

## Final Statement of Commitments

No.	Subject	Commitment
1	Future Development Applications	Bega Valley Shire Council (BVSC) will be the determining authority for any ancillary Development Applications or Construction Certificate Applications as a result of this Major Project.
2	Ownership of Roads	<p>As a part of this Major Project, a Public Road providing access to this development will be dedicated to Bega Valley Shire Council (<i>as discussed at 2.1 of the Preferred Project Report</i>).</p> <p>All roads will be constructed by the applicant to the standard set out in BVSC Policy 4.1.1.q and DCP2, and dedicated to Council as Public Road after any maintenance period specified by Council.</p>
3	Low-Level Gully Crossings	1 low level crossing and 1 private access are proposed as a part of this Major Project, traversing the existing Water Course, to provide access to Lots 8, 9 & 10. Upon approval of this Major Project, an application will be made to DWE under the Guidelines for Controlled Activities Watercourse Crossings ( <i>as discussed at 9.5 of the Preferred Project Report</i> ).
4	Core Riparian Zones & Vegetated Buffer	<p>In accordance with the recommendations outlined within SEEC Morse McVey Water Cycle Management Study, a Core Riparian Zone &amp; Vegetated Buffer will be created dedicated, as a part of the further development of this site.</p> <p>The Core Riparian Zones &amp; Vegetated Buffers are to be implanted and managed in accordance with the requirements of SEEC Morse McVey Water Cycle Management Study, (<i>as discussed at 3.3 of the Preferred Project Report</i>).</p>
5	Landscaping	In accordance with Section 12.5 of SEEC Morse McVey's Water Cycle Management Study, the Developer, with the Native Species specified in SEEC Morse McVey drawings referenced 09000242-WCMP01, will landscape the Core Riparian Zones & Vegetated Buffer, ( <i>as discussed at 9.2 of the Preferred Project Report</i> ).

6	Bushfire	The requirements of the NSW Rural Fire Service will be implemented and maintained as a part of this Major Project by the developer, <i>(as discussed at 5.0 of the Preferred Project Report)</i> .
		Any future Development Application for the erection of a dwelling will include the implementation of the Bushfire Management Plan included with this development, along with the requirements of NSW Rural Fire Service and Bega Valley Shire Council.
7	Water Supply	Each future dwelling will have the ability to independently provide sufficient water supply, via onsite catchment methods, as assessed under Section 13 of SEEC Morse McVey's Water Cycle Management Study, <i>(as discussed at 8.3 of the Preferred Project Report)</i> .
8	Water Cycle Management Plan	The assessment and recommendations of SEEC Morse McVey's Water Cycle Management Study, will be adhered to, and implemented as necessary, by the Developer as a part of this Major Project, <i>(as discussed at 3.2 of the Preferred Project Report)</i> .
		The Developer commits to the ongoing protection and improvement of the SEPP 14 Wetlands, in as far as adhering to the recommendations of the Water Cycle Management Study.
		All erosion and sediment control measures will be put in place during and throughout the construction stage of this development, as set out in SEEC Morse McVey drawing referenced 09000242-SWMP01 & 09000242-SWMP02,
9	Aboriginal Heritage	Any future development of this site will be undertaken in accordance with the recommendations of NGH Environmental's Aboriginal Archaeological Assessment, <i>(as discussed at 7.3 of the Preferred Project Report)</i> .
10	Utilities Infrastructure	As a part of this Major Project, the developer commits to addressing the provision of utilities to the individual lots including Electricity and Telecommunications, <i>(as discussed at 2.5 of the Preferred Project Report)</i> .

11	Road Design Standards	A Public Road will be created as a part of this Subdivision and dedicated to Council under their policy 4.1.1.q. The road will be constructed to standard outlined in BVSC Development Control Plan and Policy 4.1.1.q being 6.4m wide bitumen seal carriageway.
		A Right of Access easement will be created and constructed to provide access to Lot 4. In accordance with BVSC DCP2, the easement will be created at a width of 20m and constructed to the standard of a 3.0m wide bitumen seal with 0.5m sealed shoulders.
		A 2 <sup>nd</sup> Right of Access easement will be created and constructed to provide access to Lot 2 & 3. In accordance with BVSC DCP2, the easement will be created at a width of 15m and constructed to the standard of a 3.0m wide bitumen seal with 0.5m gravel shoulders.
		A 3 <sup>rd</sup> Right of Access easement will be created and constructed to provide access to Lot 9 & 10. In accordance with BVSC DCP2, the easement will be created at a width of 15m and constructed to the standard of a 3.0m wide bitumen seal with 0.5m gravel shoulders.
		A 4 <sup>th</sup> Right of Access easement will be created and constructed to provide access to Lot 8. In accordance with BVSC DCP2, the easement will be created at a width of 10m and constructed to the standard of a 3.0m wide bitumen seal with 0.5m gravel shoulders.
12	Harvestable Rights	As a result of this development, the site will contain only 2 existing dams. The 3 <sup>rd</sup> existing dam will be removed and no additional dams are now proposed, <i>(as discussed at 8.4 of the Preferred Project Report)</i> .
13	Onsite Sewerage Management	Any additional application for the design and construction of dwellings as a result of this subdivision will include an application to BVSC for the installation of an Onsite Sewerage Management System, in accordance with Section 12.4 of SEEC Morse McVey's Water Cycle Management Study, <i>(as discussed at 2.3 of the Preferred Project Report)</i> .