

**ADDITIONAL COMMITMENTS – PREFERRED PROJECT
LOT 11 DP 1104789 AND PART LOT 72 DP 1073600 DOLPHIN POINT
MAJOR PROJECT MP05_0016**

1. The proponent hereby commits to dedication of the land proposed to be zoned 7(d2) (Special Scenic) zone currently comprising part of Lot 11 in DP 1104789 and as shown in the plans submitted herewith.
2. The proponent will contribute a proportion as agreed with Malbec or subsequent owners in title of the cost for construction of the 'connector road' as proposed on Lot 11 in DP 1104789 to link it with Lot 171 in DP 1081810 in the location generally as shown in the submitted subdivision drawings. The proponent will pay a bond in the amount of \$50,000 for the purpose of ensuring that the connector road is constructed in accordance with consent authority standards and specifications. The bond will be paid to the consent authority prior to the issue of any Construction Certificate that may be issued for any component of the development. The land comprising Stage 5 will be dedicated to Council subject to land being reserved for construction of a roadway generally in accordance with the subdivision drawings submitted herewith.
3. The proponent hereby agrees to the construction of a child play area in accordance with landscape drawings L01 and L02 prepared by HLS Pty Limited and dated Feb 08 submitted herewith. The land comprising Lot 306 will be dedicated to the Council at no cost and the dedication will be effected following construction of the child play area. Construction of the child play area will take place concurrent with construction of Stage 3 in the plan prepared by Rygate and West "Plan showing conceptual Staging for Stage 2 Subdivision" Ref No U11840M Sheet 3.
4. The proponent hereby commits to the dedication of Stage 5 land and land proposed to be zoned 7(d2) as depicted in the accompanying plans. Dedication will be effected following construction of the cycleway/pedestrian pathways and the connector road with the adjoining development (should that latter development proceed) over Stage 5. These works will take place concurrent with Stage 3 in the plan prepared by Rygate and West "Plan showing conceptual Staging for Stage 2 Subdivision" Ref No U11840M Sheet 3 and will be the responsibility of the proponent.
5. The proponent hereby commits to provision of medium density development over Lots 315 - 322 within Stage 2 in the subdivision (refer accompanying subdivision plans).
6. The proponent hereby commits to provision of an accessibility report prior to commencement of subdivision works.
7. The proponent hereby commits to retention of existing trees in riparian areas and road reserves (other than carriageway and pedestrian/cycleway areas). All other trees are proposed to be removed.
8. The proponent hereby commits to undertaking works as referred to in the report of Worley Parsons dated 1 February 2008 under the heading "Water Quality Control Pond".
9. The proponent hereby commits to construction of a fire trail generally in accordance with a plan that accompanies a letter from Bushfire and Environmental Services dated 22 January 2008 referred to as Option 3. Construction of the fire trail will take place prior to dedication of Stage 5 land to the Council.
10. The proponent hereby agrees to provide an appropriate design for a bus route and alternative bus route through Stages 2 and 3 prior to issue of any construction certificate.