

Statement of Commitments	
General	1. The proposed development will be designed and constructed in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005.
Landscaping	1. Management of the buffer area to Hearnese Lake and Double Crossing Creek in accordance with the Vegetation Management Plan prepared by Coffs Harbour Bushland Regeneration Group dated October 2011. 2. Fencing will be provided on the boundary between the site and the adjoining public reserve on the eastern side of the site. 3. Access points to Hearnese Lake or Double Crossing Creek foreshore will be restricted to two as indicated on the site plan submitted with the application. 4. A pontoon will be provided adjacent to the foreshore to Hearnese Lake to limit the damage to the foreshore by people accessing the lake. 5. The barbed wire will be removed from the existing fence on the southern boundary of the site and will be replaced with round wire. 6. The site is to be landscaped in accordance with the Landscape Plan prepared by Moir Landscape Architecture.
Soils & water	<u>Erosion and Sediment</u> 1. Construction stage erosion and sediment control is to be managed in accordance with the recommendations of Northrop Consulting Engineers Report NL080035E01 dated January 2010 Rev B. <u>Acid Sulfate Soils</u> 2. The management of potential and actual acid sulphate soils is to be undertaken in accordance with the recommendations of Coffey Geotechnical, Preliminary Geotechnical and Acid Sulphate soils assessment dated 14 September 2009. <u>Operational Stage Stormwater Management</u> 3. Stormwater management is to be undertaken in accordance with the concept stormwater management plan prepared by Northrop Consulting

	Engineers Report NL080035E01 dated January 2010 Rev B. <u>Operational Stage Sewerage Management</u> 4. Prior to commencement of construction, the existing effluent disposal system will be removed and the existing and proposed caravan park sites will be connected to reticulated sewerage in accordance with the requirements of the relevant authorities.
Ecological	1. The sites ecological attributes will be protected through implementation of the recommendations contained within the Ecological Issues Report by SLR consulting dated 18 May 2010 and the Part 3A Project Response Report dated 13 October 2011. These include the following • provide regular letterboxing of residents and visitors regarding responsible pet • ownership; • erect signs to inform residents and the public about the requirements of responsible pet ownership in accordance with the <i>Companion Animals Act 1998</i>, such as those outlined above; and • provide educational signage about the Little Tern and the Sooty Oystercatcher. • the salvage of the single tree-hollow and its re-erection in the offset area; • the installation of artificial nest boxes in the offset area and other parts of the subject land where trees are to be retained; and • implementation of the <i>Vegetation Management Plan</i> (which will facilitate the early establishment of resources in the understorey). As detailed in the original documentation, controls on pet ownership within the park should include: • an assessment of pet dogs for socialisation and general health by Park managers; • strict rules regarding the control of dogs around the park, including the requirement to be on a leash within common areas; • ongoing education of park residents and visitors regarding their obligations pursuant to the <i>Companion Animals Act 1998</i> and with respect to native wildlife, by regular letterboxing, community notices and signs; and • complete exclusion of cats from the park.
Traffic &	1. Access and parking is to be designed in accordance with the

Parking	recommendations of GHD Traffic Impact Assessment dated September 2009 and the requirements of the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005.
	2. A bus stop will be provided within the road reserve should the existing bus stop not be relocated by the RTA as a result of the highway upgrade. A footpath will be provided from the entry to the caravan park to the bus stop.
Lighting & Security	1. Lighting and security is to be provided in accordance with the requirements of the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005. 2. Lighting shall be specifically designed to minimise glare toward the Hearnese Lake foreshore and the Pacific Ocean.
Accessibility	1. Accessibility will be provided in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005
	2. A 10 seat bus will be provided for use by the occupants of the caravan park to improved accessibility to services at Woolgoolga and Coffs Harbour by the residents of the caravan park.
Waste	1. Waste is proposed to be collected, stored and removed in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005
Aboriginal Heritage	1. Impacts of Aboriginal heritage will be managed in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment prepared by Jacqueline Collins dated September 2009.
Contamination & Remediation	1. Remediation and decommissioning of the existing effluent disposal ponds will be undertaken in accordance with the recommendations of Coffey Geotechnics Phase 1 Environmental Assessment dated 14 September.
Hazard Mitigation	<u>Bushfire</u> 1. Bushfire Hazard mitigation will be undertaken in accordance with the recommendations of the Bushfire Hazard Assessment prepared by Australian Bushfire Assessment Consultants dated September 2009. <u>Noise</u> 2. Noise attenuation will be provided in accordance with the recommendations

	of the Noise Impact Assessment prepared by Reverb Acoustics dated September 2009.
Control of Animals	1. The keeping of cats will be prohibited within the caravan park 2. The keeping of pet dogs will be permitted in accordance with the strict controls that currently relate to the keeping of dogs with in the caravan park.
Contributions	3. Developer Contributions will be paid in accordance with the relevant contributions plans adopted by Coffs Harbour City Council.