

Table 1 – Revised Concept Plan Statement of Commitments

Subject	No.	Commitments	Timing
Construction Management	1.	A Construction and Environmental Management Plan will be prepared for each project by the appointed building contractor and will be submitted to the Principal Certifying Authority for sign off. The CEMP will address the following issues: <ul style="list-style-type: none"> - Site Management; - Air Quality; - Noise and Vibration Management; - Soil and Water Management; - Construction Traffic Management; - Waste and Hazardous Materials Management; and - Protection of E2 zoned land 	Prior to works commencing.
	2.	The construction noise mitigation measures recommended by the Acoustic Consultant will be incorporated into the Construction and Environmental Management Plans for each project as relevant.	Prior to works commencing.
Geotech	3.	Future Project Applications within the Precinct will demonstrate compliance with the recommendations of the Geotechnical Assessment in relation to: <ul style="list-style-type: none"> ▪ Bulk Earthworks; ▪ Structural Design; ▪ Ground Water Management; ▪ Acid Sulphate Soils; and ▪ Soil Salinity. 	Details to be provided with the relevant Project Application(s).
Stormwater Management	4.	Future Project Applications will demonstrate compliance with the targets in the Stormwater Masterplan and Trunk Drainage Strategy prepared by Brown Consulting Engineers.	Details to be provided with the relevant Project Application(s).
	5.	Future Project Applications will demonstrate that: <ul style="list-style-type: none"> ▪ the project water quality targets will be met; and ▪ stormwater flow rates will be equal to less than the current existing flow rates. 	Details to be provided with the relevant Project Application(s).
Waste Management	6.	An Operational Waste Management Plan will be prepared for each of the warehouse buildings on the site.	Prior to the occupation of each warehouse.
Hazardous Materials	7.	Should storage of hazardous materials be required by the occupants of a warehouse building, a hazardous materials assessment will be prepared.	Prior to the occupation of the relevant warehouse, if applicable

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Bushfire Protection	8.	Future Project Applications within the Precinct will demonstrate compliance with the recommendations of the Bushfire Consultant, in relation to: <ul style="list-style-type: none"> ▪ Access to the bushfire prone vegetation in the E2 Environmental Conservation corridor; ▪ Building setbacks; ▪ Building construction requirements; ▪ Landscape Maintenance; and ▪ Emergency Planning. 	Details to be provided with the relevant Project Application(s).
Signage and Lighting	9.	Future applications will provide detail on signage and lighting.	Details to be provided with the relevant Project Application(s).
Noise	10.	Acoustic Assessments will be submitted with future project applications for each warehouse building detailing acoustic mitigation measures where required. For buildings on lots with boundary to the Greenway Place properties: <ul style="list-style-type: none"> ▪ Buildings are to be orientated in a north south direction to form a barrier to Greenway Place; ▪ Loading docks are to be located on the western side of the buildings; and ▪ Barriers in the order of 5 metres in height are to be constructed in the gaps between the buildings. 	Details to be provided with the relevant Project Application(s).
Waste Management	11.	An Operational Waste Management Plan will be prepared for each of the warehouse buildings on the site.	Prior to the occupation of each warehouse.
Biodiversity	12.	A Hollow-bearing Tree Protocol prepared by a suitably qualified ecologist and will be implemented.	Prior to the removal of any trees within the Employment Precinct
Heritage	13.	A test excavation program will be undertaken in 4 PADs identified by GML. An Archaeological Research Design (ARD) will be developed prior to the test excavation program and presented to the relevant Aboriginal stakeholders for review and comment.	Prior to issue of a Construction Certificate for any parts of the site which include a PAD.
	14.	An Aboriginal Heritage Management Plan will be prepared for the precinct or Aboriginal Heritage Impact Assessments will be submitted with future Project Applications.	Prior to the lodgement of any Project Application beyond Stage 1.
	15.	Indigenous community consultation will continue in accordance with the document 'Aboriginal cultural heritage consultation requirements for proponents 2010' produced by DECCW. The Heritage Impact Statement will be referred to the relevant organisations who have registered their interest in participating in the assessment process and additional surveys will be undertaken if required.	Prior to the submission of a Preferred Project Report or response to submissions whichever is appropriate.
Visual Impact Assessment	16.	Future project applications for developments within the south-eastern corner of the precinct will detail mitigation measures to be implemented so as to minimise and visual impacts.	Details to be provided with the relevant Project Application(s).
Contamination	17.	That a phase 2 assessment be undertaken for future developments located along the north-eastern	Details to be provided with the relevant

		boundary.	Project Application(s).
Driver Code of Conduct	18.	A Driver Code of Conduct will be prepared for the site which will include a truck route management plan.	Prior to the issue of the first Occupation Certificate.
E2 Zoned Land	19.	Development Applications including or adjacent to E2 zoned land will provide details regarding: <ul style="list-style-type: none"> ▪ Rehabilitation works; and ▪ Measures to be implemented to clearly delineate the E2 zoned land. 	To be provided with the relevant development application.
Services	20.	All services are to be installed underground, where feasible.	Details to be provided with relevant construction certificates.

Table 2 – Draft Stage 1 Project Application Statement of Commitments

Subject	No.	Commitments	Timing
Construction Management	1.	A Construction and Environmental Management Plan will be prepared by the appointed building contractor and will be submitted to the Principal Certifying Authority for sign off. The CEMP will address the following issues: <ul style="list-style-type: none"> - Site Management; - Air Quality; - Noise and Vibration Management; - Soil and Water Management; - Construction Traffic Management; - Waste and Hazardous Materials Management; and - Protection of E2 zoned land. 	Prior to works commencing.
	2.	The construction noise mitigation measures recommended by the Acoustic Consultant will be incorporated into the Construction and Environmental Management Plan.	Prior to works commencing.
Waste Management	3.	An Operational Waste Management Plan will be prepared for the Stage 1 Warehouse Building.	Prior to the occupation of the warehouse.
	4.	If required a Hazard Assessment for the storage of hazardous goods will be undertaken.	Prior to the issue of a Construction Certificate relating to the construction of a hazardous material storage facility.
Signage and Lighting	5.	Future applications will be lodged providing detail on signage and lighting for the Stage 1 Warehouse Building.	Prior to the occupation and use of the warehouse building.
Building Code of Australia	6.	The Stage 1 warehouse building will comply with the relevant provisions of the Building Code of Australia.	Prior to issue of a Construction Certificate.
Heritage	7.	Prior to works commencing a test excavation program will be undertaken in PAD 3. An Archaeological Research Design (ARD) will be developed prior to the test excavation program and	Prior to issue of a Construction Certificate.

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		presented to the relevant Aboriginal stakeholders for review and comment.	
Contributions	8.	Jacfin will enter into an agreement with the Department of Planning as part of the Stage 1 Project Application, in accordance with Division 6 of Part 4 of the EP&A Act, to provide for regional infrastructure contributions, as outlined in Section 6.14 of the this report.	Prior to the issue of an Occupation Certificate.