

## SCHEDULE 4 - STATEMENT OF COMMITMENTS -

Item Number	Item	Commitment	Reason for Commitment	Responsibility	Timing
1	Scope of Development	Any Development Application for subdivision will be consistent with the documentation and subdivision plans listed below, except where amended by other items of this Statement of Commitments. <ul style="list-style-type: none"> <li>Amended Modified Concept Plan by Tattersall Lander dated September 2016.</li> <li>Concept Plan drawings prepared by Tattersall Lander (<i>Annex A</i>).</li> <li>Concept Plan Engineering Documentation prepared by Tattersall Surveyors (<i>Annex B</i>).</li> </ul>	To ensure subsequent development upon the site is consistent with the Concept Plan Approval.	Land owner	Ongoing
2	Statutory Requirements	The following licences, permits and approvals will be obtained and maintained for the subdivision and construction of infrastructure: <ul style="list-style-type: none"> <li>Development consent under Part 4 of the Environmental Planning &amp; Assessment Act;</li> <li>Construction Certificates for engineering works (including earthworks, soil and water management, clearing, road works, drainage, landscape, water supply, and sewerage) for each stage of the subdivision;</li> <li>Compliance and Subdivision Certificates for each stage;</li> <li>Section 138 Consent for road works (Roads Act 1993);</li> <li>Essential Energy Design Certification;</li> <li>Essential Energy Notification of Arrangement;</li> <li>Communications Compliance Certificate;</li> <li>Department of Land and Property Information registration of the subdivision;</li> <li>Section 73 Compliance Certificate from MidCoast Water.</li> </ul>	To ensure all relevant approvals, permits and licences are obtained at the relevant time.	Land owner	For the duration of subdivision
3	Ownership of Conservation Lands	The Conservation lands will be owned or managed by a Community Association associated with Community Title or MidCoast Council.	To satisfy the Department of Planning and Infrastructure and OEH in relation to the ongoing maintenance and ownership of the conservation lands	Land owner	Ongoing
4	Conveyancing	A Precinct Management Statement and Plan will be prepared and registered with each relevant Precinct within the Community Association.	To ensure Precinct assets are managed in accordance with the relevant Management Plans committed to for the site.	Land owner	Prior to the release of the Subdivisions Certificate for that precinct.
5		The Community Management Statement and Plans will be updated to reflect commitments made to management plans upon the site (Conservation Land management, bushfire management, water quality control management etc), consistent with this approval.	To ensure Community assets are managed in accordance with the relevant Management Plans committed to for the site.	Land owner	Prior to the release of the Subdivisions Certificate for the first stage of development.
6	Acid Sulphate Soils	Any Earth Works proposed for the site within any Development Application will be accompanied by an Acid Sulphate Soil Management Plan which is consistent with the CEMP for the site	To ensure any earthworks upon the site are carried out in a manner which is in accordance with the approved management Plan.	Land owner and contractors	For the duration of the construction of the subdivision.
7	Ecology	A final Biodiversity BioBanking assessment and Offsetting Package identifying the proposed on-site and offsite offsets is to be prepared and submitted for the approval of the OEH.  The Final Biodiversity BioBanking assessment and Offsetting Package is to include details of the targeted sampling strategy for <i>Cryptostylis hunteriana</i> and the final package must also consider the need for credits for this species.	To ensure that biodiversity offsets are delivered on site, are properly quantified and are provided ahead of biodiversity impacts.	Land owner	Refer to Commitment 8 & 9 for timing
8A		On site Conservation lands will be secured and management processes established to offset impacts to the satisfaction of the Secretary in respect of Phase 1 (nominally the first 7 stages) in accordance with the Onsite	To ensure biodiversity offsets are provided ahead of any impact.	Land owner of Lot 40	On site offsets will be secured prior to the first residential subdivision of the development

		Offset Plan and to the satisfaction of the Secretary of the Department of Planning and Environment.			
8B		Offsite offsets will be secured for the development of Phase 2 (nominally the remaining 9 stages) in accordance with a BioBanking Offset Plan prior to the commencement of any Construction Certificate works.	To ensure biodiversity offsets are provided ahead of any impact.	Land owner of Lot 40	Offsite offsets will be secured prior to Final Approval being given for the remainder of the development of Lot 40, Phase 2 (nominally being Stages 8-16 inclusive)
9		Offsite offsets will be secured for the development of Phase 2 (nominally the remaining 8 stages) in accordance with a BioBanking Offset Plan prior to the commencement of any Construction Certificate works.	To ensure biodiversity offsets are provided ahead of any impact.	Land owner of Lot 10	Prior to the commencement of Construction Certificate work on the remaining 9 stages
10	Bushfire Management	A Bushfire Management Plan is to be prepared and lodged with any development application which is consistent with the Bushfire Management Plan approved with the Concept Plan ( <i>Annex E</i> ).	To ensure bushfire protection measures are implemented consistent with the approved BTA.	Land owner	To accompany any future development application for subdivision upon the site.
12	Aboriginal Heritage	All works on site are to be undertaken with respect to the recommendations in the CHMP.	To ensure the ongoing protection of the identified midden site from development impacts.	Land owner	Prior to commencement of development upon the site.
11	Water Cycle Management	Any development application lodged with Great Lakes Council for approval will be accompanied by Water Cycle Management documentation which is consistent with the <i>Concept Integrated Water Cycle Management Strategy</i> approved with the Concept Plan (Annex C). This includes the preparation of monitoring and management plans.	To ensure water quality and quantity discharge targets are met within the development. To ensure that the site is not subject to flooding.	Land owner	Prior to the release of the subdivision certificate for each stage.
12	Water Quality	Undertake ongoing water quality monitoring and reporting in accordance with the proposed methods included in the approved <i>Concept Integrated Water Management Strategy</i> dated (Annex B).	To ensure the ongoing performance of water quality management systems upon the site.	Land owner in consultation with relevant authorities.	Ongoing, in accordance with management and monitoring requirements.
13	Flooding	Any development application lodged with Great Lakes Council for approval will be accompanied by a flood impact assessment which includes an assessment of any revised tail water conditions which may have been adopted by the Council from time to time, and be consistent with the provisions of the <i>Concept Integrated Water Cycle Management Strategy</i> approved with the Concept Plan (Annex B).	To ensure flood modelling is updated to reflect any new River modelling scenarios and tail water conditions which may be in effect at the time of making a Development Application.	Land owner	At the time of lodgement of any Development Application (if new tail water conditions have been adopted by the Council).
14	Social	The Principals of both Tea Gardens Public School and Bulahdelah Central School will be informed of the growth of the school age population in Riverside.	To assist in the forward planning of educational services within the region.	Land owner	Ongoing throughout the development of the project.
15	Health	The approved Concept Plan will be forwarded to the Population Health Unit of the Hunter New England Health Service, to assist them in the planning for preventative health.	To assist in the forward planning of health services within the region.	Land owner	Following Concept Plan approval
16	Reticulated Services	Each residential lot will be provided with reticulated water supply, sewerage and underground electricity in accordance with the IWCMS.	To ensure that each lot is properly serviced and that demands upon sewer infrastructure upgrades are minimised.	Land owner	Prior to the release of the Subdivision Certificate for each stage.
17		Infrastructure services will be provided generally in accordance with the drawings prepared by Tattersall Lander (Annex B), namely Drawing Numbers: <ul style="list-style-type: none"> <li>20600198, Water Servicing Strategy;20600198 Water Servicing Strategy</li> <li>20600220, 20600222 Vacuum Sewer Servicing Strategy</li> <li>20700087, Electrical Servicing Strategy;20700087 Electrical Servicing Strategy</li> <li>20700088, Communications Servicing Strategy.20700088 Communications Servicing Strategy</li> </ul>	To ensure the orderly and planned rollout of infrastructure and required upgrades.	Land owner	Prior to the release of the Subdivision Certificate for the affected stage.
18	Traffic	Temporary turning heads will be provided during construction as required to facilitate a bus U-turn. A permanent turning head would be provided at a location to be nominated in consultation with Busways – if required.	To ensure at all stages throughout the development that public bus transport and turn around can be provided within the site.	Land owner	At all stages of development.
19	Developer Contributions	The proponent will pay Section 94 contributions to Great Lakes Council with each relevant development application, in accordance with Council's	To ensure the provision of public benefit items as agreed to with Great Lakes Council.	Land owner with the Great Lakes Council	As required under Section 94 Plan

		Section 94 Contribution Plan (unless otherwise agreed with Council to take into account matters such as works in kind).			
20	Subdivision Layout	Each development application lodged with Council must demonstrate compliance with the following requirements; 1. Achieve a minimum net density of 13 Dw/Ha 10% of lots (home equivalents) must be < 300 sqm in area (these can be represented as duplexes on lots < 600 sqm).	To ensure compliance with the Hawks Nest / Tea Gardens Housing Strategy.	Land owner	With each Development Application.