

Draft Statement of Commitments, June, 2008

Item	Commitment	Timing	
1	Compliance with relevant legislation, statutory EPIs and other requirements	Detailed design of the various components of the project will comply with the provisions of all relevant legislation, EPIs, Council codes, BCA, Australian Standards (where relevant) and other requirements.	Detailed project and development application stage, as relevant.
2	Built form, urban and environmental design (energy water etc)	Detailed design of future buildings (for employment uses and residential purposes) will comply with the provisions of any relevant development controls, SEPP 65 (where relevant), BCA, Australian Standards (where relevant) and BASIX.	Detailed project or development applications (built form) stage, as relevant.
Open space and recreation			
3	Open space land	Dedication to Bankstown City Council of public open space land, at no cost to Council in lieu of S94 contributions for open space acquisition.	Future residential project applications (built form).
4	Open space embellishment	Embellishment of public open space land, at no cost to Council in lieu of S94 contributions for open space embellishment. Works to be to the satisfaction of Council.	Future residential project applications (built form).
Bushland works			
5	Rehabilitation	Rehabilitation works to south-west bushland area to an appropriate standard to be confirmed with Bankstown City Council in lieu of S94 contributions for bushland and biodiversity projects.	Timing to be agreed with Bankstown Council.
Traffic and transport			
6	Off-site traffic management measures	Provision of roundabouts at 2 entrances along Cooper Road, to an appropriate standard to be determined in conjunction with Bankstown City Council.	Subsequent project or development applications, as appropriate.
7	Off-site traffic management measures	Provision of a roundabout at an entrance to the residential precinct along Bruner Road, to an appropriate standard to be determined in conjunction with Bankstown City Council.	Subsequent project or development applications, as appropriate.
8	Off-site traffic management measures	Provision of signalised intersection/roundabout at the junction of Bruner Rd and eastern employment land (in the vicinity of Lambert Street), to an appropriate standard to be determined in conjunction with Bankstown City Council.	Subsequent project or development applications, as appropriate.
9	Off-site traffic management measures	Provision of signalised intersection at the junction of Rookwood Rd and eastern employment land (north of Boardman Street), to an appropriate standard to be determined in conjunction with the Roads & Traffic Authority.	Subsequent project or development applications, as appropriate.
10	Off-site traffic management measures (Bike Plan)	Provision of a combined cycleway/ pedestrian path on the northern side of Bruner Rd between Cooper Rd and Graf Avenue, to an appropriate standard to be determined in conjunction with Bankstown City Council.	Subsequent project or development applications (built form), as appropriate.
11	Off-site traffic management measures	Provision of a footpath on the eastern side of Cooper Rd from Bruner Rd to Bagdad St, to an appropriate standard to be determined in conjunction with Bankstown City Council.	Subsequent project or development applications (built form), as appropriate.

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Item	Commitment	Timing	
Community services and facilities (social sustainability)			
12	Community buildings	Contribution towards the upgrading of Community Centres in accordance with Bankstown Council's Section 94 Contributions Plan (2002).	Prior to issue of construction certificates.
13	Libraries	Contribution towards the upgrading of Library in accordance with Bankstown Council's Section 94 Contributions Plan (2002).	Prior to issue of construction certificates.
14	Non-Council facilities and services	A Strategic Social Plan (SSP) will be prepared to determine the appropriate level of social infrastructure and funding sources (in addition to or in lieu of related Section 94 contributions).	SSP informs project or development applications (residential built form), as appropriate.
14a	Social Sustainability	Community Infrastructure requirements to be determined upon the completion of the SSP	
Urban Villages and CBD Public Domain			
15	Urban Villages and CBD Improvements	Contribution towards the upgrading of Urban Villages and CBD in accordance with Bankstown Council's Section 94 Contributions Plan (2002).	Prior to issue of construction certificates.
Section 94 Administration & Studies			
16	Section 94 Administration & Studies	Contribution towards Section 94 Administration and Studies in accordance with Bankstown Council's Section 94 Plan (2002) where contributions provided.	Prior to issue of construction certificates.
Potts Hill Redevelopment Public Domain/ Utilities, etc			
17	Heritage interpretation	Heritage interpretation works within the business park and residential area	To be determined in consultation with Sydney Water Heritage Officer.
18	Landscape Works	Landcom will prepare a draft public domain design guide for the proposed employment, residential and open space areas, and where relevant will meet the requirements of Bankstown City Council.	Subsequent project or development applications (built form), as appropriate.
19	Storm water management	A storm water management concept has been prepared with this concept application for the residential precinct. A detailed stormwater management plan for the residential land and the business park land will show that the land can be adequately drained, and storm water managed in accordance with best practice.	Concept application for residential precinct. Subsequent project or development applications, as appropriate.
20	Infrastructure and utilities	The site is capable of being connected with all essential utilities. Provision of infrastructure and utilities will be in accordance with the requirements of Bankstown City Council, or other relevant service authorities.	Prior to issue of construction certificates.
21	Energy and water efficiency measures	Office component of government buildings within the business park will achieve a minimum 4.5 star energy efficiency rating. All dwellings will meet the requirements of BASIX	Subsequent project or development applications, as appropriate.

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22	Soil remediation	A remediation strategy will be implemented that complies with all relevant legislation and that is matched to the proposed land uses. A site audit statement will be obtained stating that it is suitable for the proposed development.	Addressed as part of subsequent project applications (civil works).
23	Geotechnical conditions	A geotechnical report on the suitability of the site for development shows that the site is suitable for the proposed development.	Addressed as part of this concept application.
24	Environmental mitigation and management measures and monitoring	Detailed management plans will be prepared to address all relevant environmental issues, including soil remediation, stormwater management, construction impacts, waste generation and collection, construction traffic and pedestrian management, and noise and vibration. Plans to be compatible with EMP and VMP for Sydney Water retained and (see below).	Prior to issue of construction certificate.
Environmental Management and Vegetation Management – Sydney Water Retained Land			
25	Environmental Management Plan (EMP) & Vegetation Management Plan (VMP) for retained land	An EMP and VMP for the land to be retained by SWC will be prepared and implemented in consultation with DECC. A preliminary outline of the EMP and VMP have been prepared as part of this concept application.	Prior to first project application involving works in the residential precinct.
Conservation Management Plan – Sydney Water Retained Land			
26	Potts Hill Reservoirs and Site Conservation Management Plan (Sydney Water, 2005)	Implementation of the protocols and heritage measures for the Sydney Water retained land.	Upon approval of revised State Heritage Register (SHR) boundary by the NSW Heritage Council.