

| REVISED DRAFT STATEMENT OF COMMITMENTS – ENVIRONMENTAL MANAGEMENT, MITIGATION & MONITORING | | | | | |
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| Project Component | Environmental Outcome (Commitment) | Measure (Commitment) | Purpose of Measure | Timing for Completion | Monitoring and Reporting |
| 1. Erosion and Sediment Control (Construction Phase) | <p>1.1 Minimise the escape of wind-borne particles by complying with the Erosion and Sedimentation Control Plan prepared by Campbell Leonard & Associates (Annexure 19)</p> <p>1.2 Minimise mobilisation of sediments by complying with the Erosion and Sedimentation Control Plan, prepared by Campbell Leonard & Associates (Annexure 19)</p> | <p>1.1.1 Minimise disturbance area</p> <p>1.1.2 Promptly rehabilitate disturbed areas</p> <p>1.1.3 Regularly water disturbed areas of the site</p> <p>1.2.1 Erect sedimentation fences, inlet filters, hay bale barriers and diversion drains.</p> <p>1.2.2 The controls shall be maintained during the construction phase and defects liability period.</p> | <p>To ensure that air pollution does not exceed DECC standards</p> <p>To ensure that water quality in receiving waters is not decreased in quality by sediment and nutrient loads</p> | <p>Ongoing during the construction phase</p> <p>All sediment and erosion control measures to be in place prior to commencing site work or demolition.</p> | <p>Any complaints to be recorded in the Complaints Register and valid claims to be acted on within one hour. Details to be provided in the monthly Compliance Report.</p> <p>Visual monitoring shall be carried out by the Project Manager on a weekly basis and after each storm event. Details to be contained in the monthly Compliance Report.</p> |
| 2. Permanent Stormwater Management | 2.1 Ensure that water quality in Bilambil Creek is not diminished. | 2.1.1 Install permanent water quality control measures in accordance with the Stormwater Management Plan prepared by Campbell Leonard & Associates (Annexure G). | To ensure that water quality in receiving waters is not decreased in quality by sediment and nutrient loads | All permanent stormwater measures to be in place prior to the issue of a Subdivision Certificate. | Project Manager to ensure compliance. |
| 3. Site Safety | 3.1 Minimise risk of injury to contractors and employees. | <p>3.1.1 The principal contractor shall prepare a Health and Safety Plan and submit the Plan to the Project Manager for approval. The contractor shall comply with the approved Plan.</p> <p>3.1.2 The principal contractor shall prepare a Traffic and Pedestrian Management Plan for approval by the Project Manager.</p> | <p>To ensure that Occupational Health and Safety Act 2000, Occupation Health and Safety Regulation 2001 and relevant Codes of Practice are complied with.</p> <p>To ensure that traffic and pedestrian management during the construction phase complies with the RTA Traffic Control Worksite Manual and AS1742.3</p> | <p>Prior to commencing any work on the site.</p> <p>Prior to commencing work on site.</p> | <p>Monitoring and reporting incidents to be recorded in the Incident Register and details to be included in the monthly Compliance Report.</p> <p>Work Cover to be notified in appropriate circumstances.</p> <p>As above.</p> |
| 4. Acid Sulphate Soil | 4.1 Minimise disturbance of acid sulphate soils by limiting excavations to approximately 2 metres in depth. | 4.1.1 Comply with the provisions of the Acid Sulphate Soils Manual (ASSMAC, 1998) and the Acid Sulphate Soil Assessment prepared by Border Tech (Annexure 18) of the Environmental Assessment including the preparation of a Management Plan prior to work commencing. | To ensure that significant volumes of acid sulphate soils are not disturbed. | Prior to the issue of a Construction Certificate. | Project Manager to monitor excavation and address compliance in the monthly Compliance Report. |

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| 5. Contamination | 5.1 Minimise disturbance of potentially contaminated soils by complying with the Detailed Site Investigation, Precise Environmental, (Annexure 13) of the Environmental Assessment. | <p>5.1.1 A general site clean-up is required. This includes the removal of all general waste, rubbish and disused building materials that are present on the site.</p> <p>5.1.2 Additional test pits are to be excavated either prior to or during the construction phase of the development in the southern filled area of the site. If asbestos and/or other potentially contaminating material and/or rubbish are identified in the test pits (particularly in the vicinity of TP6 & TP10), the material must be excavated, stockpiled, classified and removed to landfill. This work is to be supervised by an appropriately qualified contaminated land consultant.</p> | To ensure that any contaminated soil is suitably remediated. | Prior to erection of any permanent structures over the contaminated material. | Compliance to be addressed in the monthly Compliance Report. |
| 6. Construction of New Building and Subdivision Works | 6.1 Minimise noise, dust and vibration and amenity impacts by generally complying with the Construction Noise Management Plan and the Health and Safety Plan. | <p>6.1.1 The Contractor shall prepare a Construction Noise Management Plan in accordance with the recommendations contained in Section 6.3 of Annexure 12 of the Environmental Assessment.</p> <p>6.1.2 The Contractor shall prepare a Construction Management Plan.</p> | <p>To mitigate adverse construction impacts.</p> <p>To designate suitable areas for a construction compound including workers' amenities and employee parking.</p> <p>Ensure that small areas only are disturbed at any one time and are promptly revegetated following completion of earthworks.</p> <p>Ensure that appropriate dust abatement measures are implemented during the construction phase including appropriate use of water carts.</p> <p>Ensure that vibratory compaction equipment is not used within 100m of existing dwelling houses.</p> | <p>During construction.</p> <p>Prior to the issue of a Construction Certificate.</p> | <p>Project Manager to address compliance in monthly Compliance Report.</p> <p>As above.</p> |

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| | | | <p>Prior to construction commencing ensure that an inspection of existing buildings adjacent to the construction site is completed and any existing faults are documented.</p> <p>Ensure that waste materials suitable for recycling are stockpiled and suitably disposed of.</p> | | |
| 7. Operational Noise | 7.1 To minimise impacts on the amenity of the neighbourhood. | <p>7.1.1 Comply with the recommendations contained in Section 6.2 of Annexure 12 of the Environmental Assessment.</p> <p>7.1.2 Comply with the provisions of Section 6.1 of Annexure 12 of the Environmental Assessment.</p> | To mitigate adverse amenity impacts. | Prior to the issue of a Construction Certificate and ongoing. | As above. |
| 8. Comply with the Building Code of Australia Including Part J | 8.1 Ensure that the design and operation of the building achieved energy efficiency and water efficiency requirements. | 8.1.1 Comply with the Building Code of Australia Including Part J relating to Commercial Buildings | To achieve energy efficiency objectives. | Prior to issue of a Construction Certificate. | Project Manager to address compliance in monthly Compliance Report. |
| 9. Landscaping and Embellishment | 9.1 Soften the visual impact of the development and surrounding hardstand areas | 9.1.1 Carry out site landscaping in accordance with the Site Landscaping Plan at Annexure B . | To soften the appearance of the development and hardstand areas and provide a more attractive pedestrian environment and car parking area. | Prior to the issue of a final Occupation Certificate for the building. | Project Manager to address compliance in monthly Compliance Report. |
| 10. Traffic | 10.1 To ensure that safe and efficient vehicular and pedestrian access is provided to the site. | <p>10.1.1 Construct all proposed streets and pathways to Tweed Shire Council's standards.</p> <p>10.1.2 Manage traffic during the construction phase in accordance with the Construction Management Plan prepared by CLA Consultants (Annexure G).</p> <p>10.1.3 Comply with the recommendations contained in the Traffic Impact Assessment Report (Annexure 21) of the Environmental Assessment.</p> | To comply with relevant standards. | Prior to the issue of a Subdivision Certificate. | Project Manager to address compliance in monthly Compliance Report. |
| 11. Utilities | 11.1 Protect existing utilities in an adjacent to the site. | <p>11.1.1 Clearly mark the location of underground utilities with permanent markers.</p> <p>11.1.2 Notify relevant utility authorities if any damage occurs.</p> | To ensure that infrastructure is not damaged. | Prior to commencing construction. | Project Manager to address compliance in monthly Compliance Report. |

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| | | <p>11.1.3 Ensure that power, telephone, water and sewer reticulation is provided to each allotment in accordance with Tweed Shire Council's normal policies.</p> <p>11.1.4 Rehabilitate disturbed areas including public roads.</p> | <p>To ensure that appropriate services are provided to each new lot.</p> <p>To ensure that any damaged areas are repaired.</p> | <p>Prior to the issue of a Subdivision Certificate.</p> <p>Prior to the issue of a Subdivision Certificate.</p> | <p>Project Manager to address compliance in monthly Compliance Report.</p> <p>Project Manager to address compliance in monthly Compliance Report.</p> |
| 12.Sewer | 12.1 Connect to the existing Council sewerage reticulation system at Pump Station No. 2018 or an alternative location approved by Council. | <p>12.1.1 The developer will construct a sewer pump station on the development site to the satisfaction of the Director of Community Services and Natural Resources.</p> <p>12.1.2The developer will construct a Sewer Rising Main (SRM) from the new pump station to Sewer Pump Station (SPS) 2018 at Gollan Drive, including necessary odour control and septicity control facilities.</p> <p>12.1.3In the event that the Sewer Network Analysis currently being undertaken by Tweed Shire Council determines that a connection point south west of Sewer Pump Station 2018 (closer to the development site) is feasible, the sewer rising main shall be connected to that point, to the satisfaction of the Director of Community Services and Natural Resources.</p> <p>12.1.4On completion of the Sewer Network Analysis and the subsequent identification of the appropriate connection point, the Developer shall provide to Tweed Shire Council for approval the proposed route for the construction of the required pipework.</p> | To ensure that all lots are connected to the reticulated sewerage system in accordance with the details contained in Annexure G . | Prior to the issue of a Subdivision Certificate. | Project Manager to address compliance in monthly Compliance Report. |

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| | | <p>The alignment of the sewer rising main shall be located either in the road reserve or in easements on adjacent private land along the Bilambil Road section. The rising main may only be located in sections of the road reserve if the Director of Engineering and Operations determines that such location will not adversely impact on the stability, functionality and operation of the road. The Developer shall address such issues to the satisfaction of the Tweed Shire Council in association with the application for the issue of a Construction Certificate.</p> <p>The remaining sections to Gollan Drive SPS 2018 will not be via Scenic Drive but rather through a route to be agreed with Tweed Shire Council prior to the issue of a Construction Certificate to Councils SPS 2038 at the north eastern end of Peninsula Drive.</p> <p>Then via the foreshore of Terranora Broadwater parallel to Council's existing 300mm SRM to the northern end of Scenic Drive. Then finally to Gollan Drive SPS 2018 via road reserve to the satisfaction of the Director of Engineering and Operations.</p> <p>12.1.5 Detailed plans shall be provided with the Construction Certificate Application addressing slope stability within Bilambil Road and other areas as may be necessary, together with a Detailed Traffic Management Plan and the alignment of other future services in relation to construction of the sewer rising main.</p> | | | |

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| | | 12.1.6 The developer will provide detailed plans as part of the Construction Certificate which will incorporate Reduced Inflow / Infiltration Gravity Sewers (RIGS) to Councils requirements. | | | |
| 13. Flora & Fauna | 13.1 Protect existing threatened species of flora and fauna. | 13.1.1 Comply with the Translocation Plan Macadamia tetraphylla (Annexure C). | To avoid the loss of the existing Macadamia tetraphylla. | Prior to the issue of a Subdivision Certificate. | Project Manager to address compliance in monthly Compliance Report. |
| | | 13.1.2 Rehabilitate the Bilambil Creek foreshore area in accordance with the Vegetation Rehabilitation Plan (Annexure D). | To protect water quality in Bilambil Creek and bank stability by appropriate revegetation of the riparian zone. | Prior to the issue of a Subdivision Certificate. | Project Manager to address compliance in monthly Compliance Report. |
| 14. Cultural Heritage | 14.1 Comply with the recommendations of the Preliminary Cultural Heritage Assessment. | <p>14.1.1 That no further cultural heritage assessments (e.g. site inspection; cultural heritage survey) of the Project Area are required;</p> <p>14.1.2 Workers employed on the project, particularly any jobs associated with initial vegetation clearance / topsoil stripping, should undergo a cultural heritage induction so that they are aware of the types of cultural heritage material that may be uncovered and the process to follow in the event that cultural heritage material is uncovered. The cultural heritage induction should be presented by a suitably qualified person;</p> <p>14.1.3 Should future activities associated with the development of Lots 2 and 3 DP 244652, Hogans, Uriup and Bilambil Roads, Bilambil, uncover anything which may be interpreted as Aboriginal in origin, work in the vicinity of the find should cease immediately and the developer should inform the Department of Environment and Climate Change (NSW), Coffs Harbour, as soon as possible, for discussion, negotiation and direction.</p> | To comply with Legislative requirements. | Prior to work commencing and ongoing. | Project Manager to address compliance in monthly Compliance Report. |

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| | | The provisions of the <i>National Parks and Wildlife Act of 1974</i> (as amended) state that it is illegal to damage, deface or destroy a relic without written permission of the Director of the Service. Those failing to report a discovery and those responsible for the damage or destruction occasioned by unauthorised removal or alteration to a site or to archaeological material may be prosecuted under the <i>National Parks and Wildlife Act 1974</i> , as amended. | | | |
| 15.Geotechnical | 15.1 Achieve a stable landform. | 15.1.1 Comply with the recommendations contained in Section 8 of the Geotechnical Report at Annexure 20 of the Environmental Assessment. | Ensure that geotechnically stable lots and infrastructure are created. | Prior to the issue of a Subdivision Certificate. | Project Manager to address compliance in monthly Compliance Report. |
| 16.Playground Equipment | 16.1 Provide suitable play facilities for children. | 16.1.1 Install appropriate playground equipment within the Bilambil Sports Fields adjacent to the site. | Ensure that suitable equipment is installed to the satisfaction of Council. | Prior to the issue of a Subdivision Certificate. | Project Manager to address compliance in monthly Compliance Report. |