

## 7.00 STATEMENT OF COMMITMENTS – PROJECT APPLICATION FOR STAGE 1 WORKS

The following Statement of Commitments are referable to the Casuarina Beach Town Centre Project Application for Stage 1 Works as originally lodged, reviewed and revised in this **Preferred Project Report**.

PROJECT COMPONENT	COMMITMENT	ENVIRONMENTAL OUTCOME	TIMING FOR COMPLETION
19. Development Contributions	<ul style="list-style-type: none"> <li>The proponent will pay the lawful contributions in accordance with any condition(s) of consent granted under Part 4 of the Act and calculated in accordance with any relevant Section 94 Contribution Plan(s), taking into account any referable or other applicable credits for prior contributions to the public benefit.</li> <li>Such contributions will be paid at each Stage of the development relevant to such payment.</li> </ul>	<ul style="list-style-type: none"> <li>The Proponent and the Local Government Authority agreeing to a range of lawful contributions to ensure the timely delivery of local infrastructure and community services.</li> <li>Provide certainty for the delivery and quality of the public domain elements of the project.</li> <li>Ensure the project's compatibility with local strategies and the Development Control Plan for Casuarina Beach.</li> </ul>	<ul style="list-style-type: none"> <li>Payment will be effected prior to the issue of a construction certificate for any contributions relating to the shopping centre and prior to the issue of a subdivision certificate in respect of the other Stage 1A works or Stage 1 works as the case may be.</li> </ul>
20. Urban Design	<ul style="list-style-type: none"> <li>Urban Design Guidelines will be developed to ensure design excellence is achieved in the architecture of private buildings and the public domain (streets, parks and squares). This will include building designs and standards.</li> <li>The Guidelines will also take into account the Tweed DCP requirements and the Urban Design Report of Malcolm Middleton and the Landscape Concept Report (EDAW) see <b>Attachment 2</b>.</li> <li>The detailed Urban Design Guidelines will be</li> </ul>	<ul style="list-style-type: none"> <li>Ensuring that over the various stages of the development there is consistency of standards for the built environment.</li> <li>That the built form meets the best modern Australian coastal design standards.</li> <li>Ensuring that the Sustainability Objectives of the development are implemented.</li> </ul>	Guidelines issued prior to the issue of a construction certificate for any building works in any of the subdivision lots.

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	<p>provided as part of project or development applications for subdivision and infrastructure works or building works for each of the neighbourhood stages of the Town Centre.</p> <ul style="list-style-type: none"> <li>○ To ensure that the built forms meet the floor space ratios, heights and other criteria as contained in the table found at Section 5 “Project Amendments” of the <b>Preferred Project Report</b>.</li> <li>○ These guidelines will be submitted with future project or development applications for subdivision and infrastructure works.</li> <li>○ To ensure that any further development applications comply generally with the Concept Application Plans of approval.</li> </ul>		
21. Environmentally Sustainable Development	<ul style="list-style-type: none"> <li>○ The Proponent is committed to an adherence to the principles of sustainability as defined in the Environmental Planning and Assessment Act 1979. The proposed development will incorporate a range of relevant ESD initiatives to minimize the impact of the projected development on the environment including reduction in energy, water and waste generation by adherence to an implementation of, a suite of on-site management plans detailed in and/or attached to the Environmental Assessment, and upon</li> </ul>	<ul style="list-style-type: none"> <li>○ Ensure that all development on the site is managed and designed in an environmentally sustainable manner</li> </ul>	From Stage 1 but will be implemented in all Stages of the Project.

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	which management protocols the proponent relies.		
22. Open Space and Public Walkway/ Cycleway Connections	<ul style="list-style-type: none"> <li>○ The proponent will dedicate 4164m<sup>2</sup> of privately held 7(f) zoned lands and 7351m<sup>2</sup> of privately held 2(e) zoned lands, aggregating 11515m<sup>2</sup>, (4.4% of the subject lands) as public open space to encourage a larger, more legible public realm which promotes permeability along the foreshore. The dedication will be in accordance with <b>ML Design Plan No. MP30-(Q)</b> and <b>Cardno Drawing No. DA40(J)</b>.</li> <li>○ The public open space will facilitate the realignment and upgrading of the existing foreshore cycleway.</li> <li>○ This land has or will be dedicated to Tweed Council.</li> <li>○ The proponent will design and build all the landscape elements of the public space including the walkway/cycleway areas and in accordance with <b>Attachment 2 (EDAW)</b></li> <li>○ Landscaping is to rely heavily on the use of native species.</li> <li>○ Provision will be made in the public domain for Surf Lifesaving Facilities as an adjunct to the Salt Surf Lifesaving Club.</li> </ul>	<ul style="list-style-type: none"> <li>○ The Town Centre Park will create a large open recreational area for the whole of the Casuarina Beach village. It will cater for a wide variety of public uses from passive recreation to organized public events.</li> <li>○ Public access to the foreshore will be maintained and improved.</li> <li>○ Full north-south pedestrian and cycle permeability throughout the length of the site.</li> <li>○ Cycleway/walkways provide easy east-west pedestrian and cycle links through the site at various locations.</li> <li>○ The coastal walkway/cycleway will be realigned, upgraded and appropriately landscaped to link into the cycleway/walkway to the south and north.</li> <li>○ The choice of local native plants will improve the habitat of the local fauna.</li> </ul>	<ul style="list-style-type: none"> <li>○ Lands to be dedicated in accordance with the <b>ML Design Plan No. MP30-(Q)</b> and <b>Cardno Drawing No. DA40(J)</b>.ML will be embellished in accordance with <b>Attachment 2 (EDAW)</b> and dedicated to Council prior to the issue of a subdivision certificate for the Stage 1A Project Application Works or Stage 1 Project Application works, as the case may be.</li> <li>○ All landscape works including walkway/ cycleway and open space works and embellishments will be completed prior to the issue of a subdivision certificate for the Stage 1A Works or the Stage 1 works, as the case may be.</li> <li>○ To be dedicated in Stage 1A or Stage 1, as the case may be.</li> <li>○</li> </ul>
23. Foreshore Access and Public Beachside Car Parking	<ul style="list-style-type: none"> <li>○ The proponent will establish approximately 175 metres of publicly accessible beach access consisting of parkland and esplanade roadway,</li> </ul>	<ul style="list-style-type: none"> <li>○ Ensure full 24 hour a day access to the foreshore and walkway/cycleway for the public.</li> </ul>	<ul style="list-style-type: none"> <li>○ All works to be completed prior to the issue of a subdivision certificate for the lots created by this</li> </ul>

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	<p>directly east of the centre east west axis boulevard as shown on <b>ML Design Plans MP-31(J) and MP-30(Q) and Cardno Eppell Olsen Plans Nos. 8491-901(F), 8491-902(F) and 8491-903(F)</b></p> <ul style="list-style-type: none"> <li>○ The proponent will provide a minimum of 170 car spaces at a rate of 300 public spaces per kilometre length of beach within 200m of the beach in accordance with the <b>Cardno Eppell Olsen Plan 8491-909(C)</b></li> <li>○ The proponent will undertake these works and dedicate them to Council.</li> </ul>	<ul style="list-style-type: none"> <li>○ Visitors to Casuarina Beach will have easy access to the parkland, the beach and the village facilities</li> </ul>	<p>application. Any land dedication required for this commitment will be made as part of the subdivision certificate application.</p> <p><b>Notwithstanding the above, interim works can be carried out consistent with the approved staging plan, and in particular, the scope of works in Stage 1A.</b></p> <ul style="list-style-type: none"> <li>○ To be dedicated in Stage 1A.</li> </ul>
24. Traffic Management	<ul style="list-style-type: none"> <li>○ The proponent will design and construct all roads within the Town Centre in accordance with Australian Standards and in accordance with <b>Cardno Drawing No. DA23(H)</b></li> <li>○ The roadworks include connecting Casuarina Way's missing north-south link and creating a new and safer access point to the Coast Road.</li> <li>○ The proponent will design and construct all the pedestrian and cycle pathways in accordance with <b>Cardno Plans Nos. DA40(J) and DA42</b> and plans contained in <b>Attachment 2 – Landscape Concept Report, Casuarina Town Centre (EDAW) – Pedestrian Links, Cycle Circulation</b></li> <li>○ The road network will be capable of servicing the local bus needs. Provision for bus stops will be made.</li> </ul>	<ul style="list-style-type: none"> <li>○ There will be a high coordinated approach to the traffic management on the site.</li> <li>○ The mix will ensure that a proper hierarchy of roads and walkway/cycleways will be set up and the traffic movements are compatible with the pedestrian cycle movements particularly given the tourist village style of development.</li> <li>○ Separation of the retail traffic around the supermarket from the quieter recreational traffic uses near the foreshore.</li> <li>○ Creates the opportunity for improved and faster bus services.</li> <li>○ A safer exit/entry point to the Coast Road for the residents of</li> </ul>	<ul style="list-style-type: none"> <li>○ All roadworks/ walkway/cycleway works will be constructed prior to the issue of a subdivision certificate for the lots created pursuant to the Application.</li> </ul> <p><b>Notwithstanding the above, interim works can be carried out consistent with the approved staging plan and in particular, the scope of works in Stage 1A.</b></p>

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	<ul style="list-style-type: none"> <li>○ The proponent will design and install all the traffic management measures, like traffic lights, in accordance with Australian Standards as may be required by the Cardno Eppell Olsen Report forming part of this Application and the conditions of approval of this Application.</li> <li>○ The proponent will undertake the works required for Dianella Drive and as depicted in the Cardno Eppell Olsen report forming part of this Application or as may be required by the conditions of approval.</li> <li>○ The proponent will dedicate the roads to Tweed Council at the time of applying for a subdivision certificate</li> </ul>	Casuarina Beach.	
25. Infrastructure	<ul style="list-style-type: none"> <li>○ The proponent has identified in the Cardno Report the infrastructure required to support all of the proposed development in the Concept Plan. The areas of infrastructure include: <ul style="list-style-type: none"> <li>• sewerage</li> <li>• water supply</li> <li>• telecommunications</li> <li>• electricity supply</li> <li>• waste disposal</li> </ul> </li> <li>○ Specific commitments include: <ul style="list-style-type: none"> <li>• Upgrading of the pumps in Pump Station 2 and the installation of additional main capacity of the sewer mains.</li> <li>• A connecting 150 mm diameter main to the main water supply.</li> <li>• All infrastructure</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ Casuarina Beach Town Centre will be well serviced with all its basic infrastructure needs from the beginning of the project. The Town Centre site is infill development and its infrastructure has been designed to accord with the overall infrastructure designed for Casuarina Beach.</li> </ul>	<ul style="list-style-type: none"> <li>○ Infrastructure works will be undertaken and will be completed prior to the issue of a subdivision certificate for the lots created by the application.  Notwithstanding the above, interim works can be carried out consistent with the approved staging plan and in particular, the scope of works in Stage 1A.</li> </ul>

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	<p>works will be carried out in accordance with <b>Cardno Drawings Nos DA23(H) to DA46</b>, inclusive, or as may be required by conditions of approval</p> <ul style="list-style-type: none"> <li>The proponent undertakes to ensure that the quality of any runoff into Cudgen Creek and to the ocean, both during and after construction of the development, will be equal to or better than current levels</li> </ul>		
26. Water Sensitive Urban Design	<ul style="list-style-type: none"> <li>The proponent commits to implementing a Water Sensitive Urban Design Strategy (WSUD) in accordance with the WSUD outlined in the <b>Cardno Report on Engineering and Environmental Matters dated June 2008</b> submitted as Attachment 2 to the Environmental Assessment Report.</li> <li>Specific actions are: <ul style="list-style-type: none"> <li>The on-site stormwater management system will capture and retain virtually all the run-off from the site.</li> <li>The east west swale will be moved.</li> <li>Modifications to the frontal swale.</li> <li>Re-contouring of the site will improve the drainage patterns.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The system will substantially reduce the contaminant loads in Cudgen Creek and the Pacific Ocean.</li> <li>It meets environmentally sustainable principles.</li> <li>The use of infiltration basins to allow stormwater to replenish the aquifer.</li> </ul>	<ul style="list-style-type: none"> <li>The WSUD will be delivered at the same time as infrastructure works and prior to the issue of a subdivision certificate for the lots created. <b>Notwithstanding the above, interim works can be carried out consistent with the approved staging plan and in particular, the scope of works in Stage 1A.</b></li> </ul>
27. Soil Contamination	<ul style="list-style-type: none"> <li>Consequent upon the site being cleared, the proponent will undertake at-grade and subsoil tests in accordance with the <b>Cardno Report on Engineering and Environmental Matters</b></li> </ul>	<ul style="list-style-type: none"> <li>A safer site fit for habitation</li> </ul>	<ul style="list-style-type: none"> <li>Works will be undertaken in Stage -1A and completed prior to the issue of a subdivision certificate for the lots created.</li> </ul>

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	<b>dated June 2008.</b> The tests will be similar to those undertaken elsewhere in Casuarina Beach and in the neighbouring Salt and Seaside City developments. Should it be deemed necessary, the proponent will undertake such works as may be required to ensure any levels of contamination are remediated to acceptable levels as previously accepted by Tweed Shire Council.		
28. Management of Construction Noise, Vibration, Dust, Soils and Erosion	<ul style="list-style-type: none"> <li>Management of construction noise, vibration, dust, soil and erosion during the construction phase of the development will be undertaken strictly in accordance with the relevant management plans and in accordance with aforementioned and approved Environmental Management Plan for the development.</li> </ul>	<ul style="list-style-type: none"> <li>Minimise the impacts of the construction activity on the environment and on the neighbouring communities.</li> <li>Cleaner site during construction.</li> </ul>	<ul style="list-style-type: none"> <li>Implement prior to the issue of a construction certificate.</li> <li>During construction works</li> </ul>
29. Management of Construction Waste	<ul style="list-style-type: none"> <li>The proponent undertakes to adopt approved targets as performance requirements for the management of construction waste as may be set by the conditions of approval.</li> </ul>	<ul style="list-style-type: none"> <li>Minimise the impacts of the construction activity on the environment and on the neighbouring communities</li> </ul>	<ul style="list-style-type: none"> <li>During construction works</li> </ul>
30. Management of Construction Traffic	<ul style="list-style-type: none"> <li>A Construction Management Plan will be prepared prior to the issue of a construction certificate. The Plan will include the principles to minimize construction traffic impacts at all times of the construction process.</li> </ul>	<ul style="list-style-type: none"> <li>Minimise the impacts of the construction activity on the environment and on the neighbouring communities.</li> </ul>	<ul style="list-style-type: none"> <li>Implemented prior to the issue of a construction certificate and managed during construction.</li> </ul>
31. Community and Stakeholder Engagement	<ul style="list-style-type: none"> <li>The proponent undertakes to implement a complaints registration</li> </ul>	<ul style="list-style-type: none"> <li>The community and the local authorities are fully informed and</li> </ul>	<ul style="list-style-type: none"> <li>Community consultations have already been</li> </ul>

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	<p>procedure to record and to address any and all issues in relation to the construction phase of development.</p> <ul style="list-style-type: none"> <li>○ The proponent commits to establishing community consultation mechanisms during the assessment and sales stages of the development in accordance with report of Pro Media forming part of this application.</li> </ul>	<p>consulted throughout every stage of the projects' development.</p>	<p>established. They will be maintained.</p> <ul style="list-style-type: none"> <li>○ Ongoing throughout every stage of the project.</li> </ul>
32. Project Application for Stage 1 Works - General	<ul style="list-style-type: none"> <li>○ The proponent will subdivide the land into 56 lots, construct roads and infrastructure, create open space and construct the supermarket in accordance with the plans and drawings contained in the <b>Preferred Project Report - Exhibit Book 2</b></li> </ul>	<ul style="list-style-type: none"> <li>○ A quality subdivision designed and built in accordance with the approved Plans and an architecturally significant supermarket to service residents and the visitor community</li> </ul>	<p>To be constructed in Stages 1A and the balance of Stage 1.</p>
33. Essential urban services and infrastructure	<ul style="list-style-type: none"> <li>○ The proponent will clear vegetation on the Town Centre site, then the land will be reshaped to achieve the desired development outcome.</li> <li>○ The proponent will undertake all the bulk earthworks for all subject lands zoned Residential 2e – Tourist Residential and the privately owned 7(f) Environment Protection – Coastal lands.</li> <li>○ The proponent will provide all reticulated services (water, sewerage, stormwater drainage) to the each created lot to the approved standards. External infrastructure, with the exception of sewerage, will meet Australian standards.</li> <li>○ The proponent will construct a 250mm diameter main to connect</li> </ul>	<ul style="list-style-type: none"> <li>○ Ensure that all the infrastructure needs of the subdivision are fully met and no burden is left with the service providers or the wider community.</li> <li>○ Ensure that ESD principles are employed in the provision of the infrastructure.</li> <li>○ To try and achieve a harmonious relationship between the natural environment and built environment.</li> </ul>	<p>To be constructed in Stage 1 and to be completed prior to the issue of a subdivision certificate for the lots created.</p> <p><b>Notwithstanding the above, interim works can be carried out consistent with the approved staging plan and in particular, the scope of works in Stage 1A.</b></p>



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	<p>to the existing 150mm diameter main to the north, the new main to be constructed along the proposed road alignment of Casuarina Way from the northern connection to the road entrance to Lot 1. From that point, a new 150mm diameter main will connect to the existing 150mm diameter main to the south.</p> <ul style="list-style-type: none"> <li>○ The existing sewer main runs from the south-eastern corner of the Northern Precinct along the drainage swale to Pump Station No 2 on the Coast Road.</li> <li>○ The proponent will relocate the existing sewer main along the new Casuarina Way road alignment.</li> <li>○ The proponent will upgrade the pumps in Pump Station No 2, and the installation of additional rising main capacity in the Tweed Coast Road.</li> <li>○ The proponent will undertake all landscaping on site to meet the expectations of the residential and visitor community and other statutory requirements.</li> <li>○ All of the above works shall be constructed and completed in accordance with drawings and plans contained in <b>Exhibit Book 2</b></li> </ul>		
34. Drainage Swale	<ul style="list-style-type: none"> <li>○ The proponent will fill in the drainage swale.</li> <li>○ The swale will be replaced by underground stormwater pipe drainage before discharging back</li> </ul>	<ul style="list-style-type: none"> <li>○ An efficient drainage system which does not create any adverse environmental impacts.</li> <li>○ A more useable</li> </ul>	<p>To be constructed in Stage 1.</p> <p><b>Notwithstanding the above, interim works can be carried out consistent with the approved staging plan</b></p>

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	<p>to the existing drainage system at the northern end of the playing field area.</p> <ul style="list-style-type: none"> <li>An area of 3180m<sup>2</sup> of the land comprising the swale will be dedicated as open space once it has been recontoured, grassed and a cycleway/walkway constructed thereon. The dedication shall be in accordance with <b>ML Design Plan MP-30(Q)</b> and <b>Cardno Drawing No. DA40J</b></li> </ul>	<p>landscaped public area at grade with lands to the north and south of the current swale.</p> <ul style="list-style-type: none"> <li>A better edge treatment between lands to the north and south of the swale.</li> </ul>	<p>and in particular, the scope of works in Stage 1A.</p>
35. Road System	<ul style="list-style-type: none"> <li>The proponent will construct all roads in accordance with Australian Standards.</li> <li>The proponent will construct all roads proposed within the subject land, including kerbside, basement and other public car parking areas.</li> <li>The proponent will construct the “missing link” north-south road link (Casuarina Way) extending from Steelwood Lane at the southern end to the Dianella Drive roundabout in the north.</li> <li>The road reserve width (20m) and cross sections proposed will match all the existing sections of Casuarina Way.</li> <li>The proponent will construct an esplanade which will be integrated into the road network along part of the eastern boundary of part of the land.</li> <li>The proponent will create an additional pedestrian beach access point which</li> </ul>	<ul style="list-style-type: none"> <li>Provision of an efficient, safe road network that adheres to Australian Standards.</li> <li>Provision of an esplanade and walkway/cycleway enabling public access to the beach.</li> <li>An urban design which will create a sense of community.</li> </ul>	<p>To be constructed in Stage 1 and will be completed prior to the issue of a subdivision certificate.</p> <p>Notwithstanding the above, interim works can be carried out consistent with the approved staging plan and in particular, the scope of works in Stage 1A.</p>

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	<p>will be integrated into the road network.</p> <ul style="list-style-type: none"> <li>○ The proponent will realign the foreshore cycleway/walkway along the coastal frontage of the site as well as vegetation clearing and associated earthworks, minor road construction and drainage swale works within the 7(f) zone both publicly and privately owned.</li> <li>○ The proponent will physically close Dianella Drive at its intersection with Coast Road, and construct a cul-de-sac for reasons of safety.</li> <li>○ The works will be undertaken in accordance with the plans listed as referable to the Project Application for Stage 1 Works contained in <b>Exhibit Book 2</b></li> </ul>		
36. Retail/ Commercial	<ul style="list-style-type: none"> <li>○ The proponent will construct a shopping centre in accordance with submitted Plans (<b>Donovan Hill Architecture Plans</b> for Project Application for Stage 1 Works contained in <b>Exhibit Book 2</b>)</li> <li>○ The shopping centre design will have <ul style="list-style-type: none"> <li>• A high degree of pedestrian accessibility.</li> <li>• Interactive street frontages serviced by limited on-street parking.</li> <li>• Fully covered, highly visual public realm which accentuates the character and identity of the Town Centre.</li> <li>• Basement and at-grade parking.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ A vibrant retail / commercial precinct catering to the needs of the local community and the tourists visiting the area.</li> <li>○ The local shopping centre will reduce traffic on the Coast Road. This also provides environmental benefits.</li> </ul>	To be constructed in Stage 1.

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	<ul style="list-style-type: none"> <li>○ The shopping centre will comprise: <ul style="list-style-type: none"> <li>• supermarket (2500m<sup>2</sup>)</li> <li>• specialty shops (850m<sup>2</sup>)</li> <li>• restaurants (310m<sup>2</sup>)</li> <li>• amenities (75m<sup>2</sup>)</li> <li>• office (first floor) (400m<sup>2</sup>)</li> <li>• 264 car spaces</li> <li>• attached signage</li> </ul> </li> <li>○ The shopping centre will be constructed in accordance with <b>Donovan Hill Architects drawings DA01H, DA02H, DA03H, DA04H, DA05I, DA06H, DA07H, DA08H, DA09H, DA10H, DA11H, DA12H, DA13H, and DA14H (see Exhibit Book 2)</b></li> </ul>		
37. Asset Protection	<ul style="list-style-type: none"> <li>○ The proponent undertakes that at the commencement of building works and in perpetuity, the proposed Stage 1 Works shall be managed entirely as an “Inner Protection Area” as outlined within <i>Planning for Bushfire Protection 2006</i> and the Rural Fire Service’s document <i>Standards for Asset Protection Zone</i></li> <li>○ The provision of water, electricity and gas services will comply with Section 4.1.3 of <i>Planning for Bushfire Protection 2006</i></li> <li>○ Public road access will comply with Section 4.1.3(1) of <i>Planning for Bushfire Protection 2006</i></li> <li>○ New construction will comply with Appendix</li> </ul>	<ul style="list-style-type: none"> <li>○ To provide sufficient space and to maintain reduced fuel loads so as to ensure that radiant heat levels of buildings are below critical limits and to prevent direct flame content with the building</li> <li>○ To provide adequate services of water for the protection of buildings during and after the passage of a bushfire, and to locate gas and electricity so as not to contribute to the risk of a fire to a building</li> <li>○ To provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area</li> </ul>	<ul style="list-style-type: none"> <li>○ All Asset Protections works and services will be completed prior to the issue of construction certificates for the implementation of Stage 1 Works. <b>Notwithstanding the above, interim works can be carried out consistent with the approved staging plan and in particular, the scope of works in Stage 1A.</b></li> </ul>

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	3 – Site Bushfire Attack Assessment of <i>Planning for Bushfire Protection 2006</i>		
38. Community Stakeholder Management	<ul style="list-style-type: none"> <li>○ The proponent undertakes to consult with community and local authorities throughout the construction phase of Stage 1 when necessary.</li> </ul>	<ul style="list-style-type: none"> <li>○ The community and the local authorities are fully informed and consulted throughout the construction of Stage 1.</li> </ul>	Ongoing Community consultation throughout the Project.