



Item Number	Commitment	Timing
Statutory Requirements		
1	<p>Fabcot will obtain and maintain the following licences, permits and approvals for the development:</p> <ul style="list-style-type: none"> <li>• Construction Certificates for engineering works (including earthworks, soil and water management, clearing, roadworks, drainage, landscape, water supply, and sewerage);</li> <li>• Occupation Certificates;</li> <li>• Roads and Traffic Authority Road Occupancy Licence;</li> <li>• Road Opening Permit;</li> <li>• Section 138 Consent for roadworks (Roads Act 1993);</li> <li>• Energy Australia Design Certification;</li> <li>• Energy Australia notification of Arrangement;</li> <li>• Telstra Compliance Certificate;</li> <li>• Wyong Water Compliance Certificate;</li> <li>• Department of Land and Property Information registration of the 88B Instrument.</li> </ul>	Prior to the construction within the development, and as required from time to time.
Conveyancing		
2	Fabcot will prepare a Section 88B instrument. The Section 88B Instrument will provide easements for utility services that encroach onto private land or public reserve and permanent public access 24 hours, 7 days a week along Main Street.	Registration prior to the issue of the final Occupation Certificate.
Construction		
3	<p>Fabcot will prepare a Construction Management Plan that will include:</p> <ul style="list-style-type: none"> <li>• An education strategy for construction contractors;</li> <li>• Description of the work program outlining relevant timeframes for activities.</li> <li>• Details of statutory and other obligations that must be met during construction and operation, including all approvals and agreements required from authorities and other stakeholders.</li> <li>• Description of the roles and responsibilities for all relevant employees involved in the construction phase.</li> <li>• Details of the environmental management procedures, monitoring and reporting requirements during the construction or operation phase.</li> <li>• Details as to what incident management procedures will be undertaken</li> </ul>	<p>During construction in accordance with a detailed waste management plan prepared by the appointed builder.</p> <p>Prior to the issue of a Construction Certificate for the development.</p>



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	during construction or operation. • The minimisation of rubbish and debris at the site from development activities during the construction phase.	
4	Fabcot will prepare work as executed plans for construction work and provide such plans to Wyong Shire Council.	Prior to the release of the Final Occupation Certificate.
5	Fabcot will prepare works as executed plans in a format compatible with the geographic information system (GIS) of Wyong Shire Council to assist with the Council asset management database.	Prior to the release of the Final Occupation Certificate.
Fire Management		
6	Fabcot will install fire hydrants in accordance with Australian Standard S2419.1-2005.	To be detailed in within the Construction Certificate application and installed prior to the release of the Final Occupation Certificate.
Water Supply and Quality Management		
7	Fabcot will design and install water quality control measures in accordance with the Drawings prepared by Mott McDonald.	Design details to be provided prior to the release of the Construction Certificate.
8	Fabcot will undertake to carry out further analysis of the most appropriate design of the drainage including detailed designs of the piped drainage system.	Prior to commencement of construction of the proposed development.
9	Fabcot will undertake to carry out further design work on the major/minor stormwater system with the Construction Certificate to ensure that: • A minor drainage system is designed to cater for all events up to and including the 1 in 10 year ARI design storm for the retail and commercial areas; and • A major drainage system is designed to safely convey flows in a 1 in 100 year ARI design floor	Design details to be provided prior to the release of the Construction Certificate.
10	Fabcot will undertake further detailed design work into the rain water tank design including location, specific plumbing connection requirements and gutter/downpipe connectivity.	Design details to be provided prior to the release of the Construction Certificate.
11	Fabcot will undertake a water quality monitoring program in accordance with the Water Quality Monitoring Plan to measure performance of WSUD measures against ANZECC Guidelines throughout the development and for a period of three years following the completion of the development.	Prior to the final occupation certificate being issued and the satisfactory completion of the last critical stage inspection required by Section 190E(3)(d) of the Environmental Planning and Assessment Regulation 2000 and then on-going for a period of 3 years.
12	Fabcot will remain responsible for the maintenance of water sensitive urban design structure (WSUD) and open space areas within the development and will undertake to carry out maintenance of the WSUD	For the life of the development with regular maintenance scheduled at 6 monthly intervals or after heavy rainfall.



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	elements.	
13	Fabcot will implement soil and water management plans to control runoff during construction in accordance with the principles included in the information prepared by Mott McDonald contained in the Environmental Assessment prepared by TPG dated April 2011 and The Blue Book, Managing Urban Stormwater: Soils and Construction, Landcom, 4th Edition, 2004.	Prior to the release of the Construction Certificate.
<b>Public Safety</b>		
14	<p>Fabcot will ensure that the water quality will include a combination of the following measures to provide for public safety:</p> <ul style="list-style-type: none"> <li>• Provision of a safety ledge to all edges where there is access to the water (irrespective of whether the boardwalk is adjacent to the edge). The safety ledge will have water between 300 and 600 mm deep (during periods of elevated water levels due to heavy rainfall) and be 3 metres wide with a surface that is stable enough for people to stand on;</li> <li>• Provision of safe egress points from the pond at reasonable centres where there is a vertical wall over 600mm high at the likely exit point with the wall measured from the water level or the bottom of the wall where it is underwater. Egress points will allow a child who can walk to be able to climb out of the water, via rocks or other structures within the ledge adjacent the edge wall.</li> <li>• Macrophytes will be planted to all edges where a continuous grade into the water is provided in lieu of a safety ledge;</li> <li>• If required, all balustrades to the pond edge to be vertical with gaps between verticals to be 100mm or to comply with pool fencing legislation</li> <li>• The design around any water inlet structures will ensure that they are safely grated to prevent access and to ensure that they are fenced where they could inadvertently provide a point of deep water access at the edge of the pond; and</li> <li>• Minimal use horizontal concrete surfaces which could become slippery when wet.</li> </ul>	Design details to be provided prior to the release of the Construction Certificate.
15	Fabcot will engage centre management staff to ensure that the public spaces and amenities within Fabcot's ownership and control are maintained in a good and clean condition.	Prior to the commencement of the use.
<b>Cultural Heritage</b>		
16	Fabcot will inform the Local Aboriginal Land Council of progress of the development.	Ongoing through the construction of the development.



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17	Fabcot will engage the local community and facilitate employment opportunities where possible between contractors and the Aboriginal community.	Ongoing through the construction of the development and post completion within Woolworths businesses.
Infrastructure		
18	Fabcot will provide reticulated water supply, sewerage and underground electricity to the development.	Prior to the release of the Final Occupation Certificate.
19	Fabcot will provide for infrastructure services generally in accordance with sewer reticulation, water reticulation, electrical & communications, WSUD & drainage, services footway GSM & CDMA Concept Plans prepared by Mott McDonald.	Prior to the release of the Final Occupation Certificate.
20	Fabcot will bear the cost of the relocation of utility services required for the development.	Prior to the issue of the Final Occupation Certificate.
Roads		
21	Fabcot will design and construct flexible road pavements in accordance with the Australian Road Research Board design criteria and Wyong Shire Council DCP requirements.	Prior to the release of the Final Occupation Certificate for each stage.
22	Fabcot will design and construct rigid road pavements in accordance with the Cement and Concrete Association design guidelines.	Prior to the release of the Final Occupation Certificate for each stage.
23	Fabcot will ensure that the AUSTROADS Design Service Vehicle (19 metre) can negotiate all public roads and intersections and that the AUSTROADS Long Rigid Bus (14.5metre) can negotiate all bus routes.	Prior to the release of the Final Occupation Certificate for each stage.
24	Fabcot will design and construct foot and cycle paths as documented in the EA.	Prior to the release of the Final Occupation Certificate by the Wyong Shire Council or an accredited certifier for each stage.
25	Fabcot will construct Main Street generally in accordance with the Main Street Road Layout <b>Plan</b> and Typical Sections prepared by Mott McDonald, including street tree planting, car parking, bus stops, paving treatments.	Prior to the issue of the Final Occupation Certificate for the development.
26	Fabcot will provide street signs for each new public road in accordance with the requirements of the Wyong Shire Council.	Prior to the release of the Final Occupation Certificate by Wyong Shire Council or accredited certifier for each stage.
27	Fabcot will undertake a weed monitoring program in accordance with the Weed Management Plan during the maintenance period.	For a period of two years following the issue of the Final Occupation Certificate, and permanently in Main Street.
28	Fabcot will pay Section 64 water and sewer developer contributions in accordance with the development servicing plan applicable at the time of payment.	Prior to the issue of a Construction Certificate.



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Roads																		
29	Land for Roads, except for Main street, to be ceded to and at nil cost to the Council. Fabcot to bear all costs to facilitate transfer of land.	As soon as practicable after practical completion of the road construction works or the issue of the final Occupation Certificate.																
Car Parking Design																		
30	Fabcot will construct the internal car parking areas in accordance with the specifications of Wyong Shire Council's DCP.	Details to be provided with the Construction Certificate.																
31	Fabcot will provide a taxi call system for customers of the development.	To be provided prior to the issue of the final occupation certificate.																
Developer Contributions																		
32	<table><tr><th>INFRASTRUCTURE ITEMS</th><th>VALUE</th></tr><tr><td>Design and construction of Roads W05; W06; W10; W11; W12; and Lane W13, to facilitate completion of public road network and ultimate ring road system. Includes preliminaries; clearing and demolition; erosion and sediment control; earthworks; storm water drainage (internal to site); road pavement; kerbs and miscellaneous concrete works; verges treatment; incidental works (signage, line marking, laying of Telstra and gas conduit in common electrical trench); sewerage reticulation; water reticulation; fees</td><td>\$7.7M</td></tr><tr><td>As per tri-partite agreement – funding contribution toward the design, approval and construction of the access road from Sparks road to roundabout to the station</td><td>\$1.6M</td></tr><tr><td>Design, approval and construction of roundabout at northern end of access road</td><td>\$0.5M</td></tr><tr><td>Provision of commuter car parking (204 spaces at level 3) when a new train station is opened</td><td>\$4.8M</td></tr><tr><td>Rain gardens in Town Centre</td><td>\$0.5M</td></tr><tr><td>Cycleway design, construction &amp; line marking</td><td>\$0.5m</td></tr><tr><td>Provision of bus stops/lavover and kiss n' ride areas</td><td>\$0.5m</td></tr></table>	INFRASTRUCTURE ITEMS	VALUE	Design and construction of Roads W05; W06; W10; W11; W12; and Lane W13, to facilitate completion of public road network and ultimate ring road system. Includes preliminaries; clearing and demolition; erosion and sediment control; earthworks; storm water drainage (internal to site); road pavement; kerbs and miscellaneous concrete works; verges treatment; incidental works (signage, line marking, laying of Telstra and gas conduit in common electrical trench); sewerage reticulation; water reticulation; fees	\$7.7M	As per tri-partite agreement – funding contribution toward the design, approval and construction of the access road from Sparks road to roundabout to the station	\$1.6M	Design, approval and construction of roundabout at northern end of access road	\$0.5M	Provision of commuter car parking (204 spaces at level 3) when a new train station is opened	\$4.8M	Rain gardens in Town Centre	\$0.5M	Cycleway design, construction & line marking	\$0.5m	Provision of bus stops/lavover and kiss n' ride areas	\$0.5m	Prior to the issue of the Final Occupation Certificate.
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	adjacent to station and taxi rank in Main Street	
	Design, landscaping, paving, outdoor furniture and lighting for civic square space	\$0.5M
	Design, construction & installation of public art for civic square space	\$0.15M
	<b>TOTAL</b>	<b>\$16.75M</b>
Acoustics		
33	Fabcot will provide a detailed report on acoustics and vibration in relation to the proximity of the proposed development to the railway line.	Details to be provided prior to the release of the Construction Certificate.
Accessibility		
34	Fabcot will review the design of the development to incorporate any recommendations provided by their accessibility consultant to ensure that matters of ingress & egress, paths of travel, transport linkages, lighting and signage are compliant with AS148.1, AS1428.2, AS1428.4 and to ensure that the overall design complies with the Disability Discrimination Act. Detailed plans showing compliance with the recommendations of the Accessibility Report will be provided within the Construction Certificate.	Details to be provided prior to the release of the Construction Certificate.
Sustainability		
35	Fabcot will further develop the sustainable strategies for the development to achieve ESD outcomes: • The buildings will be designed against Section J of the Building Code of Australia to assess energy performance of the façade, and minimum efficiency performance requirements for mechanical, electrical and hydraulics plant.	Sustainability measures will be investigated further during the detailed design development of the proposal with selected measures being incorporated into the Construction Certificate plans before the issue of a Construction Certificate.
36	Fabcot will install a centralised Building Management System (BMS) to monitor energy and water consumption and to control maintenance of all central plant.	The BMS is to be installed in the building prior to the commencement of use.
37	Fabcot will provide all tenants with a generic green fitout guide and development specific tenant fitout guide which also addresses compulsory and suggested ESD initiatives for fitouts. The Guide will be prepared and made available to prospective tenants before they prepare development application or construction certificate documentation for their fit-out.	The Guide is to be prepared within 12 months of obtaining a Construction Certificate for the development to ensure prospective tenants can utilise the Guide in designing their fit-out.