

Attachment 6 – Draft Statement of Commitments

Subject	Commitments	Responsibility	Timing
1.0 General	The development proposal is in accordance with the Environmental Assessment Report (June 2010) prepared by Peter Andrews + Associates Pty Ltd.	Department of Planning	Concept Plan Approval
2.0 Staging	Staging of the development will be in accordance with the staging of works set out in the Staging Plan.	Department of Planning	Concept Plan Approval
3.0 Development Contributions and Works In Kind	The entering into a Voluntary Planning Agreement with Orange Shire Council or the payment of appropriate development contributions for works to be determined.	Council and Proponent	Prior to commencement of works
4.0 Design	Detailed design to be generally in accordance with the Concept Plan documentation.	Proponent	To provided as part of any future application
5.0 Statutory Requirements	Project Approval or construction certificate is to be issued prior to the commencement of any works.	Department of Planning	Project Application Approval
6.0 Construction (Supersedes previous commitment 6.0)	Construction works will be undertaken in accordance with the provisions of <i>“Interim Construction Noise Guidelines (DECC 2009)”</i> An erosion and sediment control sub plan to the construction Environmental Management Plan will be developed that incorporates the principles of the DECCW <i>Managing Urban Stormwater: Soils and Construction 2004.</i>	Proponent Proponent	During Construction Prior to issue of the project approval
7.0 Roadworks and Traffic Management	Design and construction of intersection works at the entry to the development with Forest Road to be a seagull intersection. To be designed in liaison with Orange City Council and RTA.	Orange City Council /RTA	Prior to the issue of Project Approval
8.0 Utility Services	Provision of internal water, sewer, electrical, gas and telecommunication services for the proposed development.	Relevant Utility Authority	Prior to Subdivision Certificate for each stage
9.0 Land Management	I&I agrees to manage vegetation fuel loads on the northern land parcel to maintain or improve the current fire risk scenario. I&I will maintain the boundary access for fire fighting vehicles in accordance with the requirements of the Rural Fire Service.	Proponent	Ongoing
10.0 Road works and Traffic Management	I&I or the land owner shall engage in discussion with the owners of the “Carman” site in order to negotiate a logical design solution that includes access to the “Carman” site in the design and construction of the Forest Road seagull intersection. No warranties are given as to the cost sharing arrangement of this access.	Proponent	Project Application Approval