Projects, the Director-General is entitled to require the proponent to submit a Statement of Commitments, as part of the Part 3A environmental assessment, outlining the environmental measures designed to manage and mitigate any possible impacts the project may cause. As can be seen from the Director General's environmental assessment requirements (DGR's) at Attachment B to this report, he has elected to ask for such a Statement on this occasion. This section of the planning report provides that Statement on behalf of the proponent.

B2 Proposed Management and Mitigation Measures

The Columbia Precinct Consortium, as proponent of the Columbia Precinct mixed use project, commits to obtain all necessary approvals as may be required from public authorities or service providers, and to adhere to the measures outlined in the Table below in the following categories:-

1. Urban design excellence
2. Staging of development
3. Infrastructure & services
4. Traffic & parking
5. Construction management
6. Stormwater management
7. ESD and energy management systems
8. Landscaping
9. Accessibility
10. Noise
11. Interim occupation
12. Waste management
13. Consultation
14. Plan of Subdivision
15. Development Contributions

TABLE: DRAFT STATEMENT OF COMMITMENTS BY LANDOWNERS – REVISED FOR PPR

Management/mitigation measures		Timing
1.	Urban Design Excellence	
1.1	Use of high quality materials and finishes on external and rooftop surfaces	D & C
1.2	All fit-out of ground floor areas is to be closely controlled to achieve results as for #1.1	D & C
1.3	All ground-scape materials shall meet the same objectives, as seamlessly as possible with adjoining public domain treatments	D & C
2.	Staging of Development	
2.1	Development is expected to be staged as shown on the staging drawings provided in Annexure A of this PPR, and Part 4 DA's will be lodged with the statutory Consent Authority in general accordance with those drawings	D & C
2.2	Public vehicle access will be maintained during all stages of construction and development to the Ausgrid and RailCorp properties presently accessed via Columbia Lane, in accordance with the swept path drawings submitted to those authorities	D & C
3.	Infrastructure and Services	
3.1	The identification of all existing services infrastructure to date will be verified, and planning and design of any new works will be undertaken in consultation with relevant service providers and the nominated Consent Authority	Ongoing
3.2	All services are to be as inconspicuous as possible and consistent with good design principles	Ongoing
4.	Traffic, Parking and Transport	
4.1	A Transport Management Plan/Green Travel Plan will be put in place to maximise the use of the comprehensive public transport services available to the area, consistent with principles of sustainable development	All phases of Part 4 development
4.2	Carparking is to be provided in the numbers shown in the Concept Application, and accessed and laid out in accordance with AS2890	D & C
4.3	Adequate motor bike and bicycle facilities will be provided and maintained, and the landowners/developers are prepared to construct a cycleway/pedestrian bridge across Parramatta Road as part of the Powells Creek Open Space Corridor (with corresponding Section 94 offsets)	D & C
4.4	Approval for any works within public roadways will be obtained from the Consent Authority/Council/RMS as appropriate under the Roads Act and Environmental Planning and Assessment Act as necessary	D & C

4.5	Those parts of the intersection upgrade of the Highway and George Street to provide a fourth leg of the intersection as required by condition of Concept Approval will be funded by the landowners/developers to plans agreed with the RMS under the WAD process, based on the agreed Figure 7 to this PPR. That intersection work will be undertaken to the RMS's satisfaction prior to the occupancy of any new floorspace constructed within the site that needs access through the upgraded intersection	D & C
4.6	Carpark access and security is to be closely managed by the building owner/managing agent	D & C
4.7	Construction of new roads internal to the Columbia Precinct will be the responsibility of the owners/developers, and will be staged as required by subsequent Part 4 development applications, generally in accordance with the development staging plans provided in the Preferred Project Report. The landowners agree that detail design drawings of new roadways and services will be provided to Council as a condition of those Part 4 Development Consents	
5.	Construction Management Plan	
5.1	Construction management is to be in accordance with the Environmental Site Management Plan at Annexure K of the EA documentation, as modified by any subsequent Plan as may be required by condition of Project Approval or Part 4 Development Consent	D & C
5.2	Any hazardous materials identified during building demolition or site earthworks will be managed in accordance with relevant Australian Standards, Regulations and DECCW (EPA) guidelines, in satisfaction of SEPP55 principles and procedures	
5.3	The building and appurtenant works are to be constructed in accordance with the approved drawings, and to be a high standard of finishes and workmanship	D & C & ongoing
6.	Stormwater Management	
6.1	Stormwater impacts during construction will be controlled in accordance with the approved Concept Plan and the Environmental Site Management Plan, or as subsequently required to be modified by condition of approval	D & C
6.2	Stormwater disposal following completion of site works will be dealt with by new stormwater infrastructure to be approved by the Consent Authority and Sydney Water, with water quality treatment to be provided and On-Site Detention if required	D & C
7.	ESD and Energy Management Systems	
7.1	The principles outlined in the ESD report at Annexure G of the EA documentation are to be followed, to ensure that an ongoing commitment to ESD performance is achieved	D & C & ongoing
7.2	This commitment will also apply to tenant fit-outs of floorspace	Ongoing

8.	Landscaping and Open Space	
8.1	Trees identified as worthy and capable of retention, are to be protected during site works	D & C
8.2	New plantings and hard landscaping are to be in accordance with a detailed landscape plan to be prepared by a suitably qualified professional and approved by Strathfield Council generally in accordance with the Landscape Concept Plan at Attachment D to the EA Report	D & C & ongoing
8.3	That part of Columbia Precinct that is on the western side of the stormwater canal and currently zoned 6(d) Proposed Open Space, being David Lhuede P/L land known as Lot 1 in DP814227, will be landscaped to a design to be agreed with Strathfield Council and then dedicated to Council, with corresponding Section 94 offsets for the value of the land (and of the improvements as well, if the proponents are to do the work). This will be done as part of the first stage of the development. Strathfield Council is encouraged to acquire the adjoining Lot 2 in DP814227 to the south, also zoned Proposed Open Space, to maximise the benefits of the Powells Creek Corridor extension and also to facilitate the pedestrian linkage from Columbia Precinct through to Station Street and Homebush Station to proceed which would otherwise need to divert via the new open space first referred to.	D & C & ongoing
8.4	In that regard the proponents undertake to work collaboratively with Strathfield Council to ensure that these pedestrian linkages can be achieved effectively and in the short term	
9.	Accessibility	
9.1	An accessibility study will be undertaken at each staged DA to ensure that accessibility will be available to all buildings, that appropriate parking is provided, all residential units will be visitable, and the necessary proportion of units will be adaptable, in accordance with applicable standards	D & C
9.2	The landowners/developers undertake to implement the accessibility components in accordance with the DA-conditioned requirements for each stage of the development	D & C
10.	Noise	
10.1	Further noise modelling will be undertaken at DA design and documentation stage to ensure the necessary acoustic performance is achieved for residents, building upon the work undertaken to date for this Major Project (see SLR Acoustics' documentation provided with the EA and the PPR)	D & C
10.2	The landowners/developers undertake to incorporate the necessary acoustic attenuation measures in the specification and construction of the buildings	D & C

11.	Interim Occupation	
11.1	Staged occupation of the development will only be undertaken in accordance with a proper Interim Occupation Certificate that is preceded by suitable documentation demonstrating that access, parking and servicing can all be achieved in accordance with Australian Standards and parking rates, and that all relevant Consent conditions are satisfied	D & C
12.	Waste Management	
12.1	Waste Management will be dealt with in accordance with the relevant section of the Environmental Site Management Plan at Annexure K to the EA report, supplemented if necessary by a more detailed Management Plan that might be required by condition of approval or as part of more detailed DA's in due course	D & C & ongoing
12.2	The building owners will ensure that operational waste will be appropriately stored in, and collected on-site from, purpose-designed areas, and that recycling opportunities will be suitably provided on-site	D & C & ongoing
13.	Consultation	
13.1	Further notification and public and authority consultation will be undertaken for each development stage	D & C
14.	Plan of Subdivision	
14.1	The developer will prepare a final plans of subdivision/consolidation and Section 88B instrument (or equivalent) for each development stage, drawing on the survey material contained at Attachment B of the EA report	OC for each stage
14.2	That plan will be registered prior to occupation of each stage, and may require subsequent strata subdivision(s)	OC for each stage
15.	Development Contributions	
15.1	The landowners/developers acknowledge that the Columbia Precinct project will be liable to make Section 94 Contribution to Council to address additional demand for community services and facilities generated by the proposed development, as required under the Environmental Planning and Assessment Act, separate from works required as direct consequence of the development such as roadworks and drainage	D & C & ongoing
15.2	The developer recognises the application of Strathfield Council's Section 94 Plan to this project, and undertakes to make contributions to Council in accordance with the contribution rates applicable to S.94 Plan Precinct 3C, in which the development site is located, subject to applicable off-sets for value of land dedication and works-in-kind as agreed with Council at each development stage	D & C
15.3	Those contributions will be by a combination of monetary contribution, land dedication and works-in-kind to the value of the total sum calculated under the Section 94 Plan, and will have regard for land or works-in-kind that might be agreed to be provided by way of	D & C

	contributions off-set. These off-sets will include, but not necessarily be limited to, such matters as: dedication of Proposed Open Space 6(d) land; pedestrian, cyclist, bridge connections and other open space embellishment along this line of the Powells Creek Corridor; provision for community facilities; on-site intersection improvement works on Parramatta Road where they are not directly attributable to the subject development, and progressive dedication to Council of George Street extension at each stage of development	
15.4	The values of any land to be dedicated or works-in-kind to be provided are to be independently determined by valuer and quantity surveyor respectively, whose identity is to be agreed between the developer and Council, or to be as nominated by their respective professional body if such agreement cannot be reached	D & C
15.5	It is recognised that the final figure of Section 94 contribution will be dependent upon the actual mix and floorspace of the development to be ultimately DA-approved, and this may vary between Concept Plan and Development Application phase. It is also recognised that the contributions will be payable in stages, as the site development is progressively staged and implemented. (See indicative Staging Plans and related S94 schedule provided with this PPR in Annexure A).	D & C
15.6	The above developer commitment to Section 94 contributions is also contained in letter to Council signed by the consortium members, covering the three private landowners within Columbia Precinct	OWNERS TO DO

D & C = Design drawings & construction phase
 Ongoing = Building management following OC
 OC = Occupation Certificate