

# North Penrith Stage 2D Revised Mitigation Measures

22 February 2013

Subject	#	Commitment	Responsibility / Timing
Consistency with Concept Plan		In undertaking the Stage 2D 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		Landcom will construct and embellish the Water's Edge Park and The Common Open Space lots in accordance with the plans at <b>Appendix C</b> prepared by PLACE Design Group dated October 2012.	To be demonstrated by the proponent prior to issue of the Subdivision Certificate.
		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).
		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.	To be demonstrated by the proponent prior to issue of the Subdivision Certificate.
Traffic and Access		Landcom will carry out the road works identified in Engineering Plans at <b>Appendix B</b> prepared by J. Wyndham Prince dated October 2012 and dedicate those works on to Penrith City Council.	To be demonstrated by the proponent prior to issue of the Construction Certificate.
		Landcom will undertake the road works in accordance with the recommendations of the Parsons Brinckerhoff Traffic Impact Statement at <b>Appendix I</b> and dated October 2012.	To be demonstrated by the proponent prior to issue of the Construction Certificate.
		Landcom will undertake a road safety audit to verify that the road design raises no safety issues.	To be demonstrated by the proponent prior to issue of the Construction Certificate.
Drainage and Stormwater		Stormwater infrastructure will be provided in accordance with the Drainage Plans at <b>Appendix B</b> prepared by J. Wyndham Prince dated October 2012 and the Civils Report prepared by J. Wyndham Prince at <b>Appendix J</b> dated October 2012.	To be demonstrated by the proponent prior to issue of the Construction Certificate and during works.
		UrbanGrowth NSW will work closely with Sydney Water for the development of sewerage reticulation systems to ensure the design is completed to the standard necessary for Sydney Water's capacity.	To be demonstrated by the proponent during works.
Construction Impacts		A final Construction Environmental Management Plan (CEMP) is to be prepared which includes a site-specific Soil and Water Salinity Management Plan. The Soil and Water Salinity Management Plan 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.
Contamination		After removal of the existing concrete slabs, a suitably qualified environmental engineer/scientist will inspect the exposed ground for indicators of contamination. Sampling and testing might be required.	To be demonstrated by the proponent during works.
		Landcom will continue to work with a Site Auditor in recognition that there may be a requirement for further assessments, particularly relating to the importation of fill and the possibility of unexpected finds.	To be demonstrated by the proponent prior to issue of the Construction Certificate.

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		The Construction Environmental Management Plan (CEMP) is to include a site-specific Unexploded Ordnance Protocol (UOP). The UOP 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.
Geotechnical Matters		Further targeted investigations will be required to confirm the detailed design, including ascertaining the suitability of soils for re-use on the site. The CEMP is to include measures to ensure imported fill is suitable for the intended use on site.	To be demonstrated by the proponent prior to issue of the Construction Certificate.
Heritage		<ul style="list-style-type: none"> <li>- The bricks of the stable or couch house shall be offered to the owners of Combewood.</li> <li>- The removal of bricks should be carried out under archaeological supervision to record any additional aspect of the building's layout or use.</li> </ul>	To be demonstrated by the proponent during works.