

STATEMENTS OF COMMITMENTS – PROPOSED MODIFICATION – January 2020

Statement of Commitments – Concept Plan

Issue	Commitment	Actions and Timing
General	The developer will carry out the development in accordance with the Environmental Assessment Report, prepared by GeoLINK and dated December 2007, as amended by the Preferred Project Report dated May 2008; in accordance with the Concept Plan illustrations C1 – C11 (as modified); Modification Report prepared by GeoLINK, September 2010; Environmental Impact Assessment and Mitigation Strategy (Cardno, Aug 2010); and in accordance with the specialist supporting reports.	Detailed plans will be submitted to Ballina Shire Council for approval prior to issue of a construction certificate for Stage 1, demonstrating compliance as required. Development applications will be submitted to Ballina Shire Council for approval for all subsequent stages. The applications shall demonstrate compliance with the approved Concept Plan and this Statement of Commitments.
Environmental Management	An over-arching Environmental Management Plan (EMP) will be prepared and will detail specific management actions for all green space areas included in the Amended Concept Plan. The EMP will address at a minimum: <ul style="list-style-type: none"> • vegetation management; • fauna habitat management; • landscaping and revegetation requirements; • integrated weed management; • stormwater management; • mosquito management; • asset protection zone management; and • waste management. 	A copy of the EMP will be provided to DEWHA, DoP, DECCW and Ballina Shire Council for consideration and approval prior to issue of a Construction Certificate for Stage 1.
Conservation Zone Protection	After an agreed establishment and maintenance period., the Conservation Zone will be transferred to Ballina Shire Council for inclusion into the Environmental Protection Zone 7(a) - Wetlands pursuant to the Ballina Local Environmental Plan (E2 Environmental Conservation under the draft Ballina LEP 2010).	The maintenance period and regime will be agreed as part of the EMP.
	The five (5) Park Court allotments that directly adjoin the Conservation Zone will be fenced in a manner that prohibits access to the Conservation Zone and the construction of gates along the common boundary will be also be prohibited.	

Conservation Zone Management	<p>A specific Conservation Zone Management Plan (CZMP) will be prepared and will detail specific management actions for the Conservation Zone that address the following issues:</p> <ul style="list-style-type: none"> • delineation of the proposed Conservation Zone; • protection measures for retained vegetation; • weed removal and control; • surface and sub-surface hydrology; • revegetation and landscaping within the Conservation Zone; • the provision of suitable access to facilitate management of Conservation Zone; • community awareness and education; the staging of management actions and works; • performance indicators against which the success of the CZMP is to be assessed at specified intervals; • ongoing monitoring and maintenance; • adaptive management mechanisms and processes; • documentation and reporting; and • roles and responsibilities. 	<p>A copy of the CZMP will be provided to DEWHA, DoP, DECCW and Ballina Shire Council for consideration and approval prior to issue of a Construction Certificate for Stage 1.</p>
Construction Environmental Management	<p>Prior to the commencement of any construction works on the site, stage-specific Construction Environmental Management Plans (CEMP) will be prepared that clearly state the restrictions associated with the presence of threatened flora species and the Freshwater wetland EEC, and the penalties that will be enforced should construction activities result in any unauthorised disturbance to the retained populations and community. The CEMPs will be consistent with the requirements of the over-arching EMP but will be presented in a format that is targeted directly at contractors involved in the construction of the estate.</p>	<p>Each CEMP shall be submitted to and approved by DoP, DEECW and Ballina Shire Council prior to the issues of construction certificates for each stage of the development.</p>

	<p>Each Construction Environmental Management Plan (CEMP) shall include, but not be limited to:</p> <ul style="list-style-type: none"> the manner in which public access will be managed during both construction and operation; and methods to be utilised to protect all threatened flora and fauna habitat and EECs on the site during construction. 	
Integrated Water Cycle Management	The proponent will commit to constructing the creek corridors to convey major flood waters and to design of the subdivision such that the flood planning levels are set at those recommended within Council's relevant Floodplain Management Plan;	Stormwater management details and details of all earthworks will be submitted to Council for approval prior to the issue of a Construction certificate for Stage 1. Approved stormwater controls / management measures will be constructed prior to the issue of a Subdivision Certificate.
	The proponent will construct WSUD measures, including small dry detention systems up-stream of the Water Quality Control Pond, above the 1% ARI flood extent;	Details will be outlined in the stormwater management plan submitted to Council for approval prior to the issue of a Construction certificate for Stage 1. Approved stormwater controls / management measures will be constructed prior to the issue of a Subdivision Certificate.
	The proponent will also commit to ongoing monitoring of stormwater quality and continued maintenance of the stormwater treatment train	<p>Details of monitor regimes will be provided to Council for approval prior to issue of a Construction certificate for Stage 1.</p> <p>Management of the Water Quality Control Pond will be taken over by Council in 2010 whilst management of the stormwater conveyance systems will be split between Council and land owners depending on specific land uses and future titling.</p> <p>Monitoring shall be carried out of the stormwater measures in each stage, for a period of two years following construction of that stage. Summary reports shall be provided to Council after twelve months and at the end of the monitoring period outlining the monitoring undertaken and the results obtained.</p>

Acid Sulfate Soils	Sampling (at a rate of 1/1000 m ³ of excavated material) and laboratory analysis will be undertaken within areas of the site below RL 10 m, where excavation is proposed below natural ground level. The results will be used to determine appropriate liming rates and management requirements if necessary	An Acid Sulfate Management Plan will be submitted to Council for approval prior to the issue of a Construction certificate for Stage 1.
Infrastructure Provision	The proponent will provide reticulated potable and non-potable water supply, sewerage, telecommunications facilities and underground electricity to all lots.	Details will be provided to Council for approval prior to the issue of a Construction certificate for Stage 1. For all other stages, details will be provided with subsequent Development Applications.
Community Facilities	The proponent will provide a multi-purpose community and sports amenities building hall. The design is to be endorsed by Ballina Shire Council, with a floor space of approximately 300 m², and shall be located within the Epiq Sports Field (Lot 216 DP 1017615) neighbourhood centre.	A 'super lot' will be created in Stage 1 (see Project Approval), with an area of approximately 1,990m². Subsequent to approval of the Project Application, The proponent will lodge a development application for a Community and Sports Amenities Building the Community Hall. The proponent will build the community and sports amenities building hall and associated car parking following approval and dedicate the land and supply the completed building hall to Council at a date to be agreed.
Mosquito Impact	A comprehensive mosquito management plan shall be prepared that addresses the commitments below and includes the details of the required monitoring program. The Plan shall address the management of exposure to Verrallina funerea, Culex annulirostris and Aedes procax associated with the conservation areas within the site.	The management plan shall be provided with the application for Construction Certificate for Stage 1 and then updated as relevant to accompany development applications for subsequent stages.
	Street lighting will be provided with shields or yellow filters to minimise artificial light attracting mosquitoes from the Ballina Nature Reserve into residential areas;	Details will be provided to Council for approval prior to the issue of a Construction certificate for Stage 1, and with all subsequent Development Applications for future stages of the development

	Exposure to <i>Aedes vigilax</i> and mosquitoes in general will be effectively managed in residential allotments by standard type mosquito screening fitted to residential dwelling windows and external doors to restrict entry of mosquitoes during occasional periods of high mosquito numbers.	This information will be provided with all future sales information
	Mosquito awareness materials should be made available to residents of Pacific Pines.	This information will be provided with all future sales information
	Rainwater tanks included (potentially) within the development should be protected by having mosquito proof screens fitted to openings including inspection openings and overflows. Such screens should be made of durable material such as stainless steel. The mesh size should not provide an aperture of more than 1mm.	This detail will be assessed in future development applications. Information will be provided with all future sales information.
	Monitoring of all mosquito management measures shall be carried out by the developer.	Monitoring shall be carried out for the works in each stage, for a period of two years following completion of construction of that stage. Reports shall be provided to Council at the end of twelve months and at the end of the monitoring period summarising the effectiveness of the controls
Traffic and Access	The proponent will construct the extension of Hutley Drive, from the northern boundary of the site to a point approximately 50m south of the intersection with Main Street (i.e. southern boundary of Lot 234).	Details will be provided to Council for approval prior to the issue of a Construction certificate for Stage 1. Hutley Drive will be constructed in accordance with approved plans prior to the release of a Subdivision Certificate and will be maintained by the developer for a period of 12 months following completion of construction.
	All internal roads will be constructed in accordance with the road types identified in Appendix F of the EA documentation (as amended) and in accordance with relevant local and Australian Standards.	Details will be provided to Council for approval prior to the issue of a Construction certificate for Stage 1. Internal roads will be constructed in accordance with approved plans prior to the release of a Subdivision Certificate and will be maintained by the developer for a period of 12 months following completion of construction.

Cultural Heritage	Nominated representatives from Jali LALC will be engaged to monitor initial excavations.	Monitoring will be carried out by strip sampling by grader scrape of the lower slopes. The Proponent/Project Managers must give prior warning of at least two weeks of the programme of works to the Jali LALC. The costs of monitoring are to be negotiated between the Proponent and the Jali LALC.
	If, in the process of works within the site, that at any time it is believed materials of an Aboriginal origin are found, works at the location must stop immediately. The NSW DECC Regional Office – Coffs Harbour and Jali LALC must be advised and advice sought as to the most appropriate course of action to follow. Jali LALC may also wish to inform Traditional Owner respondents and seek their views as to how cultural heritage values might be impacted and to how best to mitigate potential impacts. Works must not proceed in the specific location without written consent of the DECC and Jali LALC.	A protocol relating to this requirement will be developed and all site construction staff will be trained in the protocol
	Prior to any vegetation clearing and initial earthworks contractors be advised of the statutory requirements of the National Parks and Wildlife Act 1974 (NSW) that in regard to Aboriginal sites or relics: it is an offence to knowingly disturb, deface, damage or destroy, or to permit the disturbance, defacement, damage or destruction of a relic without first obtaining written consent to do so from the Director General of the DECC.	A protocol relating to this requirement will be developed and all site construction staff will be trained in the protocol An Aboriginal Cultural Heritage Education Program will be developed for induction of personnel and contractors.
	The areas identified as potentially of local significance will not be subject to any modification without the consent of the Traditional Owners. These areas will be: <ul style="list-style-type: none"> fenced off by a temporary fence during any construction on nearby land to prevent inadvertent damage by work vehicles; and when fenced, signed with notification that the area inside the fence is culturally sensitive and that it is an offence under Section 86 of the National Parks and Wildlife Act 1974 (NSW) to harm Aboriginal Cultural Heritage. 	

Statement of Commitments – Project Plan

Issue	Commitment	Actions and Timing
General	The developer will carry out the development in accordance with this Environmental Assessment Report, prepared by GeoLINK and dated December 2007; in accordance with the Project Plan illustrations P1 – P8 (as modified); Modification Report prepared by GeoLINK, September 2010; Environmental Impact Assessment and Mitigation Strategy (Cardno, Aug 2010); and in accordance with the specialist supporting reports.	Engineering design plans and drawings will be provided to Council with an application for a Construction Certificate.
Environmental Management	<p>An over-arching Environmental Management Plan (EMP) will be prepared and will detail specific management actions for all green space areas included in the Amended Project Plan. The EMP will address at a minimum:</p> <ul style="list-style-type: none"> • vegetation management; • fauna habitat management; • landscaping and revegetation requirements; • integrated weed management; • stormwater management; • mosquito management; • asset protection zone management; and • waste management. 	A copy of the EMP will be provided to DEWHA, DoP, DECCW and Ballina Shire Council for consideration and approval prior to issue of a Construction Certificate for Stage 1.
Conservation Zone Protection	After an agreed establishment and maintenance period., the Conservation Zone will be transferred to Ballina Shire Council for inclusion into the Environmental Protection Zone 7(a) - Wetlands pursuant to the Ballina Local Environmental Plan (E2 Environmental Conservation under the draft Ballina LEP 2010).	The maintenance period and regime will be agreed as part of the EMP.
Conservation Zone Management	<p>A specific Conservation Zone Management Plan (CZMP) will be prepared and will detail specific management actions for the Conservation Zone that address the following issues:</p> <ul style="list-style-type: none"> • delineation of the proposed Conservation Zone; • protection measures for retained vegetation; • weed removal and control; 	A copy of the CZMP will be provided to DEWHA, DoP, DECCW and Ballina Shire Council for consideration and approval prior to issue of a Construction Certificate for Stage 1.

	<ul style="list-style-type: none"> • surface and sub-surface hydrology; • revegetation and landscaping within the Conservation Zone; • the provision of suitable access to facilitate management of Conservation Zone; • community awareness and education; • the staging of management actions and works; • performance indicators against which the success of the CZMP is to be assessed at specified intervals; • ongoing monitoring and maintenance; • adaptive management mechanisms and processes; • documentation and reporting; and • roles and responsibilities. 	
Construction Environmental Management	<p>Prior to the commencement of any construction works on the site stage-specific Construction Environmental Management Plans (CEMP) will be prepared that clearly state the restrictions associated with the presence of threatened flora species and the Freshwater wetland EEC, and the penalties that will be enforced should construction activities result in any unauthorised disturbance to the retained populations and community. The CEMPs will be consistent with the requirements of the over-arching EMP but will be presented in a format that is targeted directly at contractors involved in the construction of the estate.</p> <p>Each Construction Environmental Management Plan (CEMP) shall include, but not be limited to:</p> <ul style="list-style-type: none"> • the manner in which public access will be managed during both construction and operation; and • methods to be utilised to protect all threatened flora and fauna habitat and EECs on the site during construction. 	Each CEMP shall be submitted to and approved by DoP, DEECW and Ballina Shire Council prior to the issues of construction certificates for each stage of the development.

Integrated Water Cycle Management	The proponent will commit to constructing the creek corridors to convey major flood waters and to design the subdivision such that the flood planning levels are set at those recommended within Council's relevant Floodplain Management Plan;	Details of all stormwater management measures will be provided to Council for approval with the Construction Certificate application. Approved stormwater controls / management measures will be constructed prior to the issue of any Subdivision Certificate for the relevant stage.
	The proponent will commit to the continued use of the existing Water Quality Control Pond as a tertiary treatment system and main detention dam/recycling source for the proposed development;	Details of all stormwater management measures will be provided to Council for approval with an application for a Construction Certificate. Approved stormwater controls / management measures will be constructed prior to the issue of any Subdivision Certificate for the relevant stage.
	The proponent will construct WSUD measures, including small dry detention systems up-stream of the Water Quality Control Pond, above the 1% ARI flood extent;	Details of all stormwater management measures will be provided to Council for approval with the application for Construction Certificate. Approved stormwater controls / management measures will be constructed prior to the issue of any Subdivision Certificate for the relevant stage.
	The proponent also commits to ongoing monitoring of stormwater quality and continued maintenance of the stormwater treatment train.	Details of all stormwater management measures will be provided to Council for approval with the application for Construction Certificate. Management of the Water Quality Control Pond will be taken over by Council in 2010 whilst management of the stormwater conveyance systems will be split between Councils and land owners depending on specific land uses and future titling. Monitoring shall be carried out of the stormwater measures in each stage, for a period of two years following construction of that stage. Summary reports shall be provided to Council after twelve months and at the end of the monitoring period outlining the monitoring undertaken and the results obtained.

Acid Sulfate Soils	Sampling (at a rate of 1/1000 m ³ of excavated material) and laboratory analysis will be undertaken within areas of the site below RL 10 m, where excavation is proposed below natural ground level. The results will be used to determine appropriate liming rates and management requirements if necessary. It is not proposed to sample material borrowed from areas above the 10m AHD contour as these are unlikely to contain PASS.	An Acid Sulfate Soils Management Plan will be provided to Council for approval with the application for Construction Certificate.
Heritage and Archaeology	The Jali LALC will be engaged to monitor initial investigations; a recommended protocol will be adopted if any materials of an Aboriginal origin are found on the site during excavation works; and contractors will be advised of the statutory requirements of the National Parks and Wildlife Services Act 1974 in regard to any items / relics found during construction.	Representatives of Jali will be engaged prior to the commencement of construction for all future stages.
	If, in the process of works within the site, that at any time it is believed materials of an Aboriginal origin are found, works at the location must stop immediately. The NSW DECC Regional Office – Coffs Harbour and Jali LALC must be advised and advice sought as to the most appropriate course of action to follow. Jali LALC may also wish to inform Traditional Owner respondents and seek their views as to how cultural heritage values might be impacted and to how best to mitigate potential impacts. Works must not proceed in the specific location without written consent of the DECC and Jali LALC.	A protocol relating to this requirement will be developed and all site construction staff will be trained in the protocol
	Prior to any vegetation clearing and initial earthworks contractors be advised of the statutory requirements of the National Parks and Wildlife Act 1974 (NSW) that in regard to Aboriginal sites or relics: it is an offence to knowingly disturb, deface, damage or destroy, or to permit the disturbance, defacement, damage or destruction of a relic without first obtaining written consent to do so from the Director General of the DECC.	A protocol relating to this requirement will be developed and all site construction staff will be trained in the protocol

Infrastructure Provision	The proponent will provide reticulated potable and non-potable water supply, sewerage, telecommunications facilities and underground electricity to all lots.	Servicing plans will be provided to Council for approval with the application for Construction Certificate. All services will be constructed prior to the issue of any Subdivision Certificate for the relevant stage.
Traffic and Access	All internal roads will be constructed in accordance with the road types identified in Appendix F of the EA documentation (as amended) and in accordance with relevant local and Australian Standards.	Road layout plans will be provided to Council for approval with the application for Construction Certificate. Internal roads will be constructed prior to the issue of any Subdivision Certificate for the relevant stage. Roads will be maintained by the developer for a period of 12 months following completion of construction.
Community facilities	The proponent will provide a multi-purpose community hall, with a floor space of approximately 300 m2 and associated car parking, located within the neighbourhood centre.	A 'super lot' will be created in Stage 1 (see Project Approval), with an area of approximately 1,990 m2. Following approval of the Project Application, a Development Application will be prepared and lodged with Ballina Shire Council seeking approval for the construction of the community building, and associated car parking, within the 'super lot' created during Stage 1B.
Mosquito Management	A comprehensive mosquito management plan shall be prepared that addresses the commitments below and includes the details of the required monitoring program. The Plan shall address the management of exposure to Verrallina funerea, Culex annulirostris and Aedes procax associated with the conservation areas within the site.	The management plan shall be provided with the application for Construction Certificate for Stage 1. Monitoring shall be carried out for the works in Stage 1, for a period of two years following completion of construction of that stage. Reports shall be provided to Council at the end of twelve months and at the end of the monitoring period summarising the effectiveness of the controls