

Edmondson Park Concept Plan (Mod 2)

Statement of Commitments

Subject	#	Commitment	Responsibility / Timing
Local infrastructure contributions	1	The Proponent will dedicate the land required for a public purpose as identified at Appendix K of the Concept Plan PPR prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010 on a stage by stage basis to the relevant council free of cost, providing a Material Public Benefit in lieu of s94 contributions, subject to Council's agreement to take ownership of that land and subject to obtaining a satisfactory planning approval.	To be demonstrated at the time of release of the relevant subdivision certificate.
	2	The Proponent will identify the land proposed to be dedicated as identified at Appendix K of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010 at the relevant detailed design stage to the relevant Council for agreement.	To be demonstrated by the proponent at the time of any relevant detailed application.
	3	The Proponent will carry out the works in kind identified at Appendix K of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010 and dedicate those works on a stage by stage basis to the relevant council free of cost, providing works in kind subject to Council's agreement to take ownership of those works and subject to obtaining a satisfactory planning approval.	To be demonstrated at the time of release of the relevant subdivision certificate.
	4	The Proponent will identify the level of embellishment / works for each work in kind item identified at Appendix K of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 at the relevant detailed design stage to the relevant Council for agreement.	To be demonstrated by the proponent at the time of any relevant detailed application.
	5	The Proponent will be responsible for works in kind, including design, construction, certification, authority approvals, construction and initial maintenance of each of the items identified on the Schedules at Appendix K of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010.	Proponent, ongoing.
	6	The Proponent will maintain any open space and drainage works that are to be dedicated to the relevant Council for a period of 12 months from the date of practical completion of the works, unless otherwise agreed by the Proponent and the relevant authority.	Proponent, ongoing.
	7	The Proponent will maintain any buildings that are to be dedicated to a public authority for a period of 3 months from the date of practical completion of the works, unless otherwise mutually agreed by the Proponent and the relevant Council.	Proponent, ongoing.
	7a	<p>Notwithstanding the above commitments, Frasers Property Australia (FPA) will enter into a VPA with Liverpool City Council for the Edmondson Park Frasers Town Centre site. The VPA will be generally in accordance with the offer set out in the Section 75W Report (Modification 2) prepared by JBA dated March 2016.</p> <p>Reason for Modification: To reflect the intended scope and mechanism for contributions in the Frasers Town Centre.</p>	Prior to the issue of an Occupation Certificate for the first dwelling within the Frasers Town Centre.
Urban design / controls	8	Landcom will assist the relevant Council in the preparation of the plan of management for land proposed to be zoned RE1 Public Recreation prior to handover of the land to the relevant Council.	To be demonstrated by the proponent within 2 years of the sale of the Defence land
	9	<p>The future detailed design of subdivision and built form within the Liverpool LGA will be generally in accordance with the provisions of Part 1.1, 1.2, 2.11, 3.8 of Liverpool Development Control Plan Edmondson Park 2008, subject to Commitment 10 below.</p> <p>Reason for Modification:</p>	To be demonstrated by the proponent at the time of any relevant detailed application.

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		This commitment was amended by the original Concept Approval which required the preparation of a separate DCP and is now redundant. It is noted that for the Frasers Town Centre site the Design Guidelines will now apply.	
	10	<p>The Proponent will prepare a consolidated Development Control Strategy (DCS) to guide the assessment of future detailed development within the framework of the approved Concept Plan. The DCS will compile into a single consolidated document all of existing development controls under Liverpool DCP 2008 and Campbelltown Council's Draft Bardia Sub-Precinct Development Control Plan which are proposed to apply to land uses or activities within Edmondson Park South. The DCS will incorporate new development controls for residential development on small lots. These controls are to be finalised in consultation with Liverpool and Campbelltown Council's and submitted to the Director General of the Department of Planning prior to lodgement of any future subdivision application.</p> <p>Reason for Modification: This commitment was amended by the original Concept Approval which required the preparation of a separate DCP and is now redundant. It is noted that for the Frasers Town Centre site the Design Guidelines will now apply.</p>	To be demonstrated by the proponent prior to the lodgement of any future subdivision application.
	11	<p>The Proponent will prepare a single integrated application that includes all of the land within the Edmondson Park South Project site north of the South West Rail Link that will form the future Edmondson Park Town Centre (Northern Precinct). The single integrated application will provide an integrated proposal for the establishment of the key elements of the road network, public domain framework, water cycle management network and distribution of residual development lots for land within the Town Centre (Northern Precinct). The single integrated application will demonstrate how the objectives for the Town Centre (Northern Precinct) will meet the relevant principles and provisions set out at Sections 1.4 and 3 of Part 2.11 of Liverpool DCP 2008. The single integrated application will also demonstrate how future development within the Edmondson Park Town Centre (Northern Precinct) is integrated with land that does not form part of the Concept Plan proposal. The single application will demonstrate how future development within the Edmondson Park Town Centre is integrated with land that does not form part of the Concept Plan proposal but is included in the overall Town Centre. The single application will also propose development controls for both Landcom and non-Landcom land. These controls will be in a form suitable for inclusion in the DCS for Edmondson Park South and/or into a DCP Amendment. Landcom will work with and encourage both Liverpool and Campbelltown Council to include proposed development controls into a DCP amendment with the exception of the Frasers Town Centre site which is subject to Design Guidelines.</p> <p>Reason for Modification: The wider Town Centre is controlled by multiple land owners and cannot be lodged as a single application. Frasers will be responsible for lodging the DAs associated with the Frasers Town Centre. The additional detail provided as part of this Modification addresses the key elements of the above commitment, such as public domain, roads etc. in relation to the southern and major part of the town centre which were not available at the time of the original Concept Plan. The Design Guidelines provide an assessment framework for future development within the Frasers Town Centre. The Frasers Town Centre does not include any of the areas that directly interface with parts of the site external to the Concept Plan, which are all located north of the South West Rail Link.</p>	To be demonstrated by the proponent at the time of the first relevant detailed application for the town centre.
	12	<p>The detailed design of each stage of residential subdivision will demonstrate implementation of the Concept Plan Dwelling Yield Plan included at Appendix H of the Section 75W Report (Modification 2) prepared by JBA dated March 2016. Appendix C of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010.</p> <p>Reason for Modification: To reflect the changes to the dwelling yield plan for the Town Centre.</p>	To be demonstrated by the proponent at the time of any relevant detailed application.

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	13	<p>The detailed design of future development will address the Landscape Strategies and Landscape Strategies contained within the Visual Assessment prepared by Hassell included at Appendix V of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 and the Section 75W Report (Modification 2) prepared by JBA dated March 2016 in relation to the Edmondson Park Frasers Town Centre site.</p> <p>Reason for Modification: To include the additional assessment undertaken for Concept Plan (Mod 2).</p>	To be demonstrated by the proponent at the time of any relevant detailed application.
	14	Existing significant trees within the Campbelltown Road reservation and on the adjoining ridgeline will be retained where possible and new evergreen street tree planting provided along Campbelltown Road. Public domain streetscape treatment along Campbelltown Road will differentiate between the town centre zone and the conservation zone.	To be demonstrated by the proponent at the time of any relevant detailed application.
	15	The detailed design of development on the slopes within the E4 Environmental Living Zone in the south-western portion of the Edmondson Park South site will retain existing scattered trees where possible, and establish new tree canopy to assist in the screening of new housing in this location. The detailed design of future built form will provide side, front and rear setbacks and landscaped area that consider the visual prominence of this location.	To be demonstrated by the proponent at the time of any relevant detailed application.
	16	The detailed design of development in the E4 Environmental Living Zone along the South Western Freeway edge of the site will ensure that no built structures are established within 37 to 45 metres of the site boundary to the Freeway reservation, and will retain existing vegetation within private backyards where possible. A restriction will be placed on the title of individual lots to this affect.	To be demonstrated by the proponent at the time of any relevant detailed application.
	17	The detailed design of residential development within the general residential areas will consider planning lot depths deep enough to allow private backyard tree planting to assist in establishing canopy trees that will provide natural shade, amenity and temperature control for dwellings, as well as softening the visual appearance of the development.	To be demonstrated by the proponent at the time of any relevant detailed application.
	18	The detailed design of future built form along the new Zouch Road extension will provide setbacks that contribute to the creation of a high quality streetscape edge to the conservation zone. Street tree planting on the new Zouch Road extension will be informal to respond to the low density character of the area. Side setbacks will consider views from Culverstone Avenue through to the adjoining Conservation Zone.	To be demonstrated by the proponent at the time of any relevant detailed application.
	19	The detailed design of future built form will consider views from Croatia Avenue, Camden Valley Way and Fox Valley Way by retaining existing riparian and mature vegetation wherever possible and providing selective screening in linear riparian parks to screen and buffer new housing. Street tree planting will reinforce the Concept Plan Landscape Plan and create comfortable, pedestrian friendly and shady avenue streets.	To be demonstrated by the proponent at the time of any relevant detailed application.
	20	The Proponent will prepare a Public Art Strategy for the incorporation of public art into the public domain.	To be demonstrated by the proponent at the time of any relevant detailed application.
	21	Bicycle parking will be provided in close proximity to schools and sports facilities, in the Town Centre and at the rail station and will also be encouraged as part of the development of employment and other commercial uses. Other areas of key open space will also have bicycle parking for leisure and recreational use. An additional 50 bike racks (in addition to the 10 bike parking spaces recommended by SWRL) will be provided at the station interchange or the Town Centre to encourage cycling. Bicycle parking for the Edmondson Park Frasers Town Centre site will be provided in accordance with the rates specified in the Design Guidelines prepared by JBA dated March 2016.	To be demonstrated by the proponent at the time of any relevant detailed application
	22	<p>Bus stops will be provided on bus routes at regular intervals, at approximately 400 metres between stops, throughout residential areas, to provide good access to public transport networks and in the town centre. Stops will be strategically placed adjacent to major trip attractors, in the town centre, at schools and leisure facilities.</p> <p>Bus stops will be designed with high standards of infrastructure, to provide shelter, seating, information such as timetable and network map. The facilities provided at each bus stop will be determined by surrounding land uses, account for service frequency and potential patronage.</p>	To be demonstrated by the proponent at the time of any relevant detailed application

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Sustainability	23	<p>The provision of parking in the town centre will be co-ordinated and where possible shared across multiple land uses or shared between retail and commuter parking that do not have similar peak parking demands to demonstrate creation of a more walkable, liveable centre, which is not car dominated and ensure balanced access across all modes. Dedicated parking for individual land uses will not be provided and general parking areas should be made available to provide access to town centre employment, retail and services and the rail station, but without encouraging unnecessary vehicle travel.</p> <p>Reason for Modification: The provision of parking in the town centre will be coordinated and shared across uses such as retail and childcare for instance, however, it is not appropriate that land uses such as residential do not have their own dedicated car parking spaces.</p>	To be demonstrated by the proponent at the time of any relevant detailed application
	24	<p>Parking provision will encourage short stay trips, with some limited long stay parking for commuters around the rail station and on the fringe of the town centre. Any on-street parking will be limited to short term parking during daytime, disabled parking, loading zones and taxi parking.</p> <p>Reason for Modification: To reflect that TfNSW has now provided a commuter car park and to allow for short term parking restrictions to only apply during the day, and to enable the provision of loading zones.</p>	To be demonstrated by the proponent at the time of any relevant detailed application
	25	<p>The Proponent will liaise with the relevant Councils to review existing and draft development control plans with respect to the rate of parking required for high density residential and non-residential land uses in close proximity to the new Edmondson Park Station to reduced car dependence and encourage uptake of other modes. The implementation of this measure will require further discussion with relevant Councils and may need to revise the DCP, if appropriate.</p> <p>Frasers commits to investigating provision of an embedded energy network within the Frasers Town Centre. Should the network be proposed, appropriate easements for the infrastructure must be provided within the future public and private roads.</p> <p>Reason for Modification: Car parking rates for the Frasers Town Centre are now provided for in the Section 75W. The commitment has been replaced with an alternative commitment regarding Frasers commitment to investigate the provision of an embedded energy network within the Frasers Town Centre.</p>	<p>Proponent, ongoing</p> <p>With Development Applications for Roads and Infrastructure within the Frasers Edmondson Park Town Centre.</p>
	26	<p>The Proponent will prepare a Construction Transport Plan where it is likely that the construction phase of a development will have a significant impact on traffic movement in the locality. The Construction Transport Plan will address the following:</p> <ol style="list-style-type: none"> 1. The existing traffic environment. 2. Traffic generation anticipated from the construction of the proposed development. 3. The impact on traffic in the locality. 4. Proposed heavy vehicle routes. 5. The need for transport management and hours of operation and access in the locality, 6. Sight distance and other safety issue. 	To be demonstrated by the proponent at the time of any relevant detailed application
	27	As part of a subsequent project application, details in relation to the timing of the proposed relocation of Macdonald Road will be provided to the RTA.	To be demonstrated by the proponent at the time of any relevant detailed application
	28	Each household will be provided with a household information pack (HIP) which will include a sustainable travel kit. This will be delivered to each new residence upon completion to set out the sustainable travel options available to residents and the specific local initiatives available to encourage	Proponent, ongoing

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		<p>sustainable travel. The kit will incorporate public transport leaflets, route maps and timetables (including direction to the 131500 travel information line and website and bus, train and fare information), pedestrian and cycle network maps including leisure maps, and information on sustainable community initiatives, such as Bicycle User Groups, Car Sharing Schemes, the Community Farm/ Garden and Sydney Connect scheme, and other local community projects to reduce travel or encourage uptake of sustainable modes.</p> <p>A minimum of 10 car share spaces will be provided in the Town Centre and Residential Precincts.</p> <table><tr><td>Reason for Modification: A further commitment has been included relating to the provision of car share spaces in the Town Centre which will assist with the reduction of VKT.</td></tr></table>	Reason for Modification: A further commitment has been included relating to the provision of car share spaces in the Town Centre which will assist with the reduction of VKT.						
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	29	The Proponent will investigate opportunities to develop a household based personalised journey planning (PJP) approach to encourage sustainable travel	Proponent, ongoing						
	30	The local community will be encouraged to set up a dedicated Bicycle User Group (BUG) for Edmondson Park, or join an existing BUG which is active in the local vicinity and which works to encourage bicycle use and promotes bicycle rides and initiatives.	Proponent, ongoing						
	31	The Proponent will liaise with the Department of Education to encourage preparation of school travel plans for schools within Edmondson Park South to encourage access by walk (such as a "Walking School Bus"), and cycle to help develop a healthy, active culture and meet travel targets.	Proponent UrbanGrowth NSW, ongoing						
	32	The Proponent will encourage the development of workplace travel plans for new businesses in the town centre, which may be implemented be through the provision of shared area-based initiatives and facilities wherever possible.	Proponent, ongoing.						
	33	The Proponent will liaise with Liverpool and Campbelltown Councils to encourage consideration of the councils extending the provision of established car share schemes using an established provider (such as GoGet) to set up a car sharing network for the site.	Proponent, ongoing.						
	34	The Proponent will work with Liverpool and Campbelltown City Councils to investigate the establishment of a local community garden and farm to help create social cohesion and a local community focal point as well as ensuring local produce is available for residents. Food Connect Sydney, part of the umbrella Food Connect organisation which originated in SE Queensland, is an organisation which operates to coordinate local food producers and buyers.	Proponent UrbanGrowth NSW, ongoing						
	35	<p>Future detailed applications will accord with BASIX requirements.</p> <p>Within the Frasers Town Centre development will achieve the following minimum performance against BASIX Version 2.3 / Casurina_2_38_3:</p> <table><tr><td>Town Centre Core Apartments</td><td>Energy: minimum 34 Water: minimum 51</td></tr><tr><td>Residential Precincts Townhomes</td><td>Energy: minimum 66 Water: minimum 50</td></tr><tr><td>Residential Precincts Terraces</td><td>Energy: minimum 62 Water: minimum 48</td></tr></table> <p>Within the Frasers Town Centre development will target the following ratings:</p> <ul style="list-style-type: none">A 6 Star Green Star Community v1 rating;A 6 Star Green Star Design & As-built v1.1 rating for the town centre retail; andA 5 Star Green Star Design & As-built v1.1 rating for the town centre apartment buildings <p>Frasers will develop its own sustainability management system which monitors all of the sustainability commitments at 12 monthly intervals.</p>	Town Centre Core Apartments	Energy: minimum 34 Water: minimum 51	Residential Precincts Townhomes	Energy: minimum 66 Water: minimum 50	Residential Precincts Terraces	Energy: minimum 62 Water: minimum 48	To be demonstrated by the proponent at the time of any relevant detailed application.
Town Centre Core Apartments	Energy: minimum 34 Water: minimum 51								
Residential Precincts Townhomes	Energy: minimum 66 Water: minimum 50								
Residential Precincts Terraces	Energy: minimum 62 Water: minimum 48								

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		<p>Reason for Modification: Frasers Property Australia is committed to sustainability and is seeking to achieve the following reductions:</p> <ul style="list-style-type: none"> - 46% reduction in stationary greenhouse gas emissions against the reference case - 37% reduction in water consumption against the reference case - 11% reduction in Vehicle Kilometres Travelled against the reference case - 5% reduction in household operating costs <p>In order to achieve these reductions the revised commitment outlines minimum scores which exceed the minimums required to achieve BASIX.</p> <p>The revised commitment also includes a commitment to target the listed Green Star Ratings and for Frasers to develop its own sustainability management system to enable it to monitor its sustainability performance at 12 monthly intervals.</p>	
	36	The Proponent will develop an Environmental Living Education Kit for distribution to future residents including information about how residents can adopt a sustainable lifestyle in their new community.	To be developed by the Proponent prior to occupation of the first dwelling.
Engineering Infrastructure & Utility Services	37	The proposed cycleway for Road 5 will be shown on the Concept / Stage 1 civil works plan.	To be demonstrated by the Proponent, post concept plan approval
	38	Proposals in respect of the supply of water, sewerage, stormwater, gas, electricity and telephone services within the site, including the adoption of technologies to reduce the demand or need for servicing and the supply of sustainable services, are to be generally in accordance with the Infrastructure Delivery Strategy prepared by JWP included at Appendix N of the Concept Plan Environmental Assessment Report prepared by JBA dated September 2010. Stormwater provision within the Frasers Town Centre will be provided in accordance with the WCMP Addendum prepared by JWP dated March 2016.	To be demonstrated by the proponent at the time of any relevant detailed application.
	39	Landcom will continue to work with Sydney Water in relation to funding of necessary infrastructure to service the development	Proponent, ongoing
Ecology and riparian	40	The detailed design of each stage of the development will provide perimeter roads at the interface of the Regional Park to avoid private residential lots backing on to the Regional Park.	To be demonstrated by the proponent at the time of any relevant detailed application.
	41	Riparian corridors that perform a requisite hydrological function will be maintained in accordance with the Landscape Concept Plan.	To be demonstrated by the proponent at the time of any relevant detailed application.
	42	<p>During construction activities within the development areas of the site, the potential to damage the environmental values of the Regional Park will be mitigated through:</p> <ol style="list-style-type: none"> 1. Provision of fencing to manage contractors in and around the Regional Park; 2. Provision of signage that identifies the location of critically endangered ecological communities and liability for prosecution under State and Commonwealth legislation; 3. Inclusion of an environmental site induction; 4. Identification of environmental protection requirements in contracts; 5. Installation of sediment control devices (sediment fences, hay bales, ponds) during construction 6. Use of sterile cover crops in spray grass applications; 7. Regular weed management along the interface. 	To be demonstrated by the proponent at the time of any relevant detailed application and during construction activities.

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Drainage and stormwater	43	<p>Future relevant detailed applications will demonstrate consistency with the approved Concept Plan Water Cycle Management Strategy prepared by JWP and included at Appendix H of the Concept Plan Environmental Assessment prepared by JBA Urban Planning Consultants dated March 2010 and as amended by the Water Cycle Management Strategy prepared by JWP dated March 2016, including the provision of:</p> <ul style="list-style-type: none"> - A regional detention basin within Maxwells Creek; - A regional detention basin within the Bunbury Curran Catchment; - Bio-retention raingardens located within public reserves and adjacent to the riparian corridors; and - Proprietary gross pollutant traps. <p>Reason for Modification: To reflect the updated Stormwater Strategy lodged as part of Modification 2.</p>	To be demonstrated by the proponent at the time of any relevant detailed application.
	44	<p>At the detailed design stages of the development, a Soil and Water Management Plan will be prepared to outline the methods through which stormwater runoff is controlled throughout the construction phase. The Soil and Water Management Plan is to:</p> <ul style="list-style-type: none"> - Propose arrangements for regular periodic and event based water quality monitoring and reporting throughout the construction period with particular emphasis on monitoring during larger rainfall events when sediment export is most likely; and - Propose arrangements for ensuring compliance with the Soil and Water Management Plan by constructing agents and contractors operating on site. 	To be demonstrated by the proponent at the time of any relevant detailed application.
Indigenous Heritage	45	Archaeological Sites MC3, MC4, MC5, MC6, DD1, DD5, DD6, ISF2, ISF4, EPCS3 identified in the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd included at Appendix F of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants dated November 2010 will be identified in a construction environmental management plan, construction heritage sites map and project inductions to ensure they are not inadvertently damaged as a result of construction works. Archaeological sites bordering construction will be fenced off prior to the commencement of construction works to ensure that they are not inadvertently affected as a result of construction work. Fencing will be maintained throughout the duration of works.	Proponent, prior to any relevant works commencing.
	46	Archaeological Sites MC7, DD2, DD3, DD4 identified in the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd included at Appendix F of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants dated November 2010 as of moderate to high Aboriginal heritage significance will be the subject of archaeological salvage excavation. Archaeological salvage excavation and surface collection will be carried out in accordance with the methodology specified in Appendix C of the Aboriginal Cultural Heritage Assessment Report. Opportunity will be provided for the local Aboriginal community to be involved in archaeological salvage activities.	Proponent, prior to any relevant works commencing.
	47	Archaeological Sites ISF1, EPCS9, EPCS11, EPCS10, SW2, SW5, SW6, ED1, SWRL1, SWRL2 identified in the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd included at Appendix F of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants dated November 2010 will be the subject of archaeological salvage excavation through collection of surface artefacts within the impact area. Surface collection will only occur after project approval is obtained. Collection will be undertaken concurrently with the bulk earthworks program). Archaeological salvage excavation and surface collection will be carried out in accordance with the methodology specified in Appendix C of the Aboriginal Cultural Heritage Assessment Report. Opportunity will be provided for the local Aboriginal community to be involved in archaeological salvage activities.	Proponent, prior to any relevant works commencing.
	48	<p>The management and conservation of Aboriginal heritage in relation to salvage activities and construction activities (or fencing, investigative drilling, minor clearing, establishing site compounds, adjustment to services/utilities etc) will be undertaken as follows:</p> <p><i>Responsibility for compliance with Management Policy</i></p> <ol style="list-style-type: none"> 1. The Proponent will ensure all of its employees, contractors and subcontractors and agents are made aware of and comply with this management policy. 	Proponent, during relevant works.

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		<p>2. The Proponent will appoint a suitably qualified and experienced environmental manager who is responsible for overseeing the activities related to this management policy.</p> <p>3. The Proponent will appoint a suitably qualified and experienced Archaeologist who is responsible for overseeing, for and on behalf of the Proponent, the salvage activities relating to the project.</p> <p><i>Operational constraints</i></p> <p>4. Where salvage activities have been nominated for impacted sites, no construction activities (or fencing, investigative drilling, minor clearing, establishing site compounds, adjustment to services/utilities etc) will occur on the lands to be salvaged until the relevant salvage activities at the nominated site have been completed. This restriction only relates to the specifically identified portion of an archaeological site to be salvaged and not the entire archaeological site (unless specified). Construction activities may proceed on the portion of a site not designated for salvage provided they do not impact or impede the salvage excavation and that the area to be salvaged is fenced in consultation with the Archaeologist prior to the commencement of those construction activities.</p> <p>5. Prior to the commencement of early works activity (e.g. fencing, minor clearing, establishing site compounds etc) a construction heritage site map identifying Aboriginal sites to be excavated will be prepared. The construction heritage site map should be prepared to the satisfaction of the Proponent.</p> <p>6. All employees, contractors, subcontractors and agents carrying out construction activities (e.g. fencing, minor clearing, establishing site compounds etc) will undertake a Project induction (including the distribution of a construction heritage site map) to ensure that they have an understanding and are aware of the Aboriginal heritage issues affecting the activity.</p>	
	49	If potential human remains are disturbed the Proponent must follow the procedures outlined in section 9.7 of the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd included at Appendix F of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants dated November 2010.	Proponent, during relevant works.
	50	Any salvaged Aboriginal objects will be relocated as soon as practicable to a temporary storage location pending discussions with the Proponent and Aboriginal stakeholders in relation to a permanent storage location or reburial. In the event that Aboriginal stakeholders choose to undertake a care agreement for the salvaged Aboriginal objects the Proponent will assist in the permit application process. In the event that a suitable storage location or reburial area cannot be identified the Proponent will request in writing that DECCW identify a suitable storage location or reburial area. If reburial occurs, pursuant to s.91 of the <i>National Parks and Wildlife Act 1974</i> the location of each reburial area will be notified in writing to the DECCW as soon as practicable after reburial occurs.	Proponent, ongoing.
	51	Where the Proponent reasonably suspects that an incident has occurred that contravenes the management policy referred to in Commitment 43 the Proponent will prepare a written report within 5 days detailing that incident. The report must describe <ul style="list-style-type: none"> a. the nature of the incident b. the notification of the environmental manager, and specialist where required c. the nature and location of relevant Aboriginal sites with reference to and provision of maps and photographs where appropriate d. the impact of the incident on Aboriginal sites with the appropriate specialist input where required e. the measures which have been taken or will be taken to prevent a reoccurrence of the incident. 	Proponent, ongoing.
	52	If, as a result of alterations to the project design, an impact on Aboriginal heritage is considered to be greater than identified by the Concept Plan approval, further consultation with the Aboriginal community will be undertaken by the Proponent. This consultation will either entail a phone call and phone log of comments received or the provision of a report for comment (10 working days).	Proponent, ongoing.
European Heritage	53	All of the heritage items contained within the Ingleburn Military Heritage Precinct will be retained and conserved. Appropriate adaptive reuse of the buildings will be investigated to ensure ongoing maintenance and Conservation.	Proponent, ongoing.

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	54	<p>Representative examples of the prefabricated cottages within the Ingleburn Village heritage site as identified in the Concept Plan will be retained and relocated to an open space part of the site. Subject to identification of an appropriate adaptive re-use(s) of these structures, consideration will be given to their placement being organised so that their original relationships to each other can be interpreted, and to their possible placement for adaptive reuse associated with the Mont St Quentin Oval. The process of relocation will be undertaken in association with specialist engineers and conservation practitioners to ensure appropriate methods are used. The future use of the buildings will not involve residential use due to the compromises that would need to be made to the buildings to bring them up to acceptable contemporary standards.</p> <p>Reason for Modification: To reflect the cottages have since been demolished by Urban Growth NSW under DA595/2014.</p>	Proponent, ongoing.
	55	Archival recording will be undertaken for all heritage buildings and structures that are to be demolished or relocated.	To be demonstrated by the proponent prior to any relevant demolition or relocation works commencing.
	56	A history of the site (which includes oral history), will be commissioned to address the great social and historic significance of the site. The history project will include a component which addresses the use of standard buildings on site, including collection and consideration of historic plans, site plans and construction drawings for the standard building types.	To be demonstrated by the proponent prior to commencement of any relevant demolition or relocation works in proximity to the Ingleburn Military Heritage Precinct.
	57	A detailed Heritage Interpretation Strategy and specific site works proposed throughout the precinct to implement interpretation of the Ingleburn Army Camp, will be prepared and submitted for comment by the Heritage branch before commencement of construction in proximity to the Ingleburn Military Heritage Precinct. The Heritage Interpretation Strategy will address the relocation and sensitive adaptive reuse of the selected prefabricated cottages that are to be retained and relocated within the open space areas of the site in accordance with the Concept Plan. The retention of the name 'Bambi Kindergarten' will form part of the interpretation strategy for the site and its use will be encouraged for a pre-school facility within the site.	To be demonstrated by the proponent prior to commencement of any relevant demolition or relocation works in proximity to the Ingleburn Military Heritage Precinct.
	58	Trees along Campbelltown Road identified in the Heritage Impact Assessment prepared by Tanner Architects included at Appendix J of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 as of 'High Significance' will be retained within the future development where possible. New trees will be planted in this general location after road widening has been undertaken to assist regaining the sense of Campbelltown Road as a tree-lined drive and as a defining element for the former Defence use of the site.	To be demonstrated by the proponent at the time of any relevant detailed application.
	59	Memorials in the Ingleburn Military heritage Precinct will be retained. The Korean War Memorial will be relocated to the Heritage Precinct.	To be demonstrated by the proponent at the time of any relevant detailed application.
	60	Should any European historical archaeology be discovered during any site excavation works, the required steps under the relics provisions of the NSW Heritage Act and contacts will be followed. Should any European relics be exposed during the Project construction process, work will halt at that location. The nominated excavation director will be called in to assess and determine the appropriate management strategy for the relics. Care will be taken in the establishment and post work rehabilitation of stockpile areas to avoid disturbing potential relics. Archaeological supervision will be established at the time that work on the site commences.	Proponent, ongoing.

Subject	#	Commitment	Responsibility / Timing
	61	The detailed design of any buildings associated with recreational use at the Mont St Quentin Oval will acknowledge the design of former military buildings in this part of the site.	To be demonstrated by the proponent at the time of any relevant detailed application.
Geotechnical / Soils	62	A Soil and Water Management Plan will be prepared for each relevant stage of the development to document proposed management strategies including salinity, soil erosion and surface water management during and post construction.	To be demonstrated by the proponent at the time of any relevant detailed application.
	63	Future detailed applications will include a commitment that if, during construction activities, any Potential Acid Sulphate Soils or Acid Sulphate Soils are disturbed on site, an Acid Sulphate Soil Management Plan will be prepared and certified as appropriate by a suitably qualified person.	To be demonstrated by the proponent at the time of any relevant detailed application.
	64	Future detailed applications will include details of any proposed cut and fill and appropriate assessment of ground conditions in these areas. Future earthworks will be carried out in accordance with AS 3789 and relevant engineering standards.	To be demonstrated by the proponent at the time of any relevant detailed application.
Bushfire	65	<p>Bushfire Asset Protection Zones at known areas of bushland / development interface are to be in accordance with the bushfire protection measures required by the Acceptable Solutions of Planning for Bushfire Protection 2006 as generally illustrated in the Bushfire Assessment prepared by McKinley Morgan included at Appendix I of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants dated September 2010 and as amended by the Bushfire Protection Assessment prepared by Ecological included at Appendix N of the Section75W Modification Report (Mod 2) dated March 2016. The final placement of Asset Protection Zones will be as required in relation to the nature of the specific land use at each interface segment.</p> <p>Reason for Modification: To reflect the updated Bushfire Strategy lodged as part of Modification 2.</p>	To be demonstrated by the proponent at the time of any relevant detailed application.
	66	<p>The detailed design of subdivision and development will provide for a perimeter road system adjacent to open space and the proposed Regional Park to provide separation to the bushfire hazard of 24 – 29 metres as identified in Figure 5 and Table 1 of the Bushfire Assessment prepared by McKinley Morgan included at Appendix I of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants dated September 2010 and as amended by the Bushfire Protection Assessment prepared by Ecological included at Appendix N of the Section75W Modification Report (Mod 2) dated March 2016.</p> <p>Reason for Modification: To reflect the updated Bushfire Strategy lodged as part of Modification 2.</p>	To be demonstrated by the proponent at the time of any relevant detailed application.
	67	Landscaping within the perimeter road APZ system will consider type and application of mulches, plant formation in the context of the separation of tree canopies and the ability to act as a conduit for fire to traverse from any adjoining bushfire hazard. The proponent will prepare management plans for landscaping within the perimeter road system prior to handover to the relevant council.	To be demonstrated by the proponent at the time of any relevant detailed application.
	68	During the detailed design stages, access to the Regional Park from the perimeter road network will be considered with respect to bushfire suppression and mitigation strategies and water hydrants will be provided adjacent to these access points.	To be demonstrated by the proponent at the time of any relevant detailed application.

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	69	Access to the north western portion of the Edmondson Park South site will be provided via an extension of Zouch Road to ensure the objectives of Planning for Bushfire Protection 2006 are met.	To be demonstrated by the proponent at the time of any relevant detailed application.
Social and Community Initiatives	70	<p>The Proponent will deliver 5% of total housing for Moderate Income Housing, excluding the Edmondson Park Frasers Town Centre site. Moderate Income Housing is housing that is affordable to households on moderate incomes being between 80% - 120% of the median gross household income in the Greater Sydney Region.</p> <p>Reason for Modification: See 71A below.</p>	Proponent, ongoing.
	71	<p>The Proponent will target delivery of 5% of total housing for Seniors Housing, excluding the Edmondson Park Frasers Town Centre site. This includes all forms of seniors housing defined under State Environmental Planning Policy (Housing for Seniors and People with a Disability) including residential care facility, hostel and self-contained dwellings.</p> <p>Reason for Modification: See 71A below.</p>	Proponent, ongoing.
	71A	<p>Frasers Property Australia will provide dwellings within a range of price points within Edmondson Park Frasers Town Centre, including 15% of dwellings suitable for purchase as moderate income housing (defined as 80% to 120% of the average income across NSW).</p> <p>Frasers Property Australia will provide 20% of all dwellings across the Frasers Town Centre site as incorporating Liveable Housing Guideline's silver level universal design features to provide housing that is appropriate for but not limited to seniors. Note: 20% will be achieved across the entire Town Centre and not specifically in each individual DA.</p> <p>Reason for Modification: Frasers Property Australia is committed to providing affordable housing. The new commitment which applies only to the Frasers Town Centre goes above the original Concept Plan commitment to provide 15% of dwellings for purchase as moderate income housing (defined as 80% to 120% of the average income across NSW).</p> <p>Frasers Property Australia is also committed to delivering flexible housing that responds to the changing needs of its occupants. Universal Housing contributes to social sustainability by enabling residents to stay in their homes if circumstances change, such as the addition of a new family member or the onset of old age. Liveable Housing Australia has set performance standards for Universal Housing. The new commitment establishes the benchmark for achieving the principles of universal design in dwellings to promote flexible housing for all community members. The 20% target incorporates and expands on the proponent's former commitment for providing 5% of housing as seniors housing to provide housing for all not restricted to seniors but that is appropriate for seniors and enables the principle of ageing in place. The revised commitment is above the industry standard, noting the Residential Precincts are defined as Multi-Dwelling Housing and as such have no ADG requirement regarding Universal Housing. By adopting the 20% requirement across the entire project Frasers will be effectively doubling the number of universal dwellings that would normally be provided.</p>	To be demonstrated by the proponent at the time of any relevant detailed application.
	72	The Proponent will develop a Welcome Program for the Edmondson Park South Project. The Welcome Program will be tailored to the incoming community and will include distribution of 'welcome packs' delivered by 'welcome workers' providing new residents with information on their new neighbourhood, and key information for services and facilities including bus and train timetables will identify specific community development programs, community events, newsletters	To be developed by the Proponent prior to occupation of the first dwelling.

Subject	#	Commitment	Responsibility / Timing
		and the like. Community development initiatives to be included in the Welcome Program may include community intranet, funding for community initiatives, community development committees, neighbourhood associations, playgroups, newsletters, community development programs, and community events.	
	73	An on-going program of information to and consultation with the surrounding community is to be implemented as planning for the site continues. This will include regular updates (for example via a project website) or press articles to keep people informed of progress, and further consultation with key stakeholders around the detailed design of the development.	Proponent UrbanGrowth NSW , ongoing
	74	The Proponent will retain and enhance parts of the Memorial Forest located within the RE1 Public Recreation zone along the South Western Freeway edge of the site. This includes the provision of appropriate interpretative signage and / or a memorial plaque within this part of the Memorial Forest area.	To be demonstrated by the proponent during the relevant works.
	75	Landcom is committed to working with Campbelltown Council to address future design, construction and management of future uses within the proposed E4 Environmental Living zone that adjoins the South-Western Freeway (refer to Statement of Commitment No. 16).	Proponent, ongoing
Demolition works	76	An Environmental Management Plan (EMP) will be prepared by a suitably qualified person. The EMP will detail surface water and ground water management; air quality management; noise and vibration management; waste management and demolition traffic management. The site traffic control recommendations for each worksite gate entry or exit point (including all appropriate signage) will be determined by means of a "Traffic Control Plan" to be prepared by an RTA accredited contractor. Each site entry and/or exit gate number and the name or other description of its proposed activity should be clearly signposted for the benefit of all approaching site traffic, in particular emergency services vehicles.	Proponent, prior to commencement of demolition works.
	77	A Demolition Work Method Statement will be prepared by a suitably qualified person who is registered with the Work Cover Authority. The Statement will comply with AS2601-1991 Demolition of Structures, the Occupational Health and Safety Act 2000 and Regulation, the Waste Management Act 1995, and all other relevant acts and regulations.	Proponent, prior to commencement of demolition works.
	78	A Tree Management Plan will be prepared by a suitably qualified person with the relevant tree protection measures to minimise any potential impacts on the trees to be retained.	Proponent, prior to commencement of demolition works.
	79	Prior to any proposed demolition works, a Hazardous Materials assessment is to be undertaken for any building proposed to be removed. This will allow the creation of a register of hazardous materials, which will directly influence the method of demolition.	Proponent, prior to commencement of demolition works
Remediation works	80	Remediation works on land as identified in the Remediation Action Plan will be carried out in accordance with the Remediation Action Plan (RAP), Environmental Management Plan and Contamination Management Plan prepared by Golder Associates included at Appendix G of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants dated September 2010.	Proponent, subject to conditions of Concept Plan approval
	81	Prior to the commencement of any earthworks, an Unexpected Finds Protocol relating to the potential existence of isolated occurrences of contamination is to be developed in accordance with the requirements of any relevant Remediation Action Plan (RAP).	To be demonstrated by the proponent at the time of any relevant detailed application
	82	Prior to the decommissioning of the Sewer Treatment Plant (STP), detailed site investigations will be undertaken by a suitably qualified person to identify any remedial works. This investigation will inform the preparation of a Remediation Action Plan (RAP), if required. Decommissioning works will be carried out in accordance with the relevant RAP and Site Audit Statement is issued by a NSW DECCW accredited Contaminated Land Site Auditor.	To be demonstrated by the proponent prior to decommissioning works and before transfer of the land to DECCW.

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Acoustic	83	The detailed design of future development will address the recommendations contained within the Noise and Vibration Impact Assessment, prepared by Wilkinson Murray included at Appendix U of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 and Supplementary Noise and Vibration Impact Assessment, prepared by Wilkinson Murray included at Appendix I of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010	To be demonstrated by the proponent at the time of any relevant detailed application
	84	Future applications, as relevant, will be accompanied by an noise assessment report demonstrating compliance with the noise criteria set out in the 'Development near Rail Corridors and Busy Road - Interim Guideline', DoP (December, 2008).	To be demonstrated by the proponent at the time of any relevant detailed application
Transport Construction Authority	85	Landcom will work with TCA to facilitate the integration of the SWRL project with the proposed development and will consult with TCA regarding the provision of utilities, regrading of land near the station and land uses adjacent to the corridor.	Proponent, ongoing
	86	Landcom will continue to work with TCA to discussion options to connect the proposed Edmondson Park Station to the sewer system.	Proponent, ongoing
	87	Landcom will work with TCA to facilitate the provision of a rail traction substation on the north side of the town centre within the SWRL corridor.	Proponent, ongoing
	88	Landcom will consult with TCA on the proposed pedestrian crossing west of Edmondson Park Station.	Proponent, ongoing