

6 Revised Statement of Commitments

6.1 OVERVIEW

The Statement of Commitments details the measures that the Proponent will implement as part of the development to mitigate potential residual environmental impacts associated with the proposal.

A draft Statement of Commitments was included as part of the original Environmental Assessment. To reflect the proposed amendments to the design for the Concept plan and Stage 1 works revised and consolidated draft Statement of Commitments was prepared as part of the PPR.

The draft Statement of Commitments has now been amended to incorporate issues raised as part of the submissions from the public exhibition of the PPR document.

6.2 CONCEPT PLAN

Built Form and Urban Design

- The architectural drawings required to be lodged with the future Development Applications are to be generally consistent with the Preferred Project Concept Plan Submission prepared by Turner + Associates Architects.
- The landscape drawings required to be lodged with the future Development Applications are to be consistent with the Preferred Project Landscape Proposal prepared by Site Image.

Environmental and Residential Amenity

- Shadow diagrams demonstrating the potential overshadowing impacts of the proposed buildings on 21 June, 21 December and 21 March/September at 9.00am, 12.00 noon and 3.00pm are to be prepared and lodged with the future Development Applications.
- The detailed design of the development proposed in the future Development Applications is to incorporate the following recommendations to avoid adverse wind impacts:
 - The inclusion of proposed densely foliating trees along Station Street, Jamison Road, Woodriff Street and the proposed roads within the development. These trees should be capable of growing to a height of at least 5m with a 4m wide canopy. They should also be of an evergreen variety to ensure their effectiveness in wind mitigation during the winter period.
 - The inclusion of the proposed densely foliating trees and vegetation within the outdoor public plaza, the various central landscape communal areas and retail car-parking site.
 - To be effective in wind mitigation during the winter period, these trees should be of an evergreen variety.
 - The inclusion of impermeable balustrades along the perimeter of the corner balconies within the site.
 - The inclusion of full-height impermeable end screens on one end of the corner balconies, preferably those that face the north to north-easterly, western or south to south-easterly directions.
- Internal noise for future residential units will be assessed under separate Development Applications for Stages 2 to 6.

Ecologically Sustainable Development (ESD)

- ESD principles and measures will be implemented for the project in accordance with the ESD Strategy prepared by Cundall.

- All building will be designed in accordance with the Building Code of Australia, SEPP 65 and the Building Code of Australia (BCA) Section J for Energy Efficiency.

Drainage and Flooding

- The recommendations of the Stormwater Report prepared by Mott Macdonald will be implemented including:
 - Finalise the detailed survey of the developable area to identify above ground and below ground structures, services and utilities requiring modification, removal or replacement.
 - Preparation of Earthworks Management plans to coincide with the construction stages as part of the design development. This would minimise the double handling of excavated material or exporting surplus and importing deficit material from independent stages thereby providing cost savings.
 - Investigation of the capacity of existing Authority services on the site and the extent of augmentation, and retention that is possible.
 - Further discussion with service providers to determine any requirements for the area.
 - Further investigation of the type, size and location of the site stormwater quantity and quality strategies needed to satisfy Council's statutory requirements.
 - Further investigation of the site flooding requirements pending results of the Council commissioned flood study.
- WSUD measures will be implemented in accordance with the Stormwater Management Report and ESD Report.
- Appropriate stormwater quality treatment measures are to be finalised and incorporated in the detailed development.
- Runoff from any car wash bay will be directed to the sewer or appropriate treatment devices will be connected.
- An Earthworks Management plans including Erosion and Sedimentation Plans will be prepared to coincide with the construction stages as part of the design development.
- A detailed Stormwater Treatment Measure Maintenance Plan is to be submitted prior to construction for all applications.

Staging

- Further Development Application will be lodged to seek approval for Stages 2 -6.

Transport and Accessibility Impacts

- A Traffic Management Plan will be prepared prior to the commencement of work which will detail the implementation of these principles including appropriate measures for pedestrian amenity, construction fencing, vehicle management and construction activity.
- Car parking is to be provided in accordance with the following rates:
 - Bulky goods: Approximately one space per 36sqm gross floor area.
 - Residential: Approximately one space per unit for residents and one space per 20 units for visitors.
 - Tavern: Approximately one space per 24.5sqm gross floor area.

- Retail: Approximately one space per 100sqm gross floor area.
- The project will provide for bicycle facilities and parking in accordance with Council's standards.
- A Travel Access Guide is to be developed in conjunction with Council, RMS, Sydney Buses and other key stakeholders and is consistent with key policies including NSW 2021 to reduce car dependency.
- Consultation will be undertaken with the RMS during the detailed preparation of the Concept Plan application stages to confirm the appropriateness of the proposed road layout and traffic impact analysis.
- All bicycle path construction is to be in accordance with the RTA's Bicycle Guidelines.
- All residential internal access roads and drainage works for Stages 2-6 will be in accordance with Penrith City Council's Guidelines.

Noise and Vibration

- Detailed design will be in accordance with the Acoustic Report prepared by Acoustic Logic and recommended treatments are to be incorporated at each stage of the development.
- A further Acoustic Report will be prepared to assess the impact of the proposed Tavern on the proposed residents.

Heritage

- The Aboriginal Heritage Assessment prepared by AHMS will be distributed as follows:
 - One hard and one electronic copy should be forwarded to the AHMS Registrar (Office of Environment and Heritage, PO Box 1967, Hurstville NSW 1481 *(as amended by OEH request)*).
 - One copy of the Aboriginal Heritage Assessment should be forwarded to each of the following Aboriginal stakeholders: Deerubbin LALC, Darug Custodian Aboriginal Corporation, Darug Tribal Aboriginal Corporation.

Utilities

- All relevant services will be further investigated at the detailed design stage as recommended by the Civil, Infrastructure and Stormwater Report prepared by Mott Macdonald.

Waste

- A Waste Management Plan relating to demolition, construction and operation will be prepared for each of the proposed buildings in the Concept Plan.
- Any waste storage for residential and non-residential development will be separated.
- Suitable waste conveying systems serving every storey of each building to a central storage area at basement level will be considered in the design of multi-storey residential buildings.
- Separate collection points for garbage and recyclables will be incorporated in the building design at ground level within 20m of the street kerb.
- Separate storage space must be provided in each building for temporary storage of bulky waste prior to arrangements being made for its disposal.
- Waste storage rooms and rooms for collection points will be adequate and comply with Council's requirements for access, floor area, lighting and ventilation.

Social Impacts

- The recommendations of the CPTED report prepared by Urbis will be included in the relevant detailed design stages:
 - Provide appropriate measures, such as pedestrian crossings, signage and signals, particularly along Station Street between the Stadium and the proposed tavern, and within local roads of the residential development.
 - Ensure that all external and relevant internal areas of the development are well lit to the relevant Australian Standards without spilling into neighbouring residential properties on Jamison Road and Woodriff Street.
 - Ensure that lifts and escalators are optimised for wheelchair access in accordance with the appropriate Australian Standards.
 - Ensure that pedestrian pathways through and around the site are easy to navigate and safe through the use of signage, lighting and landscaping as appropriate.
 - Install CCTV cameras at entry, access and egress points to all areas of the development, including access areas to car parks, residential lobbies and lift areas, as well as the brick wall border to the Centro site.
 - Ensure that landscaping does not interrupt sightlines and is used on external surfaces to deter malicious damage, show ownership and improve aesthetics.
 - Avoid blank walls in the external layout of the development to reduce opportunities, and coat external surfaces to facilitate the removal of graffiti.
- A further more detailed CPTED assessment will be prepared in the final design of the development improve crime and safety outcomes.
- A Social Impact Assessment will be provided as part of a Development Application for the Tavern as part of Stage 3 works.

Landscaping

- Landscaping within future road reserves or public areas shall be in accordance with Council's specifications.

Construction

- Construction will be carried out in accordance with the Construction Management Plan.
- Reasonable measures will be undertaken to minimise disturbance to adjacent residences during the construction phase with regard to:
 - Movement of vehicles.
 - Construction noise attenuation.
 - Visual intrusion, dust and light spill.

Consultation

- Consultation with adjoining landowners will be undertaken to inform of the project process at significant stages of the Concept Plan.
- The community will be kept informed about the construction process.

Contributions

- Section 94 Contributions will be paid or a Voluntary Planning Agreement entered into for the residential stages will be addressed prior to approval of future Development Application stage.

6.3 STAGE 1 WORKS

Built Form and Urban Design

The proposed Home Improvement Store will be in accordance with the following documents:

- Architectural Plans prepared by Leffler Simes Architects dated June 2013.
- Acoustic report prepared by Acoustic Logic dated 3 June 2013.
- Waste Management Plan dated July 2012.
- ESD report prepared by Aecom dated 9 July 2012.
- Civil, Infrastructure and Stormwater Report prepared by Mott MacDonald dated 31 May 2013.
- Stormwater Report preparing by Mott MacDonald dated 31 May 2013.
- Landscape Plans prepared by Site Image dated June 2013.
- Traffic Report prepared by CBHK dated May 2013 and October 2013.
- Accessibility Report prepared by Access Design Solutions dated 6 June 2013.

Construction

- Demolition will be undertaken in accordance with the requirements of Australian Standards AS2601 – 2001: The Demolition of Structures which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW.
- Any found remains of the grandstand are to be archived and recorded to Penrith Council's standards and a copy deposited in Penrith Council's Library.
- A Traffic Management Plan Study in relation to construction traffic management will be prepared prior to commencement of works.
- No works will be carried out in Council's Road Reserve without the written approval of Council (acting as the Roads Authority) in accordance with Sections 138 and 139 of the Roads Act.

Site Contamination and Geotechnical

- Soil contamination testing and offsite disposal of excavated soils are to be carried out following demolition of buildings and removal of concrete pads in accordance with the Geo-Logix report dated 8/6/2012.

Acoustic

- The recommendations of the Noise Impact Assessment prepared by Acoustic Logic are to be implemented into the design and operation of the proposed loading dock:
 - Bail and/or garbage compactors are to be used only within the building fabric.
 - Loading dock receiver area walls to fully enclosed from external environment access doors will be opened only for deliveries entry and exit and will be closed while goods are being moved within the facility without a truck serving the area.

- Neoprene rubber buffers should be installed on the vertical face of the loading dock where vehicles park to absorb impacts.
- A detailed assessment of noise emissions from plant and equipment associated with the loading dock is required to be conducted prior to installation in conjunction with Penrith council requirements.
- Vehicle engines should be switched off during loading and unloading within the dock.
- A detailed mechanical noise assessment is to be conducted once plant selections and services have been finalised as part of the construction documentation to ensure noise levels comply with the criteria detailed in the Noise Impact Assessment.

Utilities

- Consultation with the relevant electricity authority prior to the determination of the application to establish the likely safety risks.

Landscaping

- Landscaping will be provided in accordance with the Landscaping Report with regard to screening adjacent to Woodriff Street.

ESD

- ESD measures will be incorporated into the detailed design in accordance with the ESD report where practical and appropriate.

Contributions

- Relevant Section 94 Contributions will be paid prior to release of the Construction Certificate.

Traffic

- The following works will be undertaken in accordance with the Traffic and Access Impact Study prepared by CBHK as follows:
 - The intersection of Station Street with Ransley Street will be signalised, with a fourth approach providing access to the Masters site.
 - Give way controls at the t-intersections of the new internal road with Station Street and Woodriff Street.
- Parking and cycleway provisions are to be maintained along Station Street, with a 2.5m-3m wide shared use path on Jamison Road provided to Council's specifications.

Waste

- Waste management storage rooms for the Masters Home Improvement centre and car wash area are to include treatment devices to avoid contamination of stormwater.

Car Parking

- 375 car parking spaces will be provided with appropriate disabled facilities in accordance with the Traffic Report.
- Speed humps and multiple zebra crossings are to be provided within the Masters car park where required.
- All car parking will be in accordance with relevant Australian Standards.

Cafe

- A separate application will be submitted for fitout and use of the food premises including details of activities to be carried out, floor plan, sectional elevation drawings and details of mechanical ventilation, waste and recycling management.
- Food outlets will comply with the requirements of AS 4767-2004 and the Food Safety Standards