

| Outcome                        | Commitment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Timing                                                                                                                                           | Responsibility                                     |
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| <b>Sustainable development</b> | <b>Flora and fauna</b> <ul style="list-style-type: none"> <li>• Preparation of a Vegetation Management Plan (VMP) in relation to the Moonee Quassia for approval by Coffs Harbour City Council. The developer will implement the recommendations and prepare the site in accordance with the VMP prior to dedication of the reserve beside the watercourse to the Council.</li> <li>• The Endangered Ecological Community will be maintained in accordance with the recommendations of the approved Vegetation Management Plan for a period of 3 years.</li> <li>• Retention of mature trees in future open space where possible.</li> <li>• Weed control in accordance with VMP including: during construction; in landscaped areas; mulching removed vegetation on site to avoid introduction of weed seeds; and avoiding use of environmental weeds.</li> <li>• Landscape planting to include forage habitat.</li> <li>• Measures will be implemented to control weed infestation in the proposed reserve during construction.</li> <li>• Traffic speed control (40 kph);</li> <li>• Imported landscape and fill materials to be sourced from suppliers free from cane toads.</li> <li>• Impose a restriction on the title of each allotment requiring that any dogs or cats are kept only within the curtilage of a dwelling house, however dogs may be kept outside the curtilage if secured on a leash.</li> <li>• Proposed creek reserve, is to be dedicated to Council.</li> <li>• Revegetate and regenerate the grassland areas in the south outside the Asset Protection Area in accordance with a VMP.</li> </ul> | <p>Prior to the release of the Subdivision Certificate</p> <p>During construction</p> <p>Prior to the release of the Subdivision Certificate</p> | <p>Proponent</p> <p>Proponent</p> <p>Proponent</p> |
|                                | <b>Riparian protection</b> <ul style="list-style-type: none"> <li>• Stormwater management will be constructed in accordance with the approved plan.</li> <li>• The creek riparian corridor, is to be dedicated to Council</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Prior to release of Subdivision Certificate</p>                                                                                               | <p>Proponent</p>                                   |

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|                                                                                              | <b>Slope Stability</b> <ul style="list-style-type: none"> <li>Development will follow good engineering and building practices to avoid landslip hazard</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | During construction                                                                      | Site Manager |
|                                                                                              | <b>Development management</b> <ul style="list-style-type: none"> <li>The developer will prepare a Construction Management Plan for approval by the Council including education of workers in compliance with the conditions (particularly soil erosion and sediment controls, flora and fauna, riparian corridor protection), details of the environmental management during the development phases and measures relating to waste minimisation and management.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to the commencement of construction and for the duration of the subdivision works. | Proponent    |
| <b>Minimise use of potable water and energy</b>                                              | <b>Water and energy efficiency</b><br>Each dwelling will be provided with a rainwater tank, generally of 3000 litres except for 2000 litres on proposed Lot 10 and 3500 litres for proposed Lots 13 and 14.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                          | Developer    |
| <b>Stormwater management will achieve no significant net change in run-off to the creek.</b> | <b>Stormwater management</b> <ul style="list-style-type: none"> <li>The developer will prepare a soil and water management plan to control run off during construction in accordance with the principles of the Landcom publication Managing Urban Stormwater (MUS): Soils and Construction Volume 1, 4th Edition and Construction Certificate Plans approved by Coffs Harbour City Council.</li> <li>The inclusion of vegetated buffers and grasslands to treat shallow overland flow.</li> <li>Bio-retention trenches will be provided to treat overflow from the built areas of the site.</li> <li>The provision of two Bio-retention basins as shown on drawing No GJ0478.1.6. Basin 1 will be a small basin providing final treatment for run-off from catchment one, draining to the north of the site. Basin 2 will be the main basin providing final treatment for run-off from catchments three to seven.</li> <li>The developers of the structures on the individual allotments should also be encouraged to implement the principles of “Water Sensitive Urban Design” in their developments to ensure a two phase treatment system is in place to complement the proposed treatment measures.</li> </ul> | Prior to the release of the Subdivision Certificate for each stage.                      | Developer    |

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|                                                         | <ul style="list-style-type: none"> <li>The developer will design and install water quality control measures in accordance with the Construction Certificate Plans approved by the Council. The developer will maintain the water quality control measures for a period of three years after dedication to the Council.</li> </ul>                                                                                                                                                                                                                                                                                                   |                                                                              |           |
| <b>Provide adequate infrastructure for the proposal</b> | <b>Services</b> <ul style="list-style-type: none"> <li>The developer will provide reticulated water and sewerage services to each lot in the subdivision in accordance with the requirements of Coffs Harbour City Council.</li> <li>The developer will provide underground power and telecommunications infrastructure to each residential lot in the subdivision accordance with the requirements of the service provider.</li> </ul>                                                                                                                                                                                             | Prior to the release of the Subdivision Certificate for each relevant stage. | Developer |
|                                                         | <b>Drainage</b> <ul style="list-style-type: none"> <li>The developer will install street and inter-allotment drainage as necessary in accordance with plans approved by Coffs Harbour City Council.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                      | Prior to release of the Subdivision Certificate for each stage.              | Developer |
|                                                         | <b>Access</b> <ul style="list-style-type: none"> <li>The developer will construct all roads and intersections, including, footpaths bus shelters and signs in accordance with the City Council's requirements and approved Construction Certificates.</li> <li>Construction of the collector road/required by the DCP will be carried out in the second stage of the development.</li> <li>Dedication of the roads to Council.</li> </ul>                                                                                                                                                                                           | Prior to the release of the Subdivision Certificate for each relevant stage. | Developer |
| <b>Minimise potential hazard</b>                        | <b>Bushfire risk management</b><br>The developer will impose a Section 88B Restriction as to User on the title of relevant allotments specifying an APZ and a Level of Construction: <ul style="list-style-type: none"> <li>APZ of 30m for building envelopes, measured from the southern side of the road reserve.</li> <li>For properties fronting the southern access road - Level "3" building requirements under AS3959 "Construction of Buildings in Bushfire Prone Areas", for 10 of the southern most town houses, level 2 for 13 of the central townhouses and level 1 for 12 of the most northerly townhouses.</li> </ul> | Prior to the release of the Subdivision Certificate for each stage.          | Developer |

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|                                | <ul style="list-style-type: none"> <li>For southern buildings Level “1” building requirements under AS3959 “Construction of Buildings in Bushfire Prone Areas”.</li> </ul> <p>The developer will install relevant infrastructure as required, including fire hydrants.</p> <p><b>Contamination</b></p> <ul style="list-style-type: none"> <li>The developer shall complete a detailed site contamination investigation and undertake any necessary remediation.</li> </ul> | Prior to construction commencing                                    | Developer |
| <b>Visual Amenity</b>          | <ul style="list-style-type: none"> <li>All landscaping following site preparation works should be undertaken in accordance with a landscape masterplan.</li> </ul>                                                                                                                                                                                                                                                                                                         | Prior to release of Subdivision Certificate                         | Proponent |
| <b>Developer Contributions</b> | <ul style="list-style-type: none"> <li>The developer will pay Section 94 developer contributions in accordance with Coffs Harbour City Council's Moonee Developer Contributions Plan on a “per ET” basis for each stage of the residential subdivision.</li> <li>The developer will pay water and sewer developer contributions in accordance with the development servicing plan applicable at the time of payment.</li> </ul>                                            | Prior to the release of the Subdivision Certificate for each stage. | Developer |