

## 6. FINAL STATEMENT OF COMMITMENTS

### 6.1 Introduction

A Statement of Commitments of the measures the Proponent is prepared to implement in respect of environmental management and mitigation at the site is found below. The Statement of Commitments specifies how the project will be managed to minimise potential impacts both during construction and operation.

### 6.2 General

- A. The development will be undertaken generally in accordance with the Environmental Assessment report prepared by BBC Consulting Planners, including accompanying appendices.
- B. The development will be undertaken generally in accordance with the following drawings:

<b>Plan No.</b>	<b>Plan Name</b>	<b>Revision</b>
<b>Concept Plan, prepared by CSR</b>		
03103-ST-20B	Concept Plan	P07
<b>Subdivision Plan, prepared by Lean and Hayward Pty Ltd</b>		
75793.01.P34	Plan of Proposed Subdivision of Lot 5	B
<b>Stage 1 Storage and Distribution Facility Drawings, prepared by Morris Bray Architects</b>		
DA-01	Context and Development Data	P08
DA-02	Existing Survey	P08
DA-03	Site Plan	P08
DA-04	Floor Plans	P08
DA-05	Elevations and Sections	P08
SK-06	Perspective 1	P08
SK-07	Perspective 2	P08
SK-08	Perspective 3	P08
<b>Bulk Earthworks Drawings, prepared by Brown Consulting (NSW) P/L</b>		
W03033.12 - DA 101	Overall Engineering Plan	01
W03033.12 - DA 102	Bulk Earthworks Plan	07
W03033.12 - DA 103	Bulk Earthworks Section 1	05
W03033.12 - DA 104	Bulk Earthworks Section 2	05
W03033.12 - DA 105	Bulk Earthworks Section 3	05
W03033.12 - DA 106	Bulk Earthworks Section 4	05

W03033.12 - DA 107	Bulk Earthworks Section 5	05
W03033.12 - DA 108	Bulk Earthworks Section 6	05
W03033.12 - DA 109	Bulk Earthworks Section 7	05
W03033.12 - DA 110	Erosion and Sediment Control Plan	05
W03033.12 - DA 111	Erosion and Sediment Control Details	05
W03033.12 - DA 112	Basin 3 Retaining Wall Longsection	02

**Streamworks Drawings** prepared by Brown Consulting (NSW) P/L

W03033.12 - DA 201	Southern Creek Overall Plan – South Eastern Reach	07
W03033.12 - DA 202	Southern Creek Plan and Longsection CH 0- 345	07
W03033.12 - DA 203	Southern Creek Plan and Longsection CH 330 – 675	07
W03033.12 - DA 204	Southern Creek Plan and Longsection CH 660 – 919.2	07
W03033.12 - DA 205	Southern Creek, Creek 02 Plan and Longsection	07
W03033.12 - DA 206	Southern Creek, Creek 03 Plan and Longsection	07
W03033.12 - DA 207	Access Road and Swale Lot 3 & 4 Plan, Swale Longitudinal Section	07
W03033.12 - DA 208	Southern Creek, Typical Sections	07
W03033.12 - DA 209	Southern Creek, Creek Sections CH 0 - 75	07
W03033.12 - DA 210	Southern Creek, Creek Sections CH 90 – 180	07
W03033.12 - DA 211	Southern Creek, Creek Sections CH 195 - 255	07
W03033.12 - DA 212	Southern Creek, Creek Sections CH 270 – 375	07
W03033.12 - DA 213	Southern Creek, Creek Sections CH 381.428 - 450	07
W03033.12 - DA 214	Southern Creek, Creek Sections CH 465 – 512.405	07
W03033.12 - DA 215	Southern Creek, Creek Sections CH 525 – 630	07
W03033.12 - DA 216	Southern Creek, Creek Sections CH 645 – 750	07
W03033.12 - DA 217	Southern Creek, Creek Sections CH 765 – 840	07
W03033.12 - DA 218	Southern Creek, Creek Sections CH 855 – 901.224	07
W03033.12 - DA 219	Southern Creek, Creek Sections CH 904.716 – 926.631, Pool and Riffle Detail	07
W03033.12 - DA 220	Southern Creek, Branch 2 Cross Sections	07
W03033.12 - DA 221	Southern Creek, Branch 3 Cross Sections	07

**Stormwater Concept Plan Drawings**, prepared by Brown Consulting (NSW) P/L

W03033.12 - DA 301	Overall Plan	03
W03033.12 - DA 302	Road 1 Cul-de-sac Plan and Drainage Longsection	03
W03033.12 - DA 303	Road 1 Detention and Biofiltration Basin Plan	03
W03033.12 - DA 304	Road 1 Longsection and Basin Details	03

W03033.12 - DA 305	Pipe Outlet Plan and Details	03
W03033.12 - DA 306	Detail Plan, Longitudinal Section CH 1110 – 1368.15 for Lenore Lane Channel Ultimate Design	03
W03033.12 - DA 307	Detail Plan, Longitudinal Section CH 1110 – 1368.15 for Lenore Lane Channel Interim Design	03
W03033.12 - DA 308	Typical Stormwater Control Basin, Pad 4	03
W03033.12 - DA 309	Typical Stormwater Control Basin, Pad 5	03
W03033.12 - DA 310	Typical Stormwater Control Basin, Pad 7	03
W03033.12 - DA 311	Typical Stormwater Control Basin, Pad 8	03
W03033.12 - DA 312	Typical Stormwater Control Basin, Pad 9	02
<b>Landscape Plans, prepared by John Lock and Associates</b>		
1219 LP 01	Landscape Plan, Creek Realignment	D
1219 LP 02	Landscape Section and Details	D
1219 LP 03	Landscape Section and Details	D
<b>Other Plans, prepared by Brown Consulting (NSW) P/L</b>		
W03033.12 – SK12	Compensatory Riparian Corridor Locations for Watercourse A1	01

- C. CSR Limited will develop a program of informing key stakeholders including the Department of Planning, Department of Natural Resources, Department of Environmental and Conservation and Penrith City Council, of demolition, excavation and construction staging and activities throughout the development process.

### 6.3 Further Approvals

- A. CSR Limited will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
- B. The Proponent will obtain a Construction Certificate prior to the implementation of the engineering and building works.
- C. Prior to the issue of a construction certificate for the proposed storage and warehouse building, the proponent will prepare and submit to Penrith Council for approval a landscape concept plan prepared in accordance with Council's Landscape DCP
- D. Should Aboriginal objects be found during the works envisaged by the development the Department of Environment and Conservation will be informed (as required by the provisions of the National Parks and Wildlife Act 1974 (NSW)). The Proponent acknowledges that subject to an assessment of the extent, integrity and significance of any exposed objects, applications under either Section 87 or Section 90 of the National Parks and Wildlife Act may be required before work could resume.

## 6.4 Urban Design

- A. Development will take place generally in accordance with design guidelines contained in the Erskine Park Employment Area DCP.

## 6.5 Environmental Management

- A. Prior to construction commencing, the proponent will establish a complaints handling procedure available for community complaints.
- B. The proponent will prepare and implement a Construction Environmental Management Plan to outline all environmental management practices and procedures to be followed during the construction of the project. The CEMP is to contain the following plans:
- a. an Erosion and Sediment Control Plan incorporating the principles outlined in the Stormwater Concept Plan prepared by Brown Consulting accompanying the EA;
  - b. revised Streamworks Concept Plan (as required in the Project Approval)
  - c. a Noise Management Plan and Noise Monitoring Program;
  - d. a Dust Management Plan and Dust Monitoring Program;
  - e. a Construction Waste Management Plan;
  - f. a Vegetation Clearing Program incorporating the recommendations of the Flora and Fauna Impact Assessment prepared by HLA Envirosiences accompanying the EA
  - g. a Salinity Management Plan;
  - h. a Construction Traffic Management Plan; and
  - i. a Construction Staging and Management Plan.
- C. The proponent will prepare and implement a Operation Environmental Management Plan to outline all environmental management practices and procedures to be followed following the completion of construction. The OEMP is to contain the following plans:
- a. a Stormwater Management Plan indicating the means of managing stormwater run-off from the site and from each development site; and
  - b. a water reuse plan indicating means of harvesting rainwater from the site and the uses to which this rainwater will be put.
- D. The construction contractor will establish a Safety Plan before work commences on-site to detail safe work methods and procedures to be followed on-site and to ensure compliance with OH&S and statutory requirements. Such a plan to address safety risks during demolition, excavation and construction activity, including:-
- stability of adjacent structures;
  - excavation support;
  - falls from heights;
  - protection of the public;

- traffic controls around the perimeter of the site; and
- working with high voltage electrical supply.

## **6.6 Services**

- A. The proponent will comply with the requirements of relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.

## **6.7 Creek Works**

- A. The proponent will undertake the proposed creek re-establishment in accordance with implementation, management and initial maintenance procedures outlined the Vegetation Management Plan contained in Appendix 12 of the Environmental Assessment and the revised Streamworks Concept Plan as required by the Project Approval.

## **6.8 Access to Lot 11, DP 229784**

- A. The proponent will dedicate a public road to provide access to Lot 11, DP 229784 from Templar Road. The public road will be 20m wide.

## **6.9 Contributions**

- A. The proponent will pay contributions in accordance with the current S94 Contributions Plan for Erskine Park Employment Area (2005) for the development area as identified in the project application. The payment of contributions may be staged and paid prior to the release of Subdivision Certificate for the site.

## **6.10 Voluntary Planning Agreement**

- B. The proponent will enter into a Voluntary Planning Agreement with the Minister administering the EP&A Act (Corporation) pursuant to Section 93F of the Environmental Planning and Assessment Act and in accordance with the terms of the offer dated 23 February 2007, for the implementation of the Erskine Park Employment Area Biodiversity Management Plan.