

APPENDIX B. STATEMENT OF COMMITMENTS

The Commitments set out below are made by the proponent, Landcom, in respect of the proposed subdivision of the Huntingwood West site.

A DEVELOPMENT DESIGN CONTROL DOCUMENT

This Concept Plan commits to providing a DDC, in full, that provides details of the Concept Plan as follows:

Employment development

This Concept Plan commits to:

- A best practice employment zone that capitalises on its parkland setting incorporating quality design and environmental measures;
- Requiring excellence in architectural design to promote state of the art built form for high job creation industries;
- Creating an employment zone that has a high quality public domain integrating landscape treatments and built form; and
- Diverse land use opportunities through the provision of a range of lot sizes.

Relationship to the Western Sydney Parklands

This Concept Plan commits to:

- A green employment area that integrates with and builds the biodiversity values of the adjoining Western Sydney Parklands;
- A seamless transition through ecological, visual and access linkages from the Western Sydney Parklands to employment development;
- Providing an open space network in the form of wide verges, an eco-median and nominated on-site landscaping that connects to the Parklands.

Urban design

This Concept Plan commits to a set of Development Design Controls to which future development must adhere. This document has been based on a rigorous and thorough analysis of the site and its context, Western Sydney Parklands Ideas Competition and a review of high quality employment designs elsewhere.

This Concept Plan commits to the following urban design principles:

- High quality public domain with generous landscaping and well designed buildings addressing the street and the Parklands;
- Landscaped building set backs that flow onto the park;
- An Urban Footprint that allows for view lines into and out of the Parklands via landscaped fingers; and
- Water Sensitive Urban Design initiatives.

This Concept Plan commits to a design outcome creating a leading-edge employment development.

Landscaping

This Concept Plan commits to:

- Generously landscaped public domain that links to the Parklands in accordance with the Landscape Plan and specifications in the DDC;
- The planting of Cumberland Woodland species to promote the biodiversity values within the Parklands;
- Ensuring landscape treatments conform to Water Sensitive Urban Design principles;
- Preserving mature trees and landscaping features where practicable;

- Providing shade along pedestrian pathways and streets through the planting of street and park trees;
- Creating safe and open spaces that are overlooked by active building frontages;
- Minimising water usage and maintenance by selecting hardy drought tolerant native species, including those listed in the Sydney Water Plant Selector;
- Selecting plants that are non-invasive or indigenous;
- Treating stormwater through landscape techniques such as the wetland, eco-median, bio-retention systems and landscaped swales;
- Requiring foot and cycle paths as an integrated part of the open space network, and
- Requiring landscaping that can be easily maintained.

Utilities infrastructure

This Concept Plan commits to:

- The provision of the site for a new electrical substation that meets the needs of Integral Energy;
- Providing and funding all on site infrastructure and services; and
- Ensuring sufficient land is provided within road reserves for utilities. Land dedicated to Council will be at no cost to Council.

Traffic and transport

This Concept Plan commits to:

- The construction of a Park Edge Road;
- The construction of a new road into the site from the existing roundabout at Brabham Drive;
- The construction of a new intersection on the Great Western Highway that provides access to Huntingwood West and the Parklands;
- The construction of an internal road network in accordance with the DDC and current Blacktown Council standards; and
- Payment of a monetary contribution for local and regional roads as agreed with the RTA.

Stormwater management

This Concept Plan commits to:

- Constructing stormwater management controls to ensure that development does not result in any net impact on the water quality or quantity of Eastern Creek;
- Ensuring stormwater management is facilitated by best practice Water Sensitive Urban Design measures;
- Constructing an east west eco-median road that manages stormwater and improves water quality;
- Requiring 1.19 hectares of drainage reserve that are linked to the Western Sydney Parklands and the street network; and
- Requiring landscaped swales and/or bio-retention systems to manage stormwater in secondary roads.

A PUBLIC CONSULTATION PROCESS

This Concept Plan commits to a public consultation process that:

- Provides a Concept Plan built upon the results of the Western Sydney Parklands Ideas Competition to address interface design with the Parklands; and
- Provides information updates on a publicly accessible website (www.westernsydneyparklands.com.au) to keep the community informed of progress.

WETLAND

This Concept Plan commits to:

- Provision of a wetland landscape feature for the Parklands that incorporates a pedestrian access link between the Parklands and Huntingwood West.

DESIGN REVIEW PANEL

This Concept Plan commits to:

- The establishment of a Design Review Panel including representatives from Department of Planning, Blacktown City Council and Landcom. The panel will assess future development proposal to ensure consistency with the proposed Development Design Controls.

WATER SENSITIVE URBAN DESIGN

This Concept Plan commits to:

- The implementation of best practice Water Sensitive Urban Design measures; and
- Design of WSUD elements (i.e eco-medians) to comply with Council's requirements.

ENVIRONMENTAL MANAGEMENT PLAN

This Concept Plan commits to:

- The preparation of an Environmental Management Plan to address environmental mitigation measures including: salinity, soil erosion and sediment control, archaeological investigation, land filling protocols, air and water quality, noise attenuation and safety.

VEGETATION OFFSET STRATEGY

This Concept Plan commits to:

- A monetary contribution to the Parklands Trust that offsets the removal of 5.6 hectares of Cumberland Plain Woodland within Huntingwood West.

MEETING BLACKTOWN COUNCIL SPECIFICATIONS

This Concept Plan commits to:

- The design of roads and water sensitive urban design features to meet Blacktown Council's current specifications.

RUDDERS LANE

This Concept Plan commits to:

- Provide interpretative features to reinforce the original scenic qualities of the former Rudders Lane.