

## STATEMENT OF COMMITMENTS

Item	Commitment AND/OR Mitigation Measure	Timing
<b>General</b>	The developer will carry out the development in accordance with the conditions of the Concept Plan approval.	For the duration of the subdivision process and any maintenance period.
<b>Legislative Controls/Requirements</b>	<p>At a minimum, the developer will obtain and maintain the following licences, permits and approvals for subsequent staged subdivision that forms part of the Concept Plan:</p> <ul style="list-style-type: none"> <li>• Shoalhaven City Council – Development Consent for the subdivision of land.</li> <li>• Shoalhaven City Council / Certifier – Subdivision Works Certificate approval for engineering works related to each stage of the subdivision.</li> <li>• Shoalhaven City Council - Section 138 Consent for roadworks (Roads Act 1993);</li> <li>• Endeavour Energy - Design Certification;</li> <li>• Endeavour Energy - Notification of Arrangement;</li> <li>• NBN / Telstra / Telecommunications Provider - Compliance Certificate;</li> <li>• Shoalhaven Water – Certificate of Compliance;</li> <li>• Shoalhaven Water – Design and Construction Approval;</li> <li>• Shoalhaven City Council/ Principal Certifying Authority – Subdivision Certificates for each stage;</li> <li>• Department of Land and Property Information - registration of the subdivision.</li> </ul>	For the duration of the subdivision process and any maintenance period.
<b>Staged Subdivision</b>	The developer will carry out the preparation and lodgement of Development Applications for the proposed staged development in accordance with the conditions of any Development Consent for the Concept Plan and give consideration to requirements of the Shoalhaven Development Control Plan 2014.	For the duration of subdivision applications and any maintenance period.

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<b>Plan of Subdivision and s88B Instrument</b>	The developer will prepare a Plan of Subdivision and Section 88B Instrument for each stage of the development.	Prior to the release of each Subdivision Certificate.
<b>Natural Environment</b>	The developer will “offset” the impacts of any clearing of native vegetation in accordance with the proposed Biodiversity Offset Strategy as outlined in the Terrestrial and Aquatic Ecology section below .	Prior to clearing works being commenced.
	The developer will minimise the impact to the natural environment by completing all works in accordance with the documents supporting any Development Applications and any Development Consents issued by Consent Authorities.	For the duration of subdivision applications and any maintenance period.
<b>Built form and urban design</b>	The developer will seek approval for subsequent subdivision stages in accordance with the Concept Plan which informs built form and urban design of the site.	For the duration of subdivision applications.
<b>Public Open Space</b>	The developer will design and embellish public reserves in accordance with the Concept Landscape Plan and conditions as part of the Concept Plan approval.	Prior to release of Subdivision Works Certificate for each stage containing a public reserve.
	The developer will seek approval for the detailed landscape design and embellishment for all public reserves as part of future subdivision applications.	As part of future subdivision applications.
	The developer will dedicate all public reserves and sportsground facilities to Shoalhaven City Council.	Prior to release of Subdivision Certificate and dedicated upon registration.
	The developer will provide Shoalhaven City Council with an Operations and Maintenance Manual/Plan for any Water Sensitive Urban Design measures in the subdivision which will be transferred to SCC ownership.	Prior to release of Subdivision Certificate.
<b>Terrestrial &amp; Aquatic Ecology</b>	The developer will provide a vegetated foreshore reserve (in current natural state) that exceeds 100m in width between the edge of the foreshore road reserve and the Mean High Water Mark and the Crookhaven River.	As part of the first stage of the subdivision registration.
	The developer will provide a vegetated woodland reserve (in current natural state) which provides a natural entry feature to the Culburra Beach village.	As part of the first stage of the subdivision registration

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	The developer will prepare a Vegetation Management Plan for the foreshore and woodland reserves to guide future management of this land.	Prior to the release of the Subdivision Works Certificate for that stage of the development.
	The developer will provide a sewer system to current industry standards and in accordance with any Concept Plan requirement and Shoalhaven Water criteria and obligations.	Prior to the release of the Subdivision Works Certificate for the relevant stage of the development.
	As part of new sewer line commissioning, the developer will test for leaks or potential stormwater ingress and to minimise the potential for future wet-weather ingress.	Prior to the release of the Subdivision Works Certificate for the relevant stage of the development.
	The developer will provide a site-specific emergency response plan for any new pumping stations within the Concept Plan area.	Prior to the release of the Subdivision Works Certificate for the relevant stage of the development.
	The developer will provide a sewer system with appropriate alarms and back-to-base telemetry. At a minimum, the following will be provided: a. Live monitoring of water levels and alarms; b. Live monitoring of pump flow metering; and, c. Live water level monitoring at key manholes in the eastern Proposal area.	Prior to the release of the Subdivision Works Certificate for the relevant stage of the development.
	The developer will provide staged retirement of relevant ecosystem credits required by the revised Concept Plan which can be met by credits already registered and owned by the developer (Sealark Pty Ltd) and are available at the Lake Wollumboola Biobank Site.	Prior to clearing works being commenced for each stage.
	The developer will prepare a Construction Environmental Management Plan for subsequent staged subdivision approval by Shoalhaven City Council including education of workers in the approvals and conditions requiring compliance (including soil erosion and sediment controls, flora and fauna and aboriginal archaeological considerations).	Prior to the commencement of construction and for the duration of the development.

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	The developer will prepare a Development Operational Environmental Management Plan for subsequent staged subdivision approval by Shoalhaven City Council to oversee future management and maintenance of the development site.	Prior to the commencement of construction and for the duration of the development.
<b>Bushfire Management</b>	The developer will deliver each stage of the Concept Plan incorporating Asset Protection Zones in accordance with the approved Bushfire Protection Assessment and in accordance with Planning for Bushfire Protection 2019.	Prior to the release of the Subdivision Certificate for each stage.
	The developer will install relevant infrastructure as required, including public roads, fire hydrants and fire trails.	Prior to the release of the Subdivision Certificate for each stage.
	The developer will impose a Section 88B Restriction on residual lots to be developed in future stages which are in accordance with the staging plans shown in the Bushfire Protection Assessment and in accordance with Planning for Bushfire Protection 2019.	Prior to the release of the Subdivision Certificate for each stage.
<b>Water Quality Management and Soil Control</b>	The developer will design, construct and dedicate water quality control measures to the requirements of Shoalhaven City Council which are in accordance with the Concept Plan's Integrated Water Cycle Management Strategy and Concept Plan approval requirements.	Prior to the release of the Subdivision Certificate for each stage.
	The developer will maintain the water quality monitoring and control measures as outlined in the Concept Plan's Integrated Water Cycle Management Strategy and Concept Plan approval requirements.	For a period as defined in the Concept Plan's Integrated Water Cycle Management Strategy.
	The developer will design, implement and maintain a soil and water management plan to control sediment and erosion during construction in accordance with the Blue Book and requirements of Concept Plan's Integrated Water Cycle Management Strategy.	Prior to release of the Subdivision Works Certificate for each stage.

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	The developer will maintain a logbook during the operational phase of all sediment and erosion measures. The logbook will record the date and time of inspection, observations made during the inspection, recommendations for remedial works, and a sign-off for when such works were completed and who completed the works.	For the duration of relevant stages of subdivision works.
<b>Ecologically Sustainable Development</b>	The developer will provide ecologically sustainable development outcomes in accordance with the Ecologically Sustainable Development report that supports the Concept Plan.	As required for relevant components of the development.
<b>Aboriginal Heritage</b>	The developer will implement relevant recommendations of the Aboriginal Cultural Heritage Assessment dated May 2012.	For the duration of subdivision works.
	The developer will liaise with the Jerrinja Local Aboriginal Land Council when earthworks are being undertaken in close proximity to a known Aboriginal Heritage item.	Ongoing through the construction of the subdivision.
<b>Traffic</b>	The developer will provide dedicated pedestrian and cycle routes proposed as part of the Concept Plan.	Prior to the release of the Subdivision Certificate for a relevant stage.
	The developer will provide all new bus stops identified in the Concept Plan with shelter, seating, lighting, and an area for timetable information.	Prior to the release of the Subdivision Certificate for a relevant stage.
<b>Infrastructure</b>	The developer will provide footpaths as approved in the Concept Plan in future subdivision approvals and in accordance with the requirements of Shoalhaven City Council.	Prior to the release of the Subdivision Certificate for each relevant stage.
	The developer will provide street signs for future subdivision approvals in accordance with the requirements of Shoalhaven City Council.	Prior to the release of the Subdivision Certificate for each stage.
	The developer will provide underground power to each residential lot in future subdivision approvals in accordance with the requirements of Endeavour Energy.	Prior to the release of the Subdivision Certificate for each stage.

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	The developer will provide underground telecommunications infrastructure to each lot in the future subdivision approvals in accordance with requirements of Telstra.	Prior to the release of the Subdivision Certificate for each stage.
	The developer will install street lighting in future subdivision approvals in accordance with the requirements of Endeavour Energy.	Prior to the release of the Subdivision Certificate for each stage.
	The developer will install street and interallotment drainage as necessary in accordance with future subdivision plans approved by Shoalhaven City Council.	Prior to the release of the Subdivision Certificate for each stage as applicable.
	The developer will provide reticulated water and sewerage services to each lot in the future subdivision approvals in accordance with the requirements of Shoalhaven Water.	Prior to the release of the Subdivision Certificate for each stage.
	The developer will provide a stormwater re-use system in accordance with the Concept Plan's Integrated Water Cycle Management Strategy and Concept Plan approval requirements.	Prior to the release of the Subdivision Certificate for each stage.
	Within the proposed public reserves, the developer will provide access to a stormwater re-use system and a single connection to the reticulated water supply.	Prior to the release of the Subdivision Certificate for each stage/s containing public reserve.
<b>Geotechnical</b>	The developer will carry out the subsequent subdivision in accordance with the geotechnical report that supports the Concept Plan.	Prior to the release of the Subdivision Certificate for each stage.
<b>Contamination</b>	The developer will carry out the subsequent subdivision in accordance with the Stage 1 Land Contamination Assessment report that supports the Concept Plan.	Prior to the release of the Subdivision Certificate for each stage.
<b>Waste Minimisation and Management</b>	The developer will prepare a Waste Minimisation and Management Plan in accordance with Shoalhaven Development Control Plan 2014 for approval by Shoalhaven City Council in subsequent subdivision applications.	Prior to the release of the Subdivision Works Certificate for each stage.

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<b>Developer Contributions</b>	The developer will pay Section 7.11 developer contributions in accordance with Shoalhaven City Council's Contributions Plan and any other relevant polices on a "per ET" basis for each stage of subdivision.	Prior to the release of the Subdivision Certificate for each stage.
	The developer will pay Section 64 water and sewer developer contributions in accordance with the development servicing plan applicable and other relevant policies at the time of payment.	Prior to the release of the Subdivision Certificate for each stage.

