

## 9 DRAFT STATEMENT OF COMMITMENTS

Goodman will carry out the **Bungarribee Stage 1: Infrastructure** project in accordance with the following commitments in Table 8.1.

**Table 8.1: DRAFT Statement of Commitments**

|   | <b>Subject</b>             | <b>Commitment</b>  | <b>Timing</b>   |
|---|----------------------------|--|---|
| A | General                    | The project will be constructed generally in accordance with the EA prepared by Goodman (and accompanying consultant reports) and the architectural, Landscape and Civil Drawings listed in the table of contents. |   |
| B | Subdivision                | A final subdivision plan will be prepared to the satisfaction of the Director-General  | Prior to dedication of road and open space allotments |
| C | Land dedication            | The area of the proposed internal road works and drainage allotments / open space is to be dedicated to Blacktown Council on completion of these works.  | Post completion                                       |
| D | Geo-tech                   | The recommendations of the Geotechnical report by GHD Pty Ltd will be implemented  | Prior to and during construction                      |
| E | Salinity                   | The recommendations of the Salinity Report by GHD Pty Ltd will be implemented  | Prior to and during construction                      |
| F | Erosion & Sediment Control | An Erosion and Sediment control / Soil & Water Management Plan will be prepared in consultation with Council to the satisfaction of the Director General   | Prior to construction                                 |
| G | Flooding                   | A Hazard Analysis will be implemented to the satisfaction of the Director-General  | Prior to construction                                 |
| H | Existing Vegetation        | The recommendations of the Arborist report by Earthscape Pty Ltd will be implemented   | Prior to construction & further development           |
| I | Stormwater Management      | The recommendations of the WSUD Strategy will be implemented. The Stormwater design for the estate will be prepared in consultation with Council to the satisfaction of the Director General.                      | Prior to and during construction                      |
| J | European Heritage          | Further investigations to locate the Old Inn will be carried out in accordance with the HIS by GML Pty Ltd   | Prior to construction                                 |
|   |                            | An interpretive strategy for Rudders lane will be implemented with future development fronting the new access road   | Prior to further development                          |

|   |                          |  |   |
|---|--------------------------|--|---|
| K | Aboriginal Heritage      | A Section 87 permit will be obtained from DECC if any archaeological deposits are discovered on site   | During works  |
| L | External Roadworks       | The external intersection upgrades are to be designed in accordance with the in-principle approval unless otherwise agreed by the Director-General and RTA | Prior to construction                                   |
|   |                          | Goodman to finalise the detailed design and enter into a WAD with the RTA for the works  | Prior to construction                                   |
| M | Internal Roadworks       | The internal road works will be designed in consultation with Blacktown Council to the satisfaction of the Director General .                              | Prior to Construction<br>Post completion                |
|   |                          | The roads will bededicated to Blacktown City Council   |   |
| N | Noise                    | A Construction Noise Management plan will be prepared to the satisfaction of the Director-General  | Prior to construction                                   |
| O | Air Quality              | A Construction Air Quality Management Plan will be prepared to the satisfaction of the Director-General  | Prior to construction                                   |
| P | Environmental Management | A Construction Environmental Management Plan will be prepared to the satisfaction of the Director-General.   | Prior to commencement of construction                   |
| Q | Utility works            | Relevant approvals from service providers will be obtained.  | Prior to commencement of utility works                  |
| R | Western Sydney Parklands | Requisite access approvals and licences will be obtained from the Western Sydney Parklands Trust for wetland or other works                                | Prior to the construction of any works in the parklands |
| S | Planning Agreement       | Goodman will enter into a Planning Agreement with respect to the Developer Contributions for the estate.   | Within 12 months of Project Approval                    |