



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"> • Construction Certificates for engineering works (including earthworks, roadworks, drainage, landscape, water supply, and sewerage); • Occupation Certificates; • Roads and Traffic Authority Road Occupancy Licence; • Road Opening Permit; • Section 138 Consent for roadworks (Roads Act 1993); • Energy Australia Design Certification; • Energy Australia notification of Arrangement; • Telstra Compliance Certificate; • Wyong Water Compliance Certificate; • Department of Land and Property Information registration of the 88B Instrument. 	<p>Prior to the construction within the development, and as required from time to time.</p>
Conveyancing		
2	<p>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.</p>	<p>Registration prior to the issue of the final Occupation Certificate.</p> <p>Note part of this will be achieved as incorporated into the Access Deed between Landcom, Council and Fabcot.</p>



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Construction		
3	<p>Fabcot will prepare a Construction Management Plan that will include:</p> <ul style="list-style-type: none"> • An education strategy for construction contractors; • Description of the work program outlining relevant timeframes for activities. • 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. • Description of the roles and responsibilities for all relevant employees involved in the construction phase. • Details of the environmental management procedures, monitoring and reporting requirements during the construction or operation phase. • Details as to what incident management procedures will be undertaken during construction or operation. • The minimisation of rubbish and debris at the site from development activities during the construction phase. 	<p>During construction in accordance with a detailed waste management plan prepared by the appointed builder.</p> <p>Prior to the issue of the relevant Construction Certificate for the development.</p>
4	<p>Fabcot will prepare work as executed plans for construction work and provide such plans to Wyong Shire Council.</p>	<p>Prior to the release of the Final Occupation Certificate.</p>
5	<p>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.</p>	<p>Prior to the release of the Final Occupation Certificate.</p>



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Fire Management		
6	Fabcot will install fire hydrants in accordance with Australian Standard S2419.1-2005.	To be detailed in within the relevant 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 contained in the PPR prepared by TPG dated October 2012.	Design details to be provided prior to the release of the relevant 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	<p>Fabcot will undertake to carry out further design work on the major/minor stormwater system with the Construction Certificate to ensure that:</p> <ul style="list-style-type: none"> • 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 relevant Construction Certificate.



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10	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 PPR prepared by TPG dated October 2012 and The Blue Book, Managing Urban Stormwater: Soils and Construction, Landcom, 4th Edition, 2004.	Prior to the release of the relevant Construction Certificate.
Public Safety		
11	Fabcot will ensure that the water quality design will include measures to protect public.	Design details to be provided prior to the release of the relevant Construction Certificate.
12	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.
Cultural Heritage		
13	Fabcot will inform the Local Aboriginal Land Council of progress of the development.	Ongoing through the construction of the development.
14	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.
Infrastructure		
15	Fabcot will provide reticulated water supply, sewerage and underground electricity to the development.	Prior to the release of the Final Occupation Certificate.



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16	Fabcot will provide for infrastructure services generally in accordance with sewer reticulation, water reticulation, electrical & communications, drainage, services footway GSM & CDMA Concept Plans prepared by Mott McDonald.	Prior to the release of the Final Occupation Certificate.
Roads		
17	Fabcot will design and construct flexible road pavements generally 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.
18	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.
19	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.
20	Fabcot will design and construct foot and cycle paths as documented in the PPR.	Prior to the release of the Final Occupation Certificate by the Wyong Shire Council or an accredited certifier for each stage.
21	Fabcot will construct Main Street generally in accordance with the Main Street Road Layout Plan 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.
22	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.
23	Fabcot will pay Section 64 water and sewer developer contributions in accordance with the development servicing plan applicable at the time of	Prior to the issue of a Construction Certificate.



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	payment.	
Roads		
24	Land for Roads, in accordance with the information contained in the PPR being a stratum subdivision arrangement will be ceded to, and at nil cost to the Council.	As soon as practicable after practical completion of the road construction works or the issue of the final Occupation Certificate.
Car Parking Design		
25	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.
26	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		



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27	<p>Fabcot will provide the following infrastructure works. Fabcot will manage the design and construction of the following items in line with completion of the first stage of the development:</p> <p>No VPA is proposed or required with Council.</p> <table><tr><th>INFRASTRUCTURE ITEMS</th><th>VALUE</th></tr><tr><td>Design and construction of Roads & cycleways W05; W06; W08, to facilitate completion of public road network. 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>\$3.63 million</td></tr><tr><td>Land Dedication of land as shown in PPR Appendix A Drawing A00.11 PPR-1 for part of Roads, W01, W06 (stratum subdivision) and W05</td><td>Fabcot Legal and Subdivision Costs TBC</td></tr><tr><td>As per tri-partite agreement (Fabcot, Wyong Council and Landcom) – management and funding contribution toward the design, approval and construction of the access road from Sparks road to roundabout to the station</td><td>\$1.6 million</td></tr><tr><td>Bus Stop, Kiss & Ride and Cycle in Main Street</td><td>Part of Main Street Costs above Road W06</td></tr></table>	INFRASTRUCTURE ITEMS	VALUE	Design and construction of Roads & cycleways W05; W06; W08, to facilitate completion of public road network. 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	\$3.63 million	Land Dedication of land as shown in PPR Appendix A Drawing A00.11 PPR-1 for part of Roads, W01, W06 (stratum subdivision) and W05	Fabcot Legal and Subdivision Costs TBC	As per tri-partite agreement (Fabcot, Wyong Council and Landcom) – management and funding contribution toward the design, approval and construction of the access road from Sparks road to roundabout to the station	\$1.6 million	Bus Stop, Kiss & Ride and Cycle in Main Street	Part of Main Street Costs above Road W06	Prior to the issue of the Final Occupation Certificate.
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Bus Stop, Kiss & Ride and Cycle in Main Street	Part of Main Street Costs above Road W06											



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	Provision of commuter car parking (177 spaces at-grade)	\$1.03 million
	Civic square – design, construction and landscape embellishment of civic square	\$675,000
	Contribution towards Stormwater Connections	\$300,000
	Public Art	\$150,000
	Contribution towards Traffic signal i11	\$250,000
	Contribution towards Traffic signal i31	\$250,000
	Consultant and Project Management Fees for above	\$475,000
Acoustics		
28	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 relevant Construction Certificate.
Accessibility		
29	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 relevant Construction Certificate.



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Sustainability		
30	<p>Fabcot will further develop the sustainable strategies for the development to achieve ESD outcomes:</p> <ul style="list-style-type: none"> • The buildings will 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. 	<p>Sustainability measures will be investigated further during the detailed design development of the proposal with selected measures being incorporated into the relevant Construction Certificate plans before the issue of the relevant Construction Certificate.</p>