

COWMAN STODDART PTY LTD

**Town Planning, Agricultural &
Environmental Consultants**



ABN 29 057 616 896

The amended Statement of Commitments listed below has been compiled based on the current Preferred Project Report, the Environmental Assessment undertaken, the constraints and opportunities available at the site and the comments made by Shoalhaven City Council, various state government agencies and the public. They provide a commitment from the developer indicating their responsibilities in developing the site as proposed to ensure that the development is environmentally, socially, and economically sustainable.

In developing the subdivision, the developer gives the following commitments in order to minimise the impact on the environment:

Item	Commitment	Timing
General	The developer will carry out the development in accordance with this Environmental Assessment Report (EAR), prepared by Cowman Stoddart dated September 2006, the Preferred Project Report prepared by Cowman Stoddart dated October 2007, supporting reports and Subdivision Layout prepared by Allen Price & Associates Reference No 24256-09 Layout H Rev 02 dated 23 May 2007 (as amended 9/11/07) proposing 182 residential allotments, and two open space allotments.	For the duration of the subdivision.
Legislative Controls/Requirements	<p>The developer will obtain and maintain the following licences, permits and approvals for the residential subdivision:</p> <ul style="list-style-type: none"> • Shoalhaven City Council - Construction Certificates for engineering works for each stage of the subdivision. The application for Construction Certificates will contain Design Drawings submitted containing, where relevant, detailed designs relating to earthworks, drainage, Soil erosion and Sediment Control and site rehabilitation, tree clearing and site stability, roadworks, footpaths/cycleways, water supply (both potable and use of reclaimed water) and sewerage works, and landscaping. • Shoalhaven City Council - Road Opening Permit from Shoalhaven City Council as required; • Shoalhaven City Council - Section 138 Consent for roadworks (Roads Act 1993); • Integral Energy - Design Certification; • Integral Energy - Notification of Arrangement; • Telstra - Compliance Certificate; • Shoalhaven Water - Compliance Certificate; • Shoalhaven City Council – Subdivision Certificates for each stage; <p>Department of Land and Property Information - registration of the subdivision.</p>	For the duration of the subdivision works.

Item	Commitment	Timing
Final Plan of Subdivision	The developer will prepare a final plan of subdivision and Section 88B instrument for each stage of the development in accordance with the recommendations of the Environmental Assessment, as amended by the Preferred Project Report and requirements of Shoalhaven City Council.	Prior to the release of Subdivision Certificates for each stage.
Ecological	Endangered Ecological Community	
	The developer will prepare a Vegetation Management Plan (VMP) in relation to that part of the site containing the Endangered Ecological Community (EEC) for approval by Shoalhaven City Council.	Prior to the release of the Construction Certificate for that stage of the development.
	The developer will implement the recommendations and prepare the site in accordance with the VMP prior to its dedication to Shoalhaven Council.	Prior to the release of the Subdivision Certificate which creates the lot(s) containing the EEC.
	The developer will maintain the Endangered Ecological Community in accordance with the recommendations of the approved Vegetation Management Plan after its dedication to Shoalhaven Council.	For a period of three (3) years, commencing upon the dedication of the land to Shoalhaven City Council.
	Other	
The developer will 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 of the curtilage if secured on a leash.	Prior to the release of the Subdivision Certificate for that stage of the development.	
Public Open Space	The developer will prepare and embellish all public reserves in accordance with the Vegetation Management Plan (for EEC) and detailed landscape design plans to be approved by Shoalhaven Council as part of the Construction Certificate.	Prior to release of certificate for subdivision for each stage/s containing public reserve.
	The developer will dedicate all public/drainage reserves to Shoalhaven City Council.	Prior to release of Subdivision Certificate and dedicated upon registration.
Waste Minimisation and Management	The developer will prepare a Waste Minimisation and Management Plan for subdivision construction works in accordance with Development Control Plan No 93 for approval by Shoalhaven City Council for implementation.	Prior to the release of the Construction Certificate for each stage.

Item	Commitment	Timing
Construction	The developer will prepare a Construction Management Plan for approval by Shoalhaven Council including education of workers in the approvals and conditions requiring compliance (including soil erosion and sediment controls, flora and fauna and aboriginal archaeological issues), details of the environmental management procedures during the development and measures relating to waste minimisation and management.	Prior to the commencement of construction and for the duration of the subdivision works.
Urban Design	The developer will finalise the form and implementation strategies regarding the Draft Design Guidelines in consultation with Shoalhaven City Council.	Prior to the release of the Subdivision Certificate for each stage.
	The developer will show a tree preservation zone on the title of those allotments which adjoin the existing village in accordance with the plan prepared by Allen Price and Assoc - Drawing 24256-07 Rev 02.	Prior to the release of the Subdivision Certificate for each stage.
Bushfire Management	Provision of Asset Protection Zones	
	The developer will establish and maintain Asset Protection Zones (APZs) for relevant allotments in accordance with the Bushfire Assessment, November 2007, prepared by Bushfire and Environmental Services Pty Ltd whilst under the developers ownership.	Prior to the release of the Subdivision Certificate for each stage and until sale or transfer of ownership of each relevant allotment.
	The developer will install relevant infrastructure as required, including fire hydrants.	Prior to the release of the Subdivision Certificate for each stage.
	Restriction as to User	
	The developer will impose a Section 88B Restriction as to User on the title of relevant allotments specifying a Level of Construction in accordance with AS 3959 and as shown in Figure 3 in the Bush Fire Assessment prepared by Bushfire and Environmental Services dated November 2007.	Prior to the release of the Subdivision Certificate for each stage.
Water Quality Management and Soil Control	The developer will design and install water quality control measures in accordance with the Construction Certificate Plans approved by Shoalhaven City Council.	Prior to the release of the Subdivision Certificate for each stage.
	The developer will maintain the water quality control measures for a period after dedication to Shoalhaven Council.	For a period of three (3) years, commencing upon the dedication to Shoalhaven City Council of the land containing the water quality control measures.

Item	Commitment	Timing
	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, 4 th Edition and Construction Certificate Plans approved by Shoalhaven City Council and DCP 100.	Prior to release of the Construction Certificate for each stage.
Cultural Heritage	The developer will undertake measures as recommended in the report prepared by South East Archaeology Pty Ltd, and implement its findings.	For the duration of the subdivision works.
	The developer will inform the Jerrinja Local Aboriginal Land Council of progress of the development.	Ongoing through the construction of the subdivision.
Infrastructure	Roads	
	The developer will construct all roads and intersections with Berringer Rd, Cunjurong Point Rd and The Sunset Strip in accordance with DCP 100 and approved Construction Certificates.	Prior to the release of the Subdivision Certificate for each relevant stage.
	The developer will provide a minor street drainage system to accommodate the 5 year A.R.I. storm event in accordance with plans approved by Shoalhaven City Council with the Construction Certificate.	Prior to the release of the Subdivision Certificate for each relevant stage.
	The developer will provide a major street drainage system to accommodate the 100 year A.R.I. storm event in accordance with plans approved by Shoalhaven City Council with the Construction Certificate.	Prior to the release of the Subdivision Certificate for each relevant stage.
	The developer will construct footpaths and cycleways as shown on the plans prepared by Allen Price and Assoc and approved Construction Certificates.	Prior to the release of the Subdivision Certificate for each relevant stage.
	The developer will provide street signs in accordance with the requirements of Shoalhaven City Council.	Prior to the release of the Subdivision Certificate for each stage.

Item	Commitment	Timing
	Traffic Calming	
	The developer will install two traffic calming devices within road number 3. Such works shall be in accordance with plans approved by Shoalhaven City Council with the Construction Certificate.	Prior to the release of the Subdivision Certificate for Stage 4.
	The developer will install one traffic calming device within roads numbered 2. Such works shall be in accordance with plans approved by Shoalhaven City Council with the Construction Certificate.	Prior to the release of the Subdivision Certificate for Stage 5.
	The developer will install one traffic calming device within roads numbered 4. Such works shall be in accordance with plans approved by Shoalhaven City Council with the Construction Certificate.	Prior to the release of the Subdivision Certificate for Stage 2.
	Bus Stop and Signage	
	The developer will provide a bus stop and appropriate signage on the southern side of Berringer Road adjoining the subdivision, generally in the location shown on the (APA Drawing 24256-09 Layout H dated 25.9.07) to the requirements of Shoalhaven City Council and the Shoalhaven Local Traffic Committee. Such works shall be in accordance with plans approved by Shoalhaven City Council with the Construction Certificate.	Prior to the release of the Subdivision Certificate for Stage 5
	The developer will install bus stop signage on the northern side of Berringer Road at a location to be agreed with Shoalhaven City Council and the Shoalhaven Local Traffic Committee.	Prior to the release of the Subdivision Certificate for Stage 5.
	Electricity and Telecommunications	
	The developer will provide underground power to each residential lot in the subdivision accordance with the requirements of Integral Energy	Prior to the release of the Subdivision Certificate for each stage.
	The developer will provide underground telecommunications infrastructure to each lot in the subdivision in accordance with requirements of Telstra.	Prior to the release of the Subdivision Certificate for each stage.
	Drainage	
The developer will install street and interallotment drainage as necessary in accordance with plans approved by Shoalhaven City Council.	Prior to the release of the Subdivision Certificate for each stage as applicable.	

Item	Commitment	Timing
Infrastructure (continued)	Water and Sewer Services – Residential Allotments	
	The developer will provide reticulated water and sewerage services to each lot in the subdivision in accordance with the requirements of Shoalhaven Water	Prior to the release of the Subdivision Certificate for each stage.
	The developer will provide infrastructure to allow each lot in the subdivision to allow each lot to connect to the reclaimed water from the Conjola Regional Sewerage Scheme.	Prior to the release of the Subdivision Certificate for each stage.
	Water and Sewer Services - Public Reserves	
Within the public reserves, the developer will provide access to both the potable water and reclaimed water supplies.	Prior to the release of the Subdivision Certificate for each stage/s containing public reserve	
Landscaping Plans	The developer will use native species, endemic to the locality in the preparation of landscaping plans, and subsequent works undertaken in conjunction with this subdivision.	For the duration of the subdivision works
Geotechnical	The developer will provide a lot classification geotechnical report to Shoalhaven City Council for each stage of development prior to the release of the final plan of subdivision for that stage.	Prior to the release of the Subdivision Certificate for each stage.
Staging	The developer will construct the subdivision in accordance with the Proposed Staging Plan prepared by Allen Price and Associates or as otherwise approved in Construction Certificate plans approved by Shoalhaven City Council.	For the duration of the subdivision works.
Developer Contributions	The developer will pay Section 94 developer contributions in accordance with Shoalhaven City Council's Section 94 Contributions Plan on a "per ET" basis for each stage of the residential subdivision.	Prior to the release of the Subdivision Certificate for each stage.
	The developer will pay Section 64 water and sewer developer contributions in accordance with the development servicing plan applicable at the time of payment.	Prior to the release of the Subdivision Certificate for each stage.
	The developer will make a monetary contribution of a total of \$7968 to Shoalhaven Council towards the provision of new all-weather car parking near foreshore areas identified by Shoalhaven Council.	Prior to the release of the Subdivision Certificate for the first stage.
	The developer will make a monetary contribution of \$11,254 to Shoalhaven Council towards upgrading the intersection of Inyadda Dr and Bendalong Rd with a Type B rural road intersection.	Prior to the release of the Subdivision Certificate for the second stage.

Item	Commitment	Timing
Developer Contributions (continued)	The developer will make an ex gratia contribution of \$20,000 to Shoalhaven Council towards the maintenance and/or improvement of open space and/or community facilities within Yulunga Reserve.	Prior to the release of the Subdivision Certificate for the third stage.
Signage	The developer will provide estate marketing signs in accordance with the provisions of DCP 89 – Exempt and Complying Development or as otherwise approved by Shoalhaven City Council.	For the duration of the subdivision works.