

Statement of Commitments

This Statement of Commitments relates to the property known as Lot 224 and part Lot 222 DP 862015 Waterfront Road, Swan Bay. The Statement of Commitments is submitted in relation to Major Project Application 07-0041 which seeks the approval from the Minister for Planning for the subdivision of the existing two lots to create four (4) residential lots comprising of three (3) x 4000m² plus a residue lot having an area of 5.5175 hectares as shown by Drawing 4, titled "Proposed Alternative Subdivision of Lot 224 and Part Lot 222 DP 862015 Waterfront Road and Swan Bay Roads, Wan Bay and dated 31 March, 2008 contained in the Environmental Assessment report.

Approved Development

The development shall be carried out generally in accordance with the documentation submitted with the Project Application, as outlined below in **Table 1**.

Table 1: Approved Documentation

Document	Creator	Reference	Date
Environmental Assessment Report.	Wells Environmental Services.		2 June 2007.
Figure 4.	Wells Environmental Services.		31 March 2008.
Response to Submissions	Wells Environmental Services		20 October 2008.
Statement of Commitments.	Wells Environmental Services.		23 April 2009.

Table 2 below includes a Statement of Commitments which has been prepared on behalf of Mr R and Mrs L Wells, in accordance with the Director-General Requirements (DGR's). The Statement of Commitment imposes requirements to be undertaken in association with the construction phase of the subdivision.

Table 2: Statement of Commitments

Subject	Objective	Commitment	Approved by Whom	Timeline
1. Design details.	<ul style="list-style-type: none"> To ensure completed subdivision is consistent with that proposed in the Major Project Application No 07-0041. 	<ul style="list-style-type: none"> The subdivision will be consistent with Figure 4 titles "alternate Subdivision of Lot 224 and Part Lot 222, DP 862015 Waterfront Road and Swan Bay Road, Swan Bay. 	<ul style="list-style-type: none"> Principal Certifying Authority. 	<ul style="list-style-type: none"> Details are to be submitted prior to a Construction and/or Subdivision Certificate being issued.
2. Construction Management	<ul style="list-style-type: none"> To minimize adverse environmental and amenity impacts. To ensure construction occurs consistent with good engineering and building practices. 	<ul style="list-style-type: none"> All demolition work will accord with the requirements of Workcover Authority of NSW Guidelines. Sedimentation and Erosion Control measures will be implement in accordance with the approved plan. 	<ul style="list-style-type: none"> Principal Certifying Authority. 	<ul style="list-style-type: none"> At the commencement of construction activities. Prior to commencement of construction activities.

Subject	Objective	Commitment	Approved by Whom	Timeline
		<ul style="list-style-type: none"> Onsite testing for Acid Sulfate Soil (ASS) is to be carried out during site works. If ASS encountered, the ASS Contingency Plan will be enacted consistent with the recommendations contained within the approved Acid Sulfate Soil Management Plan dated 18 November, 2005. 		<ul style="list-style-type: none"> At the commencement of Construction activities.
3. Traffic Control.	<ul style="list-style-type: none"> To ensure the safety of motorists, workers and other road users utilising Swan Bay Road is not compromised 	<ul style="list-style-type: none"> Prepare a Traffic Control Plan 	<ul style="list-style-type: none"> Principal Certifying Authority. 	<ul style="list-style-type: none"> Prior to Construction activities commencing.
4. Bushfire Protection.	<ul style="list-style-type: none"> To ensure the existing dwelling and subdivision are protected from bush fire hazard. 	<ul style="list-style-type: none"> An Inner Protection Area will be provided around the existing house. Existing dwelling to be upgraded to comply with Australian Standards AS 3959 – Construction of Buildings in Bushfire Prone Area. Install a 10,000 litre dedicated fire water supply for the existing dwelling. 	<ul style="list-style-type: none"> Principal Certifying Authority and NSW Rural Fire Service. 	<ul style="list-style-type: none"> Prior to Construction activities commencing.
5. Aboriginal Heritage	<ul style="list-style-type: none"> To ensure the protection of Aboriginal objects and the interest of the local Aboriginal community are taken into consideration 	<ul style="list-style-type: none"> That the recommendations by Archaeological Risk Assessment Services contained in their report dated November, 2007 and additional recommendations of the Worimi Local Aboriginal Land Council dated 17 December, 2007 are undertaken. 	<ul style="list-style-type: none"> Worimi Local Aboriginal Land Council 	<ul style="list-style-type: none"> Prior to commencement of construction activities.

Subject	Objective	Commitment	Approved by Whom	Timeline
		<ul style="list-style-type: none">• Should any Aboriginal object be located that all work will cease	<ul style="list-style-type: none">• Worimi Local Aboriginal Land Council• NSW DECC/NPWS; and• Principal Certifying Authority	