

North Penrith Stage 2A Revised Mitigation Measures

30 October 2012

Subject	#	Commitment	Responsibility / Timing
Consistency with Concept Plan	1	In undertaking the Stage 2A works, Landcom will implement the relevant Statements of Commitment approved under the Concept Plan.	To be demonstrated by the proponent during relevant stage of project.
Local Infrastructure Contributions	2	Landcom will construct and embellish the Thornton Park Open Space lot in accordance with the plans at Appendix C prepared by Place Design Group and dated June 2012	To be demonstrated by the proponent prior to issue of the Subdivision Certificate.
	3	Landcom will provide local infrastructure contributions in accordance with Condition C4 of the Concept Plan Approval.	To be demonstrated by the proponent prior to issue of the Occupation Certificate (consistent with Landcom's Section 75W to the Concept Plan dated February 2012).
	4	Landcom will maintain any local infrastructure contributions that are to be dedicated to Penrith City Council for a period of 36 months from the date of practical completion of the works, unless otherwise agreed by Landcom and Penrith City Council (and subject to SoC No. 3 below).	To be demonstrated by the proponent prior to issue of the Subdivision Certificate.
Ecological and Heritage Attributes	5	During the detailed design process and preparation of construction drawings, Landcom will consult with Penrith City Council and the Office of Environment and Heritage in relation to the quantum and extent of fill within the Thornton Park lot to ensure the ecological values of the Cumberland Plain Woodland are protected.	To be demonstrated by the proponent prior to issue of the Construction Certificate.
	6	Landcom will continue to consult with Penrith City Council and the Office of Environment and Heritage in relation to the ecological and archaeological attributes of the Thornton Park lot.	To be demonstrated by the proponent prior to issue of the Construction Certificate.
	7	Landcom will create a S88B Instrument over the trees within the Thornton Park lot to protect: - The Cumberland Plain Woodland; and - Indigenous archaeological values particularly the Aboriginal Site known as AHIMS No. 45-5-2491.	To be demonstrated by the proponent prior to issue of the Subdivision Certificate.
	8	Landcom will carry out the management outcomes and actions for the Aboriginal Site known as AHIMS No. 45-5-2491 outlined in Kelleher Nightingale Aboriginal Heritage Management Report at Appendix H of the Response to Submissions letter during construction works.	To be demonstrated by the proponent prior to issue of the Construction Certificate and during works.
Traffic and Access	9	Landcom will carry out the road works identified in Engineering Plans at Appendix B prepared by Brown Consulting dated June 2012 and dedicate those works on to Penrith City Council.	To be demonstrated by the proponent prior to issue of the Construction Certificate.
	10	Landcom will undertake the road works in accordance with the recommendations of the Parsons Brinckerhoff Traffic Impact Statement at Appendix I and dated 20 June 2012.	To be demonstrated by the proponent prior to issue of the Construction Certificate.
	11	Landcom will undertake a road safety audit to verify that the design of Mountain View Crescent West raises no safety issues.	To be demonstrated by the proponent prior to issue of the Construction Certificate.
Drainage and Stormwater	12	Stormwater infrastructure will be provided in accordance with the Drainage Plans at Appendix B prepared by Brown Consulting dated June 2012 and the Civils Report prepared by Brown Consulting at Appendix G dated June 2012.	To be demonstrated by the proponent prior to issue of the Construction Certificate and during works.

	13	The works will be undertaken in accordance with "Managing Urban Stormwater-Soil and Construction", March 2004 (the Blue Book).	To be demonstrated by the proponent prior to issue of the Construction Certificate and during works.
	14	Landcom will obtain a Section 73 Certificate from Sydney Water and continue to work with that authority to ensure the proposed design of the required reticulation works, upgrades and performance specifications are consistent with the requirements of Sydney Water.	To be demonstrated by the proponent prior to issue of the Construction Certificate.
Railway Corridor	15	An Electrolysis Expert will be engaged to prepare a report on the Electrolysis Risk to the development from stray currents. Landcom will incorporate in the development all the measures recommended in the report to control that risk.	To be demonstrated by the proponent prior to issue of the Construction Certificate and during works.
Construction Impacts	16	A Construction Environmental Management Plan (CEMP) is to be prepared which includes a site-specific air quality and dust suppression, noise and vibration and soil and water salinity management measures. The CEMP is to be implemented throughout the construction works under the responsibility of the Principal Contractor.	To be demonstrated by the proponent prior to issue of the Construction Certificate.
Noise and Vibration Impacts	17	An acoustic assessment is to be submitted to Council prior to the issue of a construction certificate demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines".	To be demonstrated by the proponent prior to issue of the Construction Certificate.
	18	The CEMP shall address the following specific noise and vibration matters: ▪ Identification of all potentially affected sensitive receivers; ▪ Notification procedures for potentially affected residents of the nature, times and duration of the works; ▪ Identification of the specific activities that will be carried out and associated noise sources at the premises and access routes; ▪ Assessment of potential noise and vibration from the proposed construction methods (including noise from construction traffic) against the objectives identified in the Environmental Impact Statement; ▪ Description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction, including the early erection of operational noise control barriers; and ▪ Measures to monitor noise performance and respond to complaints.	To be demonstrated by the proponent prior to issue of the Construction Certificate.
Air Quality and Dust Suppression	19	The CEMP should include a specific Air Quality and Dust Assessment and Management Plan and include the following: ▪ Identification of sources (including stockpiles and open worked areas) and qualification of airborne pollutants (including dust and exhaust emissions); ▪ Identification of nearest sensitive receivers; and ▪ Mitigation measures to minimise impacts.	To be demonstrated by the proponent prior to issue of the Construction Certificate.