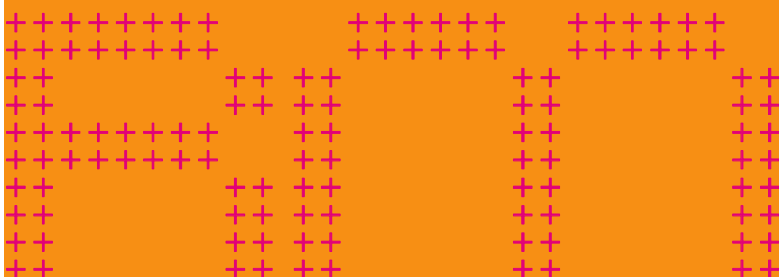
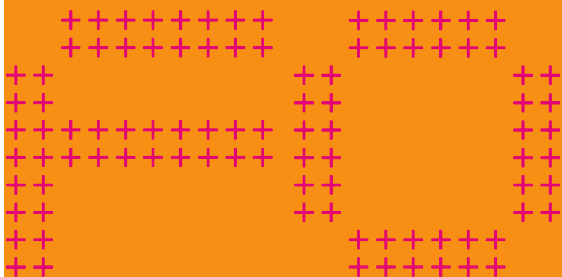
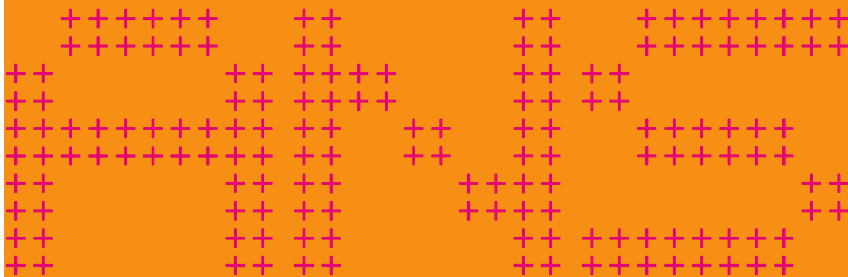
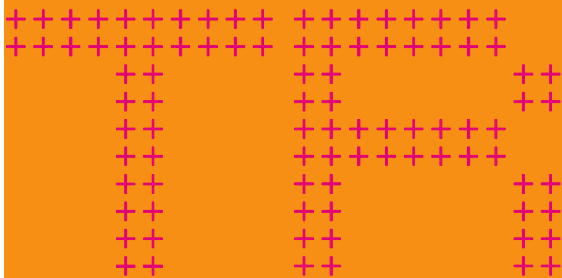


Revised Statements of Commitments

Bonnyrigg Living Communities Project

November 2008



8 Revised Statements of Commitments

8.1 Concept Plan

The following outlines the Statement of Commitments proposed by Bonnyrigg Partnerships for the Concept Plan for the Bonnyrigg Living Communities Project. The draft Statement of Commitments identifies the following:

- General terms that the project will adhere to.
- Contributions made by the proponent in accordance with the Voluntary Planning Agreement.
- Measures to mitigate for any environmental impacts.
- Measures to monitor the environmental performance of the project.
- Achieving minimal impact in the environment and a positive environmentally sustainable outcome.

A COMMITMENTS RESTRICTING THE TERMS OF APPROVAL

1. The proposed development will be carried out generally in accordance with the following plans and documentation submitted with the Preferred Project Report:
 - Land Use Plan, dated June 2008.
 - Road Hierarchy Plan, dated June 2008.
 - Indicative Staging Plan, dated June 2008.

B COMMITMENTS COMPRISING PAYMENT OF A MONETARY CONTRIBUTION

2. The proponent will enter into a Voluntary Planning Agreement (VPA) with Fairfield City Council for the purposes of providing either dedicating land free of cost, payment of a monetary contribution, or provision of any other material public benefit, or any combination of them, to be used for or applied towards a public purpose.

C SOCIAL IMPACTS

3. The proponent will implement the Community Renewal Services Plan.

D INFRASTRUCTURE

4. The proponent will commit to the provision of infrastructure in accordance with the Bonnyrigg Infrastructure Services Delivery Plan.
5. The proponent will undertake all external intersection upgrades in accordance with the revised TMAP.
6. The proponent will commit to the provision of a reticulated A-grade recycled water infrastructure system that meets or exceeds the BASIX requirements prior to Stage 8 (or the equivalent stage which provides for up to 1102 new dwellings being provided).
7. The development shall not exceed the current potable water use prior to Stage 8 (or the equivalent stage which provides for up to 1102 new dwellings being provided).
8. In the event that off-site recycled water is not supplied to the site by Stage 8 (or the equivalent stage which provides for up to 1102 new dwellings being provided), the proponent will commit to the delivery of a whole-of-site sewer harvesting, treatment and pumping station that will provide recycled water to the reticulation system or alternative measures to ensure that the cumulative assessment of all dwellings (constructed up until the date of assessment including those constructed in earlier stages) on the Bonnyrigg Estate would on average or in total indicate that the current BASIX requirement has been achieved.

E DEMOLITION

9. The proponent will undertake all demolition works in accordance with the requirements of Council, the DECC and WorkCover.
10. Demolition will be undertaken in accordance with the Staging Plan. No further approvals will be required following Concept Plan Approval.
11. 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.
12. A Hazardous Materials Management Plan will be prepared prior to commencement of demolition to be detailed in Construction Environmental Management Plan.
13. Measures which will be adopted in order to control run off during the demolition process are to be detailed in the Construction Environmental Management Plan.
14. A Waste Management Plan will be prepared prior to the commencement of demolition and where possible materials will be recycled for reuse on the site.
15. 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.
16. Demolition will occur in consultation with the community and will be integrated within the renewal and re-housing management strategies on the site.

8.2 Stage 1 Project Application

The following outlines the Statement of Commitments proposed by Bonnyrigg Partnerships to facilitate the Stage 1 Project Application, including both the subdivision and dwelling construction components. The Statement of Commitments identifies the following:

- General terms that the project will adhere to.
- Contributions made by the proponent in accordance with the Voluntary Planning Agreement.
- Measures to mitigate for any environmental impacts.
- Measures to monitor the environmental performance of the project.
- Achieving minimal impact in the environment and a positive environmentally sustainable outcome.

A. COMMITMENTS RESTRICTING THE TERMS OF APPROVAL

1. The proposed development will be carried out generally in accordance with the plans provided with the Bonnyrigg Living Communities Project Preferred Project Report and accompanying Appendices, except as otherwise provided by this Statement of Commitments.
2. Prior to the issue of a Construction Certificate, all general commitments, and all specific commitments relating to the Construction Certificate will be complied with.
3. Prior to the endorsement of a Subdivision Certificate, all general commitments, and all specific commitments relating to the Subdivision Certificate will be complied with.

B GENERAL

4. A copy of the Minister's approval in accordance with Section 75J(1) of the Act, a copy of the Statement of Commitments, and relevant Construction Certificates, including associated approved plans, will be kept onsite at all times during construction.
5. Residents and local authorities will be notified of the intended construction timetable and kept up to date for the duration of the construction works.
6. Signs to be erected at gate entries and/or most prominent position on the work site detailing:
 - a) That unauthorised entry to the work site is prohibited; and
 - b) Indicating the name of the contact person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

Any such signs are to be removed at the completion of construction works.
7. Toilet facilities will be provided at or in the vicinity of the site on which work is being carried out. Toilets to be provided at a rate of one toilet per every 20 persons or part of 20 persons employed at the site.
8. The Building Contractor will make provision for safe, continuous movement of traffic and pedestrians in public roads and erecting traffic warning signs conforming to the Roads and Traffic Authority's general specifications.

C OPEN SPACE AND LANDSCAPING

9. The Proponent will provide for the development of new open space as part of the renewal process and Stage 1 works. The Stage 1 portion of the open space in the central valley shall be provided as detailed in the Bonnyrigg Masterplan.
10. The Proponent will carry out all landscaping works in accordance with relevant Council standards, the Landscape Management Plan and as detailed in the Bonnyrigg Masterplan.

D ENGINEERING, INFRASTRUCTURE AND SERVICES

11. The Proponent will provide for new roads and connections contained within Stage 1 as per the plans included in the Bonnyrigg Masterplan.
12. All roads will be designed and constructed to all relevant Australian Standards and Council's standards.
13. The Proponent will provide recycled water reticulation to each residential lot through dual reticulation when service is available in consultation with Council, Sydney Water and other suppliers.
14. The Proponent will provide reticulated potable water and sewage services to each lot in the subdivision in accordance with Sydney Water.
15. The Proponent will provide access to the potable water supply for active public reserve.
16. The Proponent will conserve, protect or relocate (as appropriate) the existing services passing through the site, including stormwater, sewer, water, telecommunications and electricity.
17. The Proponent will provide underground power to each residential lot in accordance with Integral Energy's standards and requirements.
18. The Proponent will provide underground telecommunications infrastructure to each lot in the subdivision in accordance with Telstra requirements.
19. The Proponent will provide broadband to all new dwellings on site.
20. The Proponent will provide gas to all dwellings for uses including hot water, heating and cooking.

E WATER SENSITIVE URBAN DESIGN

21. The Proponent will apply the principles of Water Sensitive Urban Design (WSUD) to the stormwater flows that enter and leave the site, as well as those that are generated through impervious surfaces on the site.
22. The Proponent will ensure that all proposed measures related to treatment or filtration of all stormwater will be designed and constructed in accordance to DECC guidelines for a three month average recurrence interval storm event. The proposed measures should include but not be limited to:
 - Details as to treatment measures of stormwater to water quality specifications as required by Council, DECC and ANZECC guidelines, including treatments to any ponds;
 - Details on how the stormwater quantity shall be ensured in regards to the satisfaction of pre or post conditions (i.e. downstream properties are not affected by any increased flows from the site); and
 - Details on how existing overland flow-paths will be maintained wherever possible, plus ensure velocity depth limits are satisfied (i.e. safe during peak events).
23. The Proponent will design and construct the stormwater/drainage network in order to avoid increasing stormwater flows for all events up to a 1-in-100-year average recurrence interval event.

F ECOLOGICAL SUSTAINABLE DEVELOPMENT

24. The Proponent will adopt and implement the principles and measures of ecological sustainable development for water, energy and occupant wellbeing, health and amenity in accordance with the Statement of Commitments for the Concept Plan.

G CONSTRUCTION

25. Construction Environmental Management Plan

Prior to any works commencing the Proponent will prepare a Construction Environmental Management Plan (CEMP) to be designed and implemented to manage all environmental aspects associated with the construction. The CEMP will identify construction measures and practices to be established for the purposes of minimising potential construction impacts such as erosion and sediment transfer, construction traffic, noise and worker safety.

The CEMP will be maintained on site during all site works and be available to authorised persons upon request.

The CEMP will include the preparation and implementation of the following management plans but not be limited to:

- a) A Site Management Program, identifying and addressing issues such as occupational health and safety, site security, emergency response protocol including key contacts and any training procedures required by either visitors or site personnel.
- b) A Soil and Water Management Plan (SWMP) detailing all erosion and sediment control, management of soil stockpiles, control and management of surface water. The SWMP shall also include proposed measures to address potential land contamination including the need to undertake site assessments and remediation.
- c) A Noise Vibration Management Plan (NVMP) detailing measures to minimise the impact of construction on residential amenity. Noise and vibration monitoring to be incorporated into the program, however only to be undertaken during the construction as necessary.
- d) A Dust Management Plan prior to demolition and construction in order to manage and where possible minimise the generation of dust.
- e) A detailed Traffic Management Plan prior to construction, and includes a driver code of conduct for construction vehicles associated with the proposed works.
- f) A Hazardous Material Management Plan prepared in accordance with all relevant requirements of Council, DECC and WorkCover.
- g) An Erosion and Sediment Management Plan (ESMP) prepared and implemented and shall include, but not be limited to, details of control measures to ensure protection against sediment laden runoff during the construction.

26. All excavation works will be undertaken as per plans lodged with approved Construction Certificates and in accordance with all the relevant requirements of Council, DECC and WorkCover.

27. The Proponent will undertake further assessment in regards to contamination as recommended in the assessment reports prepared by JBS Environmental, Preliminary Environmental Site Assessment Report September 2007 and Preliminary Environmental Site Assessment Report Stage 1 September 2007.

28. Landscaping will be undertaken in accordance with the Landscape Masterplan included in the Bonnyrigg Masterplan.

29. The Proponent will ensure that all services remain uninterrupted to the estate during the construction stages.

30. The Proponent will provide certification to the PCA confirming that all outdoor lighting complies with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.

31. The hours of construction will be 7.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm on Saturdays. No construction work will be carried out on Sundays or Public Holidays.

32. Notwithstanding the above restrictions to working hours, the proponent and/or the building contractor may apply to the Director-General to extend the working hours in certain circumstances, if required.
33. Notwithstanding the above restrictions to working hours, works and/or the delivery of goods works for emergencies (as required by the Police or any other authority) may be undertaken outside the specified working hours for safety reasons where people, equipment and/or properties are in danger. The extension of working hours may be undertaken (in case of emergency situations) provided that the proponent notifies the Department immediately, and explains the circumstances and reasons for extending the specified working hours, and the intended duration of the extension.
34. The Building Contractor will be responsible for maintaining the site and adjoining areas in full compliance with the OH & S Act 2000 and OHS Regulations 2001.
35. Prior to construction the developer will determine the location and quantity of temporary construction offices and amenities. Temporary construction office and amenities on the site will be established in accordance with Work Cover requirements and authority approvals.
36. All materials, machinery and items associated with the construction will be contained within the site.