

APPENDIX E STATEMENT OF COMMITMENTS

| Statement of Commitments – Environmental Management, Mitigation and 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) | 1.1 Minimise the escape of wind-borne particles by complying with the final version of the Environmental Site Management Strategy prepared by Conacher Environmental Group in accordance with the requirements of Coffs harbour Council. | 1.1.1 Minimise disturbed area. | To ensure that air pollution does not exceed DECCW standards. | Ongoing during the construction phase. All erosion and sediment control measures are to be in place prior to any work commencing on site. | Any complaints to be recorded in a Complaints Register and valid claims to be acted on within one hour. |
| | | 1.1.2 Promptly rehabilitate disturbed areas. | | | |
| | | 1.1.3 Regularly water disturbed areas of the site. | | | |
| | | 1.1.4 Erect sedimentation fences, inlet filters, hay bale barriers and diversion drains as required. | To ensure that the quality of the receiving waters (Hearnes Lake) is not decreased by sediment or nutrient loads. | | Visual monitoring shall be carried out by the Project Manager on a weekly basis. Details of all complaints and inspections to be included in monthly Compliance Report. |
| | | 1.1.5 Maintain erosion and sediment controls during the construction phase and defects liability period. | | | |
| 2. Permanent Stormwater Management | 2.1 Ensure that water quality in Hearnes Lake and Double Crossing Creek is not diminished. | 2.1.1 Install permanent water quality control measures in accordance with the Water Management Strategy prepared by Worley Parsons. 2.1.2 This strategy is to incorporate the principles of Water Sensitive Urban Design and is to be in accordance with the requirements of Council. | To ensure that water quality in receiving waters is not decreased in quality by sediment or nutrient loads. | All permanent stormwater measures to be in place prior to the issue of a Subdivision Certificate. | Project manager and PCA to ensure compliance |

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| 3. Site Safety and Security | 3.1 Minimise risk of injury to contractors or employees | 3.1.1 The principal contractor shall prepare a Health and Safety Plan and a Traffic and Pedestrian Management Plan as part of a Construction Management Plan (CMP) which is to be submitted to the Project Manager and the PCA for approval. The contractor shall comply with the approved Plans. | To ensure Occupational Health and Safety Act 2000, Occupational Health and Safety Regulations 2001 and relevant Codes and Practices. To ensure traffic and pedestrian management during the construction phase complies with relevant standards. | Prior to commencement of any work on site and to be maintained until the completion of construction. | Monitoring and reporting of incidents to be recorded in the Incident Register and included in a monthly Compliance report. WorkCover to be notified in appropriate circumstances. |
| | 3.2 Provide suitable security to the site at all times. | 3.2.1 Site security shall include the installation of lockable security gates, security fencing around the perimeter, security lighting within the site, and controlled access through site control office, visitor reception and site personnel management. | | | |
| 4. Acid Sulphate Soils | 4.1 Minimise disturbance of acid sulphate soils by limiting excavations to approximately 2m depth. | 4.1.1 Comply with the provisions of the Acid Sulphate Soils Manual (ASSMAC 1998) and the findings of the Acid Sulphate Soils section of the Preliminary Geotechnical Report prepared by Coffey 2004 | To ensure that significant volumes of acid sulphate soils are not disturbed | Prior to the issue of a Construction Certificate | Project Manager to monitor excavations and address compliance in the monthly Compliance Report |
| 5. Construction of New Building and Subdivision Works | 5.1 Minimise noise, dust and vibration and amenity impacts by generally complying with the Construction Noise | 5.1.1 The contractor shall prepare a Construction Noise Management Plan as | To mitigate adverse construction impacts. To designate suitable areas of the site for | ESMP to be approved and implemented by PCA prior to commencement of any works on site and to remain | Project Manager to address in monthly Compliance Report. |

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| | Management Plan and Health and Safety Plan | part of the Environmental Site Management Plan (ESMP). | construction compounds. To ensure that only small areas of the site are disturbed at any one time. | in force for the life of the construction. | |
| 6. Landscaping and Embellishment | 6.1 Soften the visual impact of the development. | Carry out landscaping as per the Landscape Concept plans as they relate to the approved development footprint. Rehabilitate those parts of the site outside the development footprint in accordance with the approved final Vegetation Management Plan. Landscaping is to be designed in accordance with the principles of Water Sensitive Urban Design | To soften the overall appearance of the development and to ensure that those parts of the site are suitably rehabilitated. | Prior to the issuing of a final Subdivision Certificate. | Project Manager to address compliance in monthly report. |
| 7. Traffic | 7.1 To ensure that safe and efficient vehicular and pedestrian access is provided to the site. | 7.1.1 Construct all streets and pathways to Coffs Harbour Council's standards. 7.1.2 Prepare a Traffic Management Plan in accordance with the requirements of Council as part of the CMP and manage traffic in accordance with this plan. 7.1.3 Comply with the recommendations of the Traffic Impact Assessment prepared by Mark Waugh Pty Ltd | To comply with the relevant standards | Prior to the commencement of any works on site | Project Manager to monitor compliance. |
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| 8. Utilities | 8.1 Protect existing utilities adjacent to the site | <p>8.1.1 Clearly mark the location of underground utilities.</p> <p>8.1.2 Notify relevant utility authorities is any damage occurs.</p> <p>8.1.3 Ensure that all services are installed in accordance with Coffs Harbour Council's normal requirements.</p> <p>8.1.4 Rehabilitate disturbed areas including public roads.</p> | <p>To ensure that infrastructure is not damaged</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 construction commencing</p> <p>Prior to the issuing of a Subdivision Certificate</p> <p>Prior to the issuing of a Subdivision Certificate</p> | <p>Project Manager to monitor and report in monthly Compliance Report</p> |
| 9. Vegetation Management | 9.1 Protect existing vegetation species outside the development footprint. | <p>9.1.1 Prepare a Vegetation Management and Rehabilitation Plan (VMRP) in consultation with Council and relevant Government agencies for those parts of the site outside the development footprint.</p> <p>9.1.2 Rehabilitate those areas outside the development footprint in accordance with the VMRP.</p> <p>9.1.3 This plan is to include details of how public access through the site to the beach is to be managed.</p> | <p>To minimise the loss of existing native vegetation</p> | <p>Prior to the issuing of any Construction Certificate.</p> <p>To be completed prior to the issuing of any Subdivision Certificate.</p> <p>Prior to the issuing of any Construction Certificate.</p> | <p>Project manager to address compliance in monthly report</p> |
| 10. Aboriginal Cultural | 10.1 To comply with the recommendations of the | 10.1.1 That the area identified as PAD 1 be | To comply with DECCW requirements | Prior to the issuing of an Construction Certificate | Project Manager, project archaeologist and local aboriginal |

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| Heritage | Aboriginal Archaeological (AA) report prepared by Mary Dalls Consulting Archaeologist | further investigated to determine if it has any Aboriginal archaeological significance. 10.1.2 Should PAD 1 prove to have any Aboriginal significance then all protocols required by DECCW are to be implemented. 10.1.3 The area identified as SBN 1 is to be managed in accordance with the recommendations in the AA report. | | | community representatives if required. |
| 11. Geotechnical | 11.1 To achieve a stable landform | 11.1.1 Comply with the recommendations of the Preliminary Geotechnical Assessment report prepared by Coffey and dated 24 January 2004 | To ensure that geotechnically stable lots and infrastructure are created | Prior to the issue of Subdivision Certificate | Project Manager to address compliance in monthly Compliance Report. |
| 12. Community Consultation | 12.1 To keep the Community and Government Agencies appraised of progress of the development | 12.1.1 Provide information updates on a publically accessible website to keep the community informed of progress. 12.1.2 Establish and maintain a Community Consultation Program for the life of the project. 12.1.3 Consult with Coffs Harbour Council and all relevant | To ensure that the community are advised of progress on site and that they have an avenue for dialogue with the developer/contractor. | Prior to commencing work on site. Prior to commencing work on site and throughout the life of the project Prior to commencing work on site and throughout the life of the project | Project Manager to address compliance in monthly Compliance Report. |

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| | | Government agencies throughout the course of the project. | | | |
| 13 Urban Design | 13.1 To establish a consistent high quality form of architectural and public domain design throughout the subdivision. | 13.1.1 Provide an open space network throughout the development including foot and cycle paths. 13.1.2 Provide high quality public domain with generous landscaping and well designed buildings addressing the street and open space. 13.1.3 Establish a Design Review Panel to prepare Development Design Guidelines and to assess final housing designs to ensure consistency with these Guidelines. | To ensure that the urban form is consistent and appropriate for this setting. | Prior to the issuing of any Construction Certificate. | Project Manager to address compliance in monthly Compliance Report. |
| 14 Bushfire Management | 14.1 Minimise the impact and manage the risk of bushfire. | 14.1.1 Prepare a Bushfire Plan of management in accordance with the requirements of Planning for Bush Fire Protection 2006, including a Bushfire incident and Evacuation Plan which is to be submitted to the Rural Fire Service for approval. | To ensure that future residents are adequately protected from the threat of bushfire. | Prior to the issue of a Construction Certificate | Project Manager to address compliance in monthly Compliance Report. |
| 15 Acoustics | 15.1 Minimise the impact of noise primarily from the Pacific Highway on the development | 15.1.1 Prepare an acoustic model for the site to determine the measures to be | To ensure that future residents are adequately protected from the impact of | Prior to the issuing of a Construction Certificate. | Project Manager to address compliance in monthly Compliance Report. |

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| | | implemented in the design of the buildings to achieve satisfactory acoustic levels. | noise primarily from the Pacific Highway | | |
| 16 Waste Management | 16.1 To treat waste management in a sustainable manner | 16.1.1 Prepare a Waste Management Plan and submit it to Council for approval. 16.1.2 This plan is to include a waste recycling specifying diversion rates for the construction and post-construction phases | To ensure that waste from the construction and operation of the subdivision is dealt with in an environmentally sensitive manner | Prior to the issuing of a Construction Certificate. | Project Manager to address compliance in monthly Compliance Report. |