



REVISED STATEMENT OF COMMITMENTS

KINGS FOREST

CONCEPT PLAN APPROVAL NO. 06_0218

PREPARED FOR:

PROJECT 28 PTY LTD

PREPARED BY:

DARRYL ANDERSON CONSULTING PTY LTD

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Suite 7, Corporate House
8 Corporation Circuit
Tweed Heads South NSW 2486

Ph: 07 55233611

Fax: 07 55233612

Email: admin@daconsulting.com.au

REVISED STATEMENT OF COMMITMENTS

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5.1 Biodiversity

1. Project 28 commits to preparing detailed site-specific assessments and management plans in relation to the following matters. The detailed actions prescribed in the site specific management plans will be in accordance with the principles established in the following management plans attached to the PPR:
 - Buffer Management Plan (Attachment G);
 - Revised Vegetation Management Plan (Attachment J);
 - Revised Threatened Species Management Plan (Attachment K);
 - Revised Feral Animal Management Plan (Attachment H); and
 - Revised Weed Management Plan (Attachment 1).
2. Project 28 commits to implementing the actions and recommendations, including associated timeframes and performance monitoring arrangements, set out in the Koala Plan of Management (see Attachment L).
3. In relation to the proposed rezoning of land at Kings Forest Project 28 commits to:
 - Restoring the habitat of the Bush Stone-curlew in accordance with recommendations in the Revised Threatened Species Management Plan (see Attachment K).
 - Regenerating the heathland in the grassland community within the revised 7(1) zone south of Depot Road (Area 2) to compensate for the loss of regrowth heath for the new road alignment.
 - Rehabilitating all land proposed for rezoning as Environmental Protection in accordance with the Revised Vegetation Management Plan (see Attachment K).

5.2 Golf Course Management

4. The proponent will implement the actions in the Golf Course Management Plan (Appendix F to the EAR) and submit an Addendum to the plan with the project application for the bulk earthworks for the proposed golf course. The addendum will adopt the recommendations of the E-Par report (Attachment M) and relevant elements of the management plans referred to above.

5.3 Soils and Geotechnical Conditions

5. In relation to managing the acid sulfate soils on the site, prior to the issue of construction certificates for the future precinct earthworks Project 28 will undertake detailed site specific ASS investigations (including additional soil sampling) generally in accordance with the NSW ASSMAC Guidelines and AS1726, and prepare Acid Sulfate Soils Management Plans.
6. Project 28 will undertake detailed site specific geotechnical assessments, where relevant, (including additional drilling) in support of future Development Applications in accordance with AS1726:1993 Geotechnical Site Investigations.

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5.4 Contamination

7. Project 28 will undertake Stage 2 contamination investigations to accompany future project applications for areas of known potential contamination, including lands previously used for sugar cane and banana plantations and as a cattle dip. Where required, Remediation Action Plan(s) will be prepared in accordance with NSW State government requirements.

5.5 Water Management

8. In support of future project applications for each stage of development, Project 28 will:
 - Prepare detailed Integrated Water Cycle Management Plans- on a catchment by catchment basis- to address rainwater harvesting, stormwater quality treatment, stormwater quantity management and groundwater recharge.
 - Undertake on a site specific basis detailed groundwater assessments and prepare detailed Groundwater Management Plans in accordance with OWE requirements.
9. Project 28 will consult with the Department of Water and Energy with respect to the design, licensing and use of harvestable water rights, and surface water and ground water management strategies generally, including the monitoring of these resources. Any required water licenses will be the subject of applications to the OWE, after investigation into the licensing of the existing bore network.
10. Project 28 will provide OWE with further information on the water quality and management of ASS at Turners Quarry Lake for assessment, in support of the incorporating the lake into the Concept Plan.

5.6 Flooding and Climate Change

11. Project 28 will prepare a comprehensive flood assessment of the site for the first project application for Kings Forest. The flood assessment will determine the flood planning level for the site.

5.7 Heritage

12. The proponent will finalise the Cultural Heritage Management Plan in consultation with the traditional owners after completion of archaeological excavations and analysis of findings. This Management Plan will be submitted to the Department of Planning for approval prior to its consideration of the first project application.

5.8 Bushfire Management

13. Project 28 will manage bushfire risk in accordance with the requirements in Planning for Bushfire Protection 2006.

5.9 Traffic and Access

14. Project 28 commits to the following measures in relation to traffic, access and public transport:
 - Implementing with the first stage of subdivision, and in accordance with Tweed Shire Council requirements, the road network proposed in the Concept Plan
 - Constructing a new intersection at Tweed Coast Road and the proposed Kings Forest Parkway before completion of works in relation to the first stage of subdivision.

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- Designing all roads, intersections, pedestrian and cycle ways, and bus shelters to meet Tweed Shire Council requirements.
 - Designing and constructing water crossings to meet the requirements of the Department of Primary Industries.

5.10 Emergency Services

15. The proponent will make provision for sites to accommodate, if required, the NSW Ambulance Service, the Police and the NSW Fire Service.

5.11 Dedication of Lands (NPWS)

16. Project 28 will negotiate with DECC the timing, process and conditions of the dedication to the National Parks and Wildlife Service of approximately 150 hectares of the Kings Forest land adjacent to the Cudgen Paddock.

5.12 Structured Open Space

17. Project 28 will dedicate a total amount of structured open space based on 1.7 hectares per 1000 population at the occupancy rates nominated in Section 94 Plan No. CP19 – Kings Forest/Casuarina Beach.
18. The structured open space shall be embellished in accordance with the provisions of Tweed Development Control Plan 2008, Section A5 – Subdivision Manual, in particular Table A5-8.3, Sports Playing Fields – Development Standards.
19. A minimum of 4 hectares shall be dedicated and embellished for each 1000 dwellings erected on Kings Forest.

5.13 Adjoining Allotment

20. Precinct 12 (Residential) adjoins Lot 77 which is also zoned residential. Investigation of a road link to this lot is a requirement of Council's Subdivision Manual (TDCP2008, Section A5).
21. Future Development Applications over Precinct 12 shall include an investigation of a road link to Lot 77, DP 755701.

5.14 Blacks Creek Remediation and Management

22. Project 28 will remediate Blacks Creek within Kings Forest, revegetate its banks and carry out such works as are ancillary thereto, to the reasonable requirements of the NSW Department of Primary Industries and of the NSW National Parks & Wildlife Service.
23. Prior to carrying out any dredging works (as defined in section 198A of the *NSW Fisheries Management Act 1994*) to any part of Blacks Creek within Kings Forest, Project 28 will:
 - obtain a permit required by section 201(1) of the *NSW Fisheries Management Act 1994*,
and
 - give the Director-General of the NSW Department of Planning and the Tweed Shire Council no less than thirty days' notice in writing of its intention to carry out such works, specifying the location and nature of the works.