

Statement of Commitments		Responsibility	Timing
<b>General</b>	<p>1. The proposal will be carried out in accordance with the Environmental Assessment prepared by Coastplan Consulting dated August 2010 and the relevant accompanying plans and reports and Preferred Project report prepared by Coastplan Consulting dated October 2011 and the accompanying plans and reports, <b>as modified by Hometown Australia September 2021.</b></p>	Owner	On going
	<p>2. The proposed development will be designed and constructed in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005.</p>	Owner/contractors	Details to be submitted with S68 application
<b>Construction times</b>	Construction work will be confined to 7.00 am to 6.00 pm Monday to Fridays and 7.00 am to 4.00 pm on Saturdays, with no construction taking place on Sundays or public holidays, unless prior approval is obtained from the relevant authority.	Owner and contractors	For the duration of the construction works
<b>Landscaping</b>	<p>1. Management of the buffer area to Hearn's Lake and Double Crossing Creek in accordance with the <b>Revised</b> Vegetation Management Plan prepared by Geoffs Harbour Bushland Regeneration Group dated October 2011 GeoLINK, dated 09 August 2021</p>	contractor	Area to be revegetated upon removal of the effluent ponds and dam and fenced upon completing of rehabilitation works
	2. Fencing will be provided on the	Owner	ongoing

	boundary between the site and the adjoining public reserve on the eastern side of the site.		
	3. Access points to Hearn's Lake or Double Crossing Creek foreshore will be restricted to two as indicated on the site plan submitted with the application	Owner	ongoing
	4. A pontoon will be provided adjacent to the foreshore to Hearn's Lake to limit the damage to the foreshore by people accessing the lake.	Owner	Prior to the completion of Stage 2
	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.	Owner	Prior to the completion of stage 1
	6. The site is to be landscaped in accordance with the Landscape Plan prepared by Moir Landscape Architecture.	Owner	Landscaping to be completed at the end of each stage
<b>Soils &amp; water</b>	<u>Erosion and Sediment</u> <p>1. Construction stage erosion and sediment control is to be managed in accordance with the recommendations of Northrop Consulting Engineers Report NL080035E01 Erosion &amp; Sediment Control Plan dated 30 March 2021</p>	Contractors	For the duration of the construction work

	<p><u>Acid Sulfate Soils</u></p> <p>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.</p>	Contractors	For the duration of the construction work
	<p><u>Operational Stage Stormwater Management</u></p> <p>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.</p>	Drainage contractor	Details to be submitted with S68 application
	<p><u>Operational Stage Sewerage Management</u></p> <p>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.</p>	Owner	Prior to the placement of moveable dwellings on the site
<b>Ecological</b>	<p>1. The sites ecological attributes will be protected through implementation of the recommendations contained within</p>	Owner	Prior to the completion of each stage

	<p>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</p> <ul style="list-style-type: none"> <li>• provide regular letterboxing of residents and visitors regarding responsible pet ownership;</li> <li>• 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</li> <li>• provide educational signage about the Little Tern and the Sooty Oystercatcher.</li> <li>• the salvage of the single tree-hollow and its re-erection in the offset area;</li> <li>• the installation of artificial nest boxes in the offset area and other parts of the subject land where trees are to be retained; and</li> <li>• implementation of the <i>Vegetation Management Plan</i> (which will facilitate the early establishment of resources in the understorey).</li> </ul>		
	<p>2. As detailed in the EA, controls on pet ownership within the park should include:</p> <ul style="list-style-type: none"> <li>• an assessment of pet dogs for socialisation and general health by Park managers;</li> <li>• strict rules regarding the control of</li> </ul>	Manager	Policy to be prepared by the park prior to the completion of stage 1

	<p>dogs around the park, including the requirement to be on a leash within common areas;</p> <ul style="list-style-type: none"> <li>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</li> </ul> <p>complete exclusion of cats from the park.</p>		
<b>Traffic &amp; Parking</b>	<p>1. Access and parking is to be designed in accordance with the recommendations of GHD Traffic Impact Assessment dated September 2009 and the requirements of the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005.</p>	Owner and contractor	Prior to the completion of each stage
	<p>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.</p>	owner	Bus stop to be provided at the end of construction work on the upgrade of the Highway. Footpath to be provided prior to the occupation of sites in Stage 1
<b>Lighting &amp; Security</b>	<p>1. Lighting and security is to be provided in accordance with the requirements of the Local Government (Caravan Parks</p>	contractor	Lighting to be provided with

	<p>and Manufactured Homes) Regulation 2005.</p> <p>2. Lighting shall be specifically designed to minimise glare toward the Hearnes Lake foreshore and the Pacific Ocean.</p>		each stage
<b>Accessibility</b>	<p>1. Accessibility will be provided in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005</p> <p>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.</p>	contractor	Access to be completed at the end of each stage
	<p>1. Waste is proposed to be collected, stored and removed in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005</p>	owner	At the completion of stage 1
<b>Waste</b>	<p>1. Waste is proposed to be collected, stored and removed in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005</p>	Contractor/ owner	A garbage storage area to be provided at the completion of stage 1
<b>Aboriginal Heritage</b>	<p>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.</p>	Contractors	During construction works
<b>Contamination &amp; Remediation</b>	<p>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.</p>	Contractor	
<b>Hazard Mitigation</b>	<p><u>Bushfire</u></p> <p>1. Bushfire Hazard mitigation will be</p>	Owner	Prior to the placement of moveable

	<p>undertaken in accordance with the recommendations of the Bushfire Hazard Assessment prepared by Australian Bushfire Assessment Consultants dated September 2009</p> <p><b>GeoLINK dated 23 August 2021</b></p>		dwellings on any site
	<p><b>Noise</b></p> <p>2. Noise attenuation will be provided in accordance with the recommendations of the Noise Impact Assessment prepared by Reverb Acoustics dated September 2009.</p>	Contractor/ owner	Prior to the placement of moveable dwellings on the site
<b>Control of Animals</b>	<p>1. The keeping of cats will be prohibited within the caravan park</p>	Owner	ongoing
	<p>2. The keeping of pet dogs will be permitted in accordance with the strict controls that currently relate to the keeping of dogs within the caravan park.</p>	Owner	Ongoing
<b>Contributions</b>	<p>Developer Contributions will be paid in accordance with the relevant contributions plans adopted by Coffs Harbour City Council.</p>	Owner	Prior to the issue of the S68 approval to operate at the completion of each stage