

5. STATEMENT OF COMMITMENTS

A draft Statement of Commitments was provided in the Environmental Assessment Report. Following consideration of the submissions made during (and after) the exhibition period, changes have been made to the draft Statement of Commitments as highlighted below.

5.1 Statement of Commitments

5.1.1 Introduction

The Director General's Requirements require the proponent to include in an environmental assessment a statement of the commitments the proponent is prepared to make for environmental management and mitigation measures on the site showing how the project will be managed in an environmentally sustainable manner.

In submitting this statement of commitments, it is recognised that the application is for concept plan approval and that additional environmental assessment, including additional statements of commitment or conditions of approval, will be required prior to works commencing (other than demolition).

5.1.2 General

- A. The development will be undertaken generally in accordance with the Environmental Assessment Report dated March 2011 prepared by BBC Consulting Planners (including accompanying Appendices) and the Response to Submissions and Preferred Project Report dated May 2012.
- B. NSW Land and Housing Corporation and Landcom are committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act 1979.
- C. The proponent will continue to consult with the local community during the development process.
- D. The proponent will continue to liaise with the Council during the development process.
- E. The proponent will enter into a planning agreement with Council to provide roads, social and community infrastructure, drainage and facilities and amenities generally as indicated in the Environmental Assessment Report as updated in the Response to Submissions and Preferred Project Report prepared by BBC Consulting Planners dated May 2012. The VPA items of works will be provided generally in accordance with the Development Contributions Schedule at Annexure 1 of the amended Statement of Commitments.

5.1.3 Remediation

- A. A Remediation Action Plan will be prepared following more detailed sampling in the vicinity of locations of concern to delineate the extent of contamination.
- B. Remediation will be undertaken in accordance with the RAP.
- C. A site specific Unexpected Finds Protocol is to be prepared and implemented throughout the construction works.

5.1.4 During Demolition

- A. Demolition will be undertaken in accordance with the requirements of Australian Standard AS2601 – 2001: The Demolition of Structures which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW.
- B. A Hazardous Building Materials Management Plan will be prepared prior to demolition commencing.
- C. An Erosion and Sediment Control Plan will be prepared to control run off during the demolition process.
- D. A Waste Management Plan will be prepared prior to demolition commencing. Where possible materials will be recycled for reuse on the Site.
- E. A Community Access and Safety Plan will be prepared to maintain access to, and to ensure the safety of, the existing community through the demolition process.
- F. Demolition will occur in consultation with the community and will be integrated with the strategies to be put in place to manage the process of change and rehousing on the site.
- G. Demolition is to take place in accordance with the recommendations of the Demolition Noise and Vibration Assessment prepared by Renzo Tonin & Associates contained in Appendix 13 of the Environmental Assessment.

5.1.5 Social Impacts

- A. The proponent will prepare and implement a Strategic Social Plan to develop a coordinated approach to service planning, service delivery and change management.
- B. The proponent will prepare and implement a Rehousing Process including establishing a Rehousing Team within Housing NSW.
- C. The proponent will prepare and implement a Communications Strategy throughout the development process.
- D. The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

5.1.6 Access and Movement

- A. Roads will be constructed in accordance with the objectives principles and design criteria contained in Appendix 1 and 5 of the Response to Submissions and Preferred Project Report dated May 2012.

5.1.7 Urban Design

- A. Development will take place generally in accordance with Development Control Guidelines design guidelines contained in the Environmental Assessment Appendix 7 of the Response to Submissions and Preferred Project Report dated May 2012.

5.1.8 Water Cycle Management

- A. Stormwater management works will be undertaken generally in accordance with the Water Cycle Management Plan contained in Appendix 4 of the Response to Submissions and Preferred Project Report dated May 2012.

5.1.9 Biodiversity and Vegetation

- A. The proponent will prepare a Vegetation Management in accordance with the guidelines in Appendix 3 of the Response to Submissions and Preferred Project Report dated May 2012.
- B. The proponent will undertake a survey of all trees and other site features prior to the commencement of construction of any stage of the project and will seek to retain as many trees as possible for incorporation into the new urban form.
- C. The proponent will provide landscaping to all streets and parks as outlined in the Response to Submissions and Preferred Project Report prepared by BBC Consulting Planners dated May 2012.

5.1.10 Aboriginal Culture

- A. The proponent will implement the recommendations on page 30 of the Aboriginal Cultural Heritage Assessment in Appendix 2 of the Response to Submissions and Preferred Project Report dated May 2012.

5.1.11 Open Space and Community Facilities

- A. The public domain will be constructed and enhanced in accordance with the objectives and principles contained in Section 4.7 of Response to Submissions and Preferred Project Report prepared by BBC Consulting Planners dated May 2012.
- B. Community facilities will be provided in accordance with the objectives and principles contained in Section 4.8 of the Response to Submissions and Preferred Project Report prepared by BBC Consulting Planners dated May 2012.

5.1.12 Construction Management

- A. Prior to commencing construction, a Construction Environmental Management Plan will be prepared. This Plan will include:
- Development of a site specific soil erosion and sediment control plan,
 - Construction hours,
 - Air quality/dust control procedures,
 - Noise management procedures,
 - Waste management plan,
 - Flora and Fauna Protection Plan,
 - Community Safety Plan,
 - Arrangements for temporary pedestrian and vehicular access,
 - Storage and Handling of Materials Procedures,
 - Environmental Training and Awareness,
 - Contact and complaints handling procedures,

- Emergency Preparedness and Response.
- B. All trees on the site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.

Annexure 1 - Development Contributions Schedule (Proposed)
Claymore Renewal Project

Column 1	Column 2	Column 3	Column 4	Column 5
Item	Public Purpose	Scope	Contribution Value	Development Area (Stage)
1 Badgally Road / Proposed Glenroy Road Intersection Signalisation and Roadway Modification.	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$556,600	1
2 Dobell Road / Existing Gidley Crescent (Proposed Glenroy Road) intersection (single lane roundabout)	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$75,900	1
3 Dobell Road / (Southern) Existing Norman Crescent Intersection (single lane roundabout)	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$75,900	7
4 Dobell Road / Existing Gidley Crescent intersection (single lane roundabout)	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$75,900	5
5 Dobell Road / (Northern) Existing Norman Crescent Intersection (single lane roundabout)	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$75,900	7
6 Collector Roads	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$6,745,019	1,2,3A,3B,4,5,6,7,8
7 Road Adjacent Parks	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$964,504	1,3B,4,5,7,8,10,11
8 Removal of Existing Underpasses	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$126,500	5
9 Trunk stormwater pipes and pits	Watercycle Management	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$3,292,044	ALL STAGES
10 Brady Park existing basin civil works	Watercycle Management	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$139,150	11
11 Fullwood Reserve infiltration swale civil works	Watercycle Management	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$431,365	9
12 Detention Basin (North-East of development)	Watercycle Management	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$354,200	3A
13 Gross Pollutant Traps	Watercycle Management	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$379,500	3B,6,10,11
14 Brady Park	Open Space and Landscape Works	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$1,314,161	10,11
15 Davis Park	Open Space and Landscape Works	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$507,078	5

16 Fullwood Reserve	Open Space and Landscape Works	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$2,201,689	9
17 Badgally Reserve	Open Space and Landscape Works	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$561,770	1
18 Dimeny Park	Open Space and Landscape Works	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$343,352	7
19 Landscape buffer to Badgally Road	Open Space and Landscape Works	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$189,646	1
20 Child Care Centre	Community Facilities	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$1,215,539	3A
21 Community Centre	Community Facilities	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$1,063,106	3A
22 Public Art	Public Art	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$158,125	1,9
Total Contribution Value			\$20,846,947	