



APPENDIX A – AMENDED CONDITIONS AND STATEMENT OF COMMITMENTS

To reflect the preferred project, this section 75W application proposes the following modifications to the Conditions of Approval and Statement of Commitments. Text proposed to be deleted is indicated by 'strike through' and text proposed to be added is indicated in 'red' text.

Changes to Terms of Approval

Condition #	Proposed Amendment	Reason for change / comment
A1 Development Description	<p><i>Development approval is granted to carry out the development described in detail below:</i></p> <ul style="list-style-type: none"> • <i>demolition and removal of all existing buildings;</i> • <i>construction of a mixed-use development generally between 2 4 – 8 10 storeys above podium in height.</i> • <i>maximum ground floor retail and community non-residential floor space of 44,591m² 19,283 m²</i> • <i>maximum 425 494 residential apartments with a maximum GFA of 36,228m² 41,256m²</i> • <i>980 1,202 basement car parking spaces over two four levels;</i> • <i>associated landscaping;</i> • <i>associated infrastructure, stormwater and utility works;</i> • <i>stratum subdivision</i> 	To reflect the preferred project across the North and South sites.



Condition #	Proposed Amendment	Reason for change / comment
<p>A2 Development in Accordance with Plans and Documentation</p>	<p><i>The development shall be undertaken generally in accordance with:</i></p> <ul style="list-style-type: none"> • <i>the Environmental Assessment dated 12 July 2012 prepared by Don Fox Planning except where the amended by the Preferred Project Report dated 14 March 2013 and as amended by information submitted on 8 May 2013, including all associated documents and reports;</i> • <i>the Draft Statement of Commitments prepared by Don Fox Planning and amended by Urbis dated 28 February 2018;</i> • <i>Section 75W Modification (MOD 2) of Project Approval MP09_0146 – Eastlakes Shopping Centre, Eastlakes prepared by Urbis and dated 18 September 2017 as amended by Response to Bayside Council – Eastlakes Shopping Centre Mod 2 prepared by Urbis dated 30 October 2017</i> • <i>Section 75W Modification (MOD 3) of Project Approval MP09_0146 – Eastlakes Shopping Centre, Eastlakes prepared by Urbis and dated 4 January 2018 as amended by Section 75W Modification (MOD 3) of Project Approval MP09_0146 – Eastlakes Shopping Centre, Eastlakes prepared by Urbis dated 1 February 2018</i> • <i>Environmental Assessment Report Section 75W Modification Eastlakes Shopping Centre, Eastlakes prepared by Urbis and dated July 2017 as amended by Response to Submissions – Eastlakes Shopping Centre Mod 1 prepared by Urbis dated 21 November 2017 and Response to DP&E Request for additional information – Mod 1 to MP09_0146 Eastlakes Shopping Centre prepared by Urbis and dated 5 March 2018 and Response to DP&E Request for additional information – Mod 1 to MP09_0146 Eastlakes Shopping Centre prepared by Urbis and dated 28 March 2018 and additional information submitted on 11 May 2018</i> • Modification Report (MOD 4) prepared by Urbis and dated August 2018 except where amended by the Response to Submissions and Preferred Project Report dated 14 October 2019. • <i>the following drawings:</i> 	<p>To reflect the amended Architectural Drawings, Landscape Drawings and Stratum Plans for the North and South Site included as part of this submission.</p>



Condition #	Proposed Amendment	Reason for change / comment
	<p>It is sought to delete the existing references to the Architectural, Landscape Plans and Stratum Plans for the North and South site and replace the references with the drawings submitted as part of this submission.</p>	
<p>A8 Community Space</p>	<p>A community space as identified in the ground floor plan (Drawing No DA05-Rev J) shall be provided within the development with street frontage at the edge of the Eastlakes Reserve, at no cost to the Council, that can be used by Council or Council nominated community organisation(s) for community purposes. This is in addition to the Section 94 Contribution provided in Condition B14.</p> <p>If Council declines to accept the space within 3 months of the offer, the proponent shall prepare an operation management plan for such space in consultation with the Council. The operation management plan shall be approved by the Director General and a copy of the plan provided to Council for information.</p>	<p>To be deleted. The Public Benefit Offer supersedes this condition.</p>
<p>A7 Staging</p>	<p>Where the conditions of this project application approval require approval by others prior to issue of Construction Certificate, commencement of construction or issue of Occupation Certificate, such approval only relates to that specific stage (or stages) of the works.</p> <p>North Site Construction Staging:</p> <p>Stage 1 – Basement to Ground</p> <p>Stage 2 - Retail</p> <p>Stage 3- Residential</p>	<p>The North and South Site will be constructed separately. As a result, the structure of consent needs to allow for the CC and OC for the North Site to be obtained independent of the South Site.</p> <p>It is therefore sought that any requisite changes to the sequencing of the conditions reflect the construction staging for the North and South sites.</p>



Condition #	Proposed Amendment	Reason for change / comment
	<p><i>South Site Construction Staging:</i></p> <p><i>Stage 1 - Demolition of existing structures</i></p> <p><i>Stage 2 - Bulk excavation & remediation</i></p> <p><i>Stage 3- Construction of basement up to ground floor slab</i></p> <p><i>Stage 4- Construction of Podium up to Level 1</i></p> <p><i>Stage 5- Building G</i></p> <p><i>Stage 6- Building J</i></p> <p><i>Stage 7 - Building F</i></p> <p><i>Stage 8 - Building D</i></p> <p><i>Stage 9- Building E</i></p> <p><i>Staging of buildings to follow the construction methodology. The exact sequencing of the stages may vary.</i></p>	
B2 Design Modifications	It is requested that a note is added at the end of the condition with the date of which the condition has been satisfied or the condition be deleted from the consent.	The Architectural Plans and Landscape Plans for the North Site have been amended to address the modifications required by Condition B2. Refer to Appendix Y and Appendix Z .



Condition #	Proposed Amendment	Reason for change / comment
B3(g) Amended and Detailed Public Domain Plan	<i>(g) Provide a public art proposal for the South Site.</i>	The South Site provides more opportunities for meaningful public art to be delivered than the North Site.
B5 Amended Landscape Plan	It is requested that a note is added at the end of the condition with the date of which the condition has been satisfied or the condition be deleted from the consent.	The Landscape Plans for the North Site have been amended to address the modifications required by Condition B5. Refer to Appendix Z.
B6 Privacy Screening	It is requested that a note is added at the end of the condition with the date of which the condition has been satisfied or the condition be deleted from the consent.	The Architectural Plans for the North Site have been amended to address the modifications required to Building 1B by Condition B6. Refer to Appendix Y.
B7 BASIX	The proponent is to obtain updated BASIX and ABSA Certificates for the development as amended by Condition B2. The requirements and commitments provided in the BASIX Certificate are to be incorporated into the Construction Certificate plans for the development.	No longer relevant. Amended BASIX certificates for the South Site are submitted under a separate cover and North Site at Appendix BB.
B8 Additional Information in relation to Acoustic Matters	<i>Recommendations made by ViPAC contained in the Acoustic Impact Assessment prepared dated 14 February 2013, and Acoustic Comments – Response to Atkins Acoustics letter dated 30 April 2013 and as amended by the Acoustic Report prepared by Pulse Acoustic Consultancy for the South Site (dated October 2019) and Acoustic Report prepared by Pulse Acoustic Consultancy for the North Site (dated 20 May 2019) are to be incorporated as part of development approval and construction certificate plans.</i>	To acknowledge the supplementary acoustic reports forming part of this submission. The South Site Acoustic Report is submitted at Appendix R and North Site at Appendix BB.



Condition #	Proposed Amendment	Reason for change / comment
<p>B14 Section 94 7.11 Contributions</p>	<p><i>A monetary contribution shall be made to Council prior to the issue of a Construction Certificate for a particular stage of buildings works for which a contribution might be levied.</i></p> <p><i>Contributions are to be paid in accordance with the Botany Bay Section 94 Contributions Plan.</i></p> <p><i>The developer shall contact Council for a calculation of the applicable contributions at each stage of the development.</i></p> <p><u>South Site:</u></p> <p><i>Payment of the Section 7.11 Contributions for the South Site are to be staged in the following way:</i></p> <p><i>Stage 4- Construction of Podium up to Level 1 – payment of contributions relating to the retail component to be made prior to CC for this stage.</i></p> <p><i>Stage 5- Building G – Residential – payment of contributions relating to Building G to be made prior to CC for this stage.</i></p> <p><i>Stage 6- Building J – Residential - payment of contributions relating to Building J to be made prior to CC for this stage.</i></p> <p><i>Stage 7 - Building F – Residential - payment of contributions relating to Building F to be made prior to CC for this stage.</i></p> <p><i>Stage 8 - Building D – Residential - payment of contributions relating to Building D to be made prior to CC for this stage.</i></p> <p><i>Stage 9- Building E – Residential - payment of contributions relating to Building E to be made prior to CC for this stage.</i></p>	<p>The previous contributions detailed in Condition B14 were calculated based on the rates set out in the City of Botany Bay Section 94 Contributions Plan 2005 -2010. This Plan has since been repealed and was replaced on the 22 June 2016 by the Section 94 Development Contributions Plan 2016. Notwithstanding, it is understood that because this application is a modification, the City of Botany Bay Section 94 Contributions Plan 2005 -2010 will continue to apply.</p> <p>Bayside Council will need to be consulted to determine the contributions payable arising from the additional floor space sought in accordance with the City of Botany Bay Section 94 Contributions Plan 2005 -2010.</p> <p>In addition, it is proposed to stage the contributions payable for the South Site and North Site.</p>



Condition #	Proposed Amendment	Reason for change / comment
	<p><i>Staging of buildings to follow the construction methodology. The exact sequencing of the stages may vary.</i></p> <p><u><i>North Site:</i></u></p> <p><i>It is proposed to defer and stage payment of the Section 7.11 Contributions for the North Site in the following way:</i></p> <p><i>Structures to roof – nil.</i></p> <p><i>Fit out of basement 3 to retail – payment of contributions applying to 3,508sqm of retail floor space.</i></p> <p><i>Fit out of residential part 1 - podium to roof including façade of Building 1B - payment of contributions applying to 27 residential dwellings.</i></p> <p><i>Fit-out of residential part 2 - podium to roof including façade of Building 1 and 1A - payment of contributions applying to 107 residential dwellings.</i></p> <p><i>Crown Group is currently engaging with Bayside Council regarding deferred and staged payment of the Section 7.11 Contributions for the North Site.</i></p>	
B15 Council Fees and Bonds	No change proposed.	It is understood that the modifications presented in this modification do not affect the calculated Fees and Bonds presented in Condition B15. Accordingly, the proponent does not propose any variation to Condition B15. Notwithstanding, Bayside Council will



Condition #	Proposed Amendment	Reason for change / comment
		be consulted throughout this process and will confirm whether Condition B15 necessitates any modifications.
B22 Tree Protection	<p><i>The following existing trees within the public domain are to be retained:</i></p> <p><i>(b) The Tristaniopsis laurina Sweeper street trees in Barber Avenue south (except for Trees 26, 27, 28 & 29), and</i></p> <p><i>(c) All trees within Eastlakes Reserve adjacent to the site (except for removal of trees 35 & 48 and pruning of trees 33, 34 & 37). These trees including their above and below ground structures, must be retained and protected during development. Permission is not granted for the removal or pruning (either canopy or roots) of any of these trees without further consultation between the engaged Consultant Arborist and the City of Botany Bay Council.</i></p>	To reflect the recommendations of the Arboricultural Impact Assessment submitted at Appendix L .
B41 Service Infrastructure Utilities	<p><i>All existing and new utility services and adjustments to those services relating to the servicing of the approved development including overhead power supply and communication cables located in the adjacent Public Road reserve verge immediately adjoining the subject site are to be placed and/or relocated underground for the full length of the road reserve frontages of the development (except for Gardeners Road) site at the full cost to the developer.</i></p>	<p>The Proponent has consulted with Ausgrid who have advised they do not require undergrounding along Gardeners Road, and it is only required if the Proponent elects to undertake the work.</p> <p>The undergrounding of services along Gardeners Road will require neighbouring residents to provide owners consent for large power poles to be placed in the front yard of the properties.</p>



Condition #	Proposed Amendment	Reason for change / comment
		Furthermore, it is noted that no developments within 2km of the site have underground services along Gardeners Road.
E7 Stormwater Works	<i>Prior to issue of any the relevant Occupation Certificate repairs to Eastlakes Reserve as a result of the relocation of the Council's drainage pipes are to be made good.</i>	To reflect construction staging.
E10 Drainage Construction	<i>Prior to the issue of any the relevant Occupation Certificate, construction of the stormwater drainage system (including OSD system and pump-out system) of the proposed development shall be completed generally in accordance with the approved stormwater management construction plan(s), Council's 'Guidelines for the Design of Stormwater Drainage Systems within City of Botany Bay', Australian Rainfall & Runoff (AR&R), AS 3500 and BCA. Documentation from a qualified civil engineer shall be submitted to the Principal Certifying Authority certifying that the stormwater drainage system (including OSD systems and pump-out system) has been constructed generally in accordance with the approved stormwater drainage construction plan(s) and accepted practice.</i>	To reflect construction staging.
E13 Works on Council Land	<i>Prior to the issue of any the relevant Occupation Certificate, any road pavement disturbed as a result of works relating to the development for that stage shall be resurfaced with minimum 50mm AC10 layer of Asphalt to Council's and AUSROADS Guidelines.</i>	To reflect construction staging.
E14 Works on Council Land	<i>Prior to the issue of any the relevant Occupation Certificate, all applications associated with works on Council's land for that stage must be made at least 7-10 days prior to the programmed completion of works and all construction must be completed and approved by Council.</i>	To reflect construction staging.



Condition #	Proposed Amendment	Reason for change / comment
E20 Works on Council Land	<p><i>The landscaped areas on the property shall be installed in accordance with the approved landscape documentation, inclusive of the Council amendments above prior issue of an the relevant Occupation Certificate.</i></p>	<p>To reflect construction staging.</p>
E21 Works on Council Land	<p><i>The public domain works shall be installed in accordance with the Council approved landscape documentation, inclusive of the requirements above prior issue of an the relevant Occupation Certificate.</i></p>	<p>To reflect construction staging.</p>
E22 Works on Council Land	<p><i>E22 It is a condition of approval that the applicant shall, at no costs or expense to Council, comply with the following: -</i></p> <p><i>(a) Upgrade the public domain where relevant if damaged during construction works associated with the approved development by reconstruction of road pavement, kerb and gutter, footpath, drainage system, street trees, landscaping and any associated works for street frontages (Evans Avenue, Barber Avenue and Gardeners Road) of the site and the area of Eastlakes Reserve adjoining the site. All damage repair works shall be in accordance with specifications and requirements from Council's landscape and engineering sections and the approved civil works construction plans and landscape plans. All the public domain works for the relevant stage shall be constructed and completed to Council's satisfaction in accordance with the plan required by Condition B3 prior to the issue of any relevant Occupation Certificate.</i></p> <p><i>(b) Replace all the existing above ground electricity and telecommunication cables that service the approved development to underground cables within the site and along the Evans Avenue, Barber Avenue and Gardeners Road frontages of the site in accordance with the guidelines and requirements of the relevant utility authorities. The applicant shall bear all the cost of the construction and installation of the cables and any necessary adjustment works. These works and payments shall be completed prior to the issue of any the relevant Occupation Certificate.</i></p>	<p>It is noted that Gardeners Road is owned and operated by Ausgrid and not Bayside Council.</p> <p>The Proponent has consulted with Ausgrid who have advised they do not require undergrounding along Gardeners Road, and it is only required if the Proponent elects to undertake the work.</p> <p>The undergrounding of services along Gardeners Road will require neighbouring residents to provide owners consent for large power poles to be placed in the front yard of the properties.</p> <p>Furthermore, it is noted that no developments within 2km of the site have</p>



Condition #	Proposed Amendment	Reason for change / comment
	<i>(c) Provide appropriate and suitable street lighting to the street frontages of the site, so to provide safety and illumination for residents of the development and pedestrians in the area. All street lighting shall comply with relevant electricity authority guidelines and requirements and shall be completed prior to the issue of any the relevant Occupation Certificate.</i>	underground services along Gardeners Road.
E25 Operation Management Plan	<i>E25 Prior to the issue of any the relevant Occupation Certificate, an Operation Management Plan for the Eastlakes Town Centre redevelopment shall be submitted and approved by Council. The Operation Management Plan shall incorporate the following: -</i>	To reflect construction staging.
E27 Easement in Gross	<i>Prior to any the relevant occupation certificate, an easement for public access in gross for the public to enter, pass, re-pass, use and enjoy the street setbacks areas on Evans Avenue and Barber Avenue and that part of the Market Square equivalent to a footpath width to allow for safe and legal passage of pedestrians is to be registered over the land in favour of Council. The terms of the easement are to be approved by Council.</i>	To reflect construction staging.
F7 Waste Management	<i>The Waste Management Plans for the site prepared by J-D MacDonald (Dated April 2012) Forsight Environmental for the South Site (dated 9 October 2019) and Operational Waste Management Plan prepared by Elephants Foot for the North Site (dated 30 May 2019) shall be complied with at all times during demolition works, construction works, and use of the premises.</i>	To acknowledge the supplementary operational waste management reports forming part of this submission. The South Site Waste Management Report is submitted at Appendix M and North Site at Appendix CC .
F12 Parking and Traffic Management	<i>F12 Vehicles accessing the basement car parking area shall be limited to B99 vehicles and Small Rigid Vehicles (SRV) as defined by AS 2890.1.</i>	



Condition #	Proposed Amendment	Reason for change / comment
F15 Delivery and Waste Vehicle Hours	<p><i>To ensure no sleep disturbance to adjoining residents, the loading docks and waste removal/collection are to comply with the following:</i></p> <p><i>(a) Loading Docks – Daily hour of operations 7am to 9pm 5am to 10pm (daily)</i></p> <p><i>(b) Waste removal/collection is to be restricted to Monday to Saturday between 7am and 5pm 5am to 10pm (daily)</i></p> <p><i>(c) The roller doors of the southern loading dock must be closed at all times except when delivery trucks enter or leave the dock.</i></p> <p><i>(d) No queuing of truck(s) outside the loading docks at any time.</i></p>	To reflect the proposed hours of operation of the loading dock.
F21 Strata Subdivision	<p><i>Further Strata subdivision of the development shall be the subject of a further Development Application to Council. The Strata Subdivision Application must be accompanied by a formal copy of the By-Laws which shall be in accordance with the plans and documentation approved under this Consent and should also address the following matters:</i></p>	Strata subdivision can be undertaken as complying development in accordance with Part 6 Division 1 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> . This condition is therefore proposed to be deleted.
F23 NEW CONDITION ADDED	<p><i>The hours of operation of the shopping centre are: 6am and 10pm (seven days a week).</i></p>	To reflect the proposed hours of operation of the shopping centre / non-residential component. Any tenancy that seeks to operate outside of the standard hours of operation will require separate development approval.



Changes to Statement of Commitments

Commitment #	Proposed Amendment to the Commitment	Reason for change / comment								
Compliance with Plans										
1 Development Plans	<i>The proponent will undertake the development generally in accordance with the architectural plans by Rice Daubney Architects and attached at Appendix 2 to the PPR dated March 2013 and as amended by the architectural plans prepared by FJMT and forming part of Modification 4.</i>	To reflect the amended proposal forming part of MOD 4.								
2 Gross Floor Area	<i>The proponent will limit the floor space of the development to a maximum GFA of 51,832m² 60,539sqm.</i>	To reflect the amended proposal forming part of MOD 4.								
3 Minimum Apartment Sizes	<i>The Proponent will provide apartments with minimum internal floor areas as follows:</i> <table border="0"> <tr> <td>Studio</td> <td>39m² 35m²</td> </tr> <tr> <td>1 bedroom</td> <td>46m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3 bedroom</td> <td>113m² 90m²</td> </tr> </table>	Studio	39m² 35m²	1 bedroom	46m ²	2 bedroom	65m ²	3 bedroom	113m² 90m²	To reflect the amended proposal forming part of MOD 4.
Studio	39m² 35m²									
1 bedroom	46m ²									
2 bedroom	65m ²									
3 bedroom	113m² 90m²									
7. Obstacle Limitation Height	<i>The proponent will comply with the SAC maximum height limitation of 51m AHD for any building, structure or thing unless approval has been obtained for the infringement of the Sydney OLS via an application to Sydney Airport Corporation Limited.</i>	To reflect the proposed heights of Building D and J on the South Site and the intention to lodge an application to SAC and CASA.								



Commitment #	Proposed Amendment to the Commitment	Reason for change / comment
Landscaping		
9 Landscape Design	<i>The proponent will provide landscaping generally in accordance with the landscape plans provided by Taylor Brammer Landscape Architects for the South Site and Turf Design Studio for the North Site and submitted as part of MOD 4 PPR.</i>	To reflect the amended proposal forming part of MOD 4.
11 Public Domain	<i>The proponent will undertake improvements to the public domain areas surrounding the site generally in accordance with the Public Domain Improvement Plan prepared by Taylor Brammer Landscape Architects LA03 Rev C. (Appendix 5 to PPR) and as amended by the Public Domain Plans prepared by Turf Design Studio and submitted as part of MOD 4 PPR.</i>	To reflect the amended proposal forming part of MOD 4.
Transport and Access		
14 Road Works – upgrades	It is requested that the timing of this condition is amended from Occupation Certificate for Stage 1 to Occupation Certificate for Stage 2.	To facilitate the timely construction and occupation of the North Site.
15 Car parking	<p><i>The Proponent will provide the following minimum car parking:</i></p> <p><i>North Side Site:</i></p> <ul style="list-style-type: none"> • <i>Retail car parking spaces – 422 136 (including 45 accessible spaces)</i> • <i>Residential spaces – 434 150 (including 4 12 accessible spaces)</i> • <i>19 residential motorcycle spaces.</i> 	To reflect the amended proposal forming part of MOD 4.



Commitment #	Proposed Amendment to the Commitment	Reason for change / comment
	<p><i>South Side Site:</i></p> <ul style="list-style-type: none"> • Retail Non-residential car parking spaces – 350 444 (including 7 23 accessible spaces) • 2 5 loading spaces • 16 16 retail motorcycle spaces • Residential spaces – 424 400 spaces (including 14 72 accessible spaces) • 2 car wash bays • 18 retail tenant spaces on B2 	
Acoustic		
22 Provisions	<p><i>The proponent will implement the recommendations of the VIPAC Acoustic Report at Appendix 9 of the PPR and as amended by the Acoustic Report prepared by Pulse Acoustic Consultancy for the South Site (dated 9 October 2019) and Acoustic Report prepared by Pulse Acoustic Consultancy for the North Site (dated 20 May 2019).</i></p>	<p>To acknowledge the supplementary acoustic reports forming part of this submission. The South Site Acoustic Report is submitted at Appendix R and North Site at Appendix BB.</p>



Commitment #	Proposed Amendment to the Commitment	Reason for change / comment
Construction and Environmental Management Plan		
23 Construction Traffic Management Plan	<p><i>The proponent will implement the Construction Traffic Management Plan prepared by Colston Budd Hunt and included at Appendix 27 of the EAR dated July 2012 and as amended by the Traffic and Parking Report for the South Site dated October 2019.</i></p> <p><i>The recommendations contained in paragraph 3.63 of the Colston Budd Hunt and Kates Transport and Accessibility Impact Assessment (Appendix 13 to EAR dated July 2012) and the VIPAC Acoustic Report at Appendix 9 of the PPR will also be adopted as part of the Construction Traffic Management Plan.</i></p>	To acknowledge the supplementary Traffic and Parking Report prepared for the South Site and submitted at Appendix K .
24 Construction Management Plan	<p><i>The proponent will undertake all construction works in accordance with the Construction Management Plan prepared by Crown International Holdings Group and included at Appendix 27 of the EAR dated July 2012 and as amended by the Construction Management Plan for the South Site prepared by Crown Group (dated 10 October 2019).</i></p>	To acknowledge the supplementary Construction Management Plan prepared for the South Site and submitted at Appendix S .
25 Construction and Demolition Waste	<p><i>The proponent will implement the recommendations contained in the Construction Management Plan prepared by Crown International Holdings Group and included at Appendix 27 of the EAR dated July 2012 regarding construction and demolition waste management and as amended by the Construction Management Plan for the South Site prepared by Crown Group (dated 10 October 2019).</i></p>	To acknowledge the supplementary Construction Management Plan prepared for the South Site and submitted at Appendix S .
Accessibility and Adaptability		
26 Access	<p><i>The proponent will ensure that the recommendations of the access consultant (as detailed in the report by Accessibility Solutions (NSW) Pty Ltd dated 17 July 2012 and</i></p>	To acknowledge the supplementary accessibility reports forming part of this submission. The South Site



Commitment #	Proposed Amendment to the Commitment	Reason for change / comment
	<p>attached at Appendix 19 of the EAR dated July 2012, as amended by the recommendations of the access consultant in the supplementary advice dated 7 March 2013 and attached at Appendix 13 of the PPR dated March 2013) except as amended by the Accessibility Report prepared by Accessibility Solutions for the South Site (dated 14 October 2019) and Accessibility Report prepared by Accessibility Solutions for the North Site (dated 28 May 2019) are implemented.</p>	<p>Accessibility Report is submitted at Appendix Q and North Site at Appendix EE.</p>
Sustainability		
29 BASIX	<p>The proponent will comply with the recommendations of the VIPAC BASIX Assessment report dated 15 February 2013 (Appendix 8 to PPR dated March 2013) in relation to water commitments, thermal comfort and energy usage. WSP BASIX and ESD Report prepared for the South Site dated October 2019 and the WSP BASIX Report for the North Site dated 22 May 2019.</p>	<p>An amended ESD and BASIX Report for the South Site has been prepared and is submitted under a separate cover and North Site at Appendix BB.</p>
30 ESD	<p>The proponent will adopt the recommendations of the ESD report by VIPAC (Reference: 20C-11-0069-TRP-265538-1 dated 5 July 2012) attached at Appendix 18 of the EAR dated July 2012 and the Section J assessment by VIPAC (Reference: 20C-11-0069-TRP-265526-1 dated 5 July 2012) attached at Appendix 18 of the EAR dated July 2012. WSP BASIX and ESD Report prepared for the South Site dated October 2019 and the WSP BASIX Report for the North Site dated 22 May 2019.</p>	<p>An amended ESD and BASIX Report for the South Site has been prepared and is submitted under a separate cover and North Site at Appendix BB.</p>
Contamination		
31 Environmental site assessment	<p>The proponent will implement the recommendations of the Preliminary Site Investigation report prepared by Environmental Investigation Services included at Appendix 14 of the EAR dated July 2012 and as amended by the Environmental Site</p>	<p>An updated Environmental Site Assessment has been prepared in support of the proposed amendments to the South Site and is submitted at Appendix N.</p>



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	<p><i>Assessment prepared by Environmental Investigation Services dated 14 October 2019.</i></p>	
<p>Stormwater Management and WSUD</p>		
<p>32 Water Quality Targets</p>	<p><i>The proponent will meet the water quality targets as set out in the 'MUSIC' report by VDM Consulting and as amended by the Stormwater Management Report for the South Site prepared by VDM and dated October 2018. A soil water management plan will be prepared in accordance with Landcom's handbook "Managing Urban Stormwater: Soils and Construction" as recommended in the MUSIC Water Quality Report VDM dated March 2012 and attached at Appendix 25 of the EAR dated July 2012.</i></p>	<p>To acknowledge the supplementary Stormwater Management Report for the South Site submitted at Appendix M.</p>
<p>33 Stormwater management</p>	<p><i>The proponent will provide OSD in order to manage the flow rate of stormwater discharge from the site and development as detailed in the Stormwater Management report by VDM Consulting included at Appendix 25 of the EAR dated July 2012 and as modified by the plans prepared by VDM Consulting and attached at Appendix 10 of PPR and the Stormwater Management Report for the South Site prepared by VDM and dated October 2018.</i></p>	<p>To acknowledge the supplementary Stormwater Management Report for the South Site submitted at Appendix M.</p>