

Chapter 8

Commitments



NOONAMAH
RIDGE

INTRAPAC

8 COMMITMENTS

This chapter details the commitments Intrapac will make to ensure that the measures described in the EMP (Chapter 6) will be put into place in order to minimise the social and environmental risks identified in Chapter 4. These commitments directly relate to the amendments proposed by Intrapac for incorporation within the *NT Planning Scheme* to regulate development of the site.

To ensure that commitments listed below are followed through for the life of the project, where feasible they are included in:

- The Area Plan, which contains principles guiding high-level social and environmental objectives, and ensuring that areas requiring further environmental investigation are clearly identified (see Appendix O).
- The Specific Use Zone, which requires particular actions in relation to the lodgement of a subdivision plan, to achieve the requirements of the EMP within a particular stage application (see Appendix P).

The Specific Use zone will incorporate the environmental commitments within the EIS. This will require that all future subdivision applications address the commitments at the time of application, and places the requirement for the Development Consent Authority to take into account these requirements in their assessment of a subdivision application.

This will embed the commitments within this chapter into the *NT Planning Scheme* to ensure that compliance is contained within a statutory process defined by the *Planning Act* (as described in Section 2.1).

Commitment	Relevant EIS sections	Relevant SU Zone clause
General		
Development permits will be sought for each phase of the development, during which conditions for development will be established.	Section 1.6.5	-
All future conditions contained within development permits will be complied with in accordance with the <i>Planning Act</i> procedures.	Section 1.6.5	-
Social		
A community development worker will be employed, charged with introducing new residents to their neighbours and organising social events to encourage interactions and social cohesion from the early stages of moving into the new area.	Section 7.1.3	-
A 'social infrastructure needs' assessment will accompany each subdivision application. This assessment will consider the broader community needs, as well as the cumulative impact of nearby development.	Section 7.1.1	11.2
A stakeholder engagement strategy will be established for the development application and subsequent construction stage.	Section 7.2	11.2.d
The effectiveness of the stakeholder engagement strategy will be monitored and assessed at each subdivision stage	Section 7.3	-
An ongoing social mitigation and monitoring plan will be put in place at development application stage.	Section 7.3	-
Planning		
The development will constitute a high quality, master-planned, rural character estate with a range of lot sizes and an emphasis on rural living options.	Section 2.2	-
The minimum lot size for SD properties will be 800 m ² and a maximum of 4,200 residential lots will be developed.	Section 2.2	13.1.b & 4.2
Each subdivision shall be designed in accordance with CPTED principles. This will be specifically addressed in each subdivision application's statement of effect.	Section 7.1.1	3.1.c.ix
A relevant controlling clause will be introduced into the <i>NT Planning Scheme</i> to ensure that, once developed, no further subdivision of individual properties will be permitted.	Section 2.2.2	-
Lot sizes along Redcliffe Road and to the northern boundary will be complementary to existing lots/homes, creating an interface with existing adjacent landholdings.	Section 2.2.2	2.3.d
Setbacks will be provided to the development's boundaries in accordance with the requirements of the <i>NT Planning Scheme</i> and will be endorsed through the application of building envelopes.	Section 2.2.2	2.3.e
High-level architectural design guidelines will be developed and incorporated into each sale agreement. A covenant will be placed on the title of each property requiring an assessment of building plans against the guidelines, and approval before construction can commence.	Section 2.2.3	2.3.f
The proportion of public green space within the project area will be no less than 15 %.	Section 2.2	2.3.g & 3.1.c.viii
There will be a rural village within Stage 1 of the development that will reserve land for commercial purposes, a community garden, a public school and sports-fields, a volunteer fire brigade, aged care and a community centre.	Section 2.3.2	3.1.c.vi
The Land Suitability Assessment will be used to guide subdivision design and lot sizing for each stage.	Section 2.2.2	2.3.c

Commitment	Relevant EIS sections	Relevant SU Zone clause
Construction		
Contractors will be required to develop, and submit for approval prior to construction commencing, a Construction Environmental Management Plan (CEMP) addressing all potential environmental impacts from the construction phase of the development. The CEMP will incorporate all construction-related management actions from the EMP.	Section 6.3.2	12.1
Construction infrastructure will be temporary and will be sited to ensure no impact on environmentally-sensitive areas.	Section 2.13	12.1.f
All areas used during construction will be remediated by the construction contractor.	Section 2.13	12.1.g
Transport		
The <i>Strategic Traffic Model</i> (currently being developed by the Department of Transport) will be used to validate the findings of the <i>Traffic Impact Assessment</i> , as well as to identify other junctions that require assessment.	Section 6.5.1	6.1
Road and transport authorities will be collaborated with as the project proceeds to ensure that: • Staged upgrades and new road developments minimise congestion and ensure accessibility is maintained to the project area and surrounding regions, including access for emergency services. • Staged upgrades to junctions address potential road safety issues at key intersections. • Interim park-and-ride facilities within the site become a bus interchange servicing local and regional areas. • Bus services ensure that final development design allows for 90 % of the dwellings to be within 600 m of a bus stop.	Section 6.5.1	6.2.a 6.2.b 6.2.b 6.3
The feasibility of extending bus routes, increasing service frequency and increasing operating hours will be investigated in conjunction with NT Government and private bus operators.	Section 6.5.1	6.2.d
A Traffic Management Plan will be devised for the construction of each stage of the subdivision in consultation with, and submitted for approval to, the relevant authorities.	Section 6.5.2	6.4
A pre-development survey of existing road conditions will be undertaken to enable monitoring of construction-related damage to roads.	Section 6.5.2	12.1.j
Electricity and lighting		
The use of solar technology to service schools, dwellings, commercial buildings and recreational areas will be investigated.	Section 2.5.6	2.3.h
Sourcing energy from the sewerage system will be investigated.	Section 2.2.1	-
No overhead streetlights will be used.	Section 2.6	10.1
Low/ground level street lighting will only be provided in the rural activity centres and on roads where the average lot size is 2000 m ² or smaller.	Section 2.6	10.2

Commitment	Relevant EIS sections	Relevant SU Zone clause
Water supply		
Pump testing will be undertaken to inform sustainable yields of groundwater extraction.	Section 2.8.4	7.2.a.i
Groundwater extraction will be gauged and limited to 20 % of the available resource (based on annual rainfall, advice from DLRM and the results of pump testing).	Section 2.8.4	7.2.a.ii
The viability of the Koolpinyah Aquifer will be investigated as an ongoing water supply for Noonamah Ridge.	Section 2.8.4	7.2.a.iv & v
If the Koolpinyah Aquifer does not present a feasible water supply for the project, a cost-sharing agreement with PWC will be entered into to connect to mains water supply	Section 2.8.5	7.2.a.iv & v
In order to ensure that groundwater extraction is within sustainable limits, the number of lots with individual bores will be minimised and means to regulate the amount of water extracted from individual bores will be investigated.	Section 2.8.4	2.3.i & 7.2.a.iii
The active recharge of groundwater using excess stormwater will be investigated.	Section 2.8.5	2.3.j
There will be no significant changes to pre-development groundwater quality (as compared to baseline data).	Section 6.6.1	7.2.a.ii
Water quality and quantity monitoring – including creek flow volumes and groundwater levels – will be undertaken in accordance with the Water Management Plan.	Section 6.6.4	7.2.a.vi
Stormwater		
There will be no significant changes to pre-development surface water quantity, quality and flows (as compared to baseline data).	Section 6.6.1	7.3.a.i
Hydro-geological modelling will be undertaken to inform design of the stormwater management systems.	Section 6.6.1	7.3.a.i
All stormwater infrastructure will be designed and engineered to the 1 % AEP (1 in 100 year event).	Section 6.6.1	7.3.a.ii
Wastewater		
Wastewater treatment and land application systems (both individual lots and community-scale systems) will be sited and designed according to relevant standards and guidelines. The systems will accommodate relevant setbacks, buffers and design principles to minimise potential pollution events and impacts on groundwater and surface water resources.	Section 6.6.1	7.1.a.i
An Irrigation Management Plan will be developed and implemented for each community-scale wastewater treatment plant and associated land application areas.	Section 6.6.1 & 6.6.3	7.1.a.ii
A Land Capability Assessment will be undertaken to inform the location of wastewater treatment facilities for all lots proposing to install individual wastewater systems, and to inform the location of all proposed community-scale wastewater treatment systems.	Section 6.6.1	7.1.a.iii

Commitment	Relevant EIS sections	Relevant SU Zone clause
Erosion and Sediment Control		
Prior to the construction of each stage, an Erosion and Sediment Control Plan will be developed by a suitably-qualified professional in accordance with IECA and NT Government guidelines.	Section 6.7.2	12.1.b
Permanent stormwater drainage and infrastructure will be planned, designed and maintained to minimise erosion and sedimentation issues at the project area.	Section 6.7	7.3.a.i
Contour maps and high-risk erosion areas (as identified in the LSA) will be referred to when planning and designing subdivision to apply adequate controls when working in these areas, and/or avoid disturbance where possible.	Section 6.7.1	2.3.d
Conservation-significant values		
All conservation-significant values will be buffered within reserves within the green space network.	Section 2.3.4 & 6.8	3.1.c.i, ii & iii
Further ecological investigations will be undertaken into Howard River Toadlet post-wet season movements and hydrology within the 'environmental investigation areas'. The results of these investigations will determine the extent of appropriate buffers prior to the development of a final master plan for those stages that could impact upon those areas.	Section 2.3.4 & 6.8	3.1.c.iii & iv
Relevant authorities will be engaged in a workshop to determine the appropriate size of green spaces, the optimum zoning (and, as a consequence, responsibility management), the degree of public accessibility to key areas, management of key areas (including fire and weed management), monitoring programs (and responsibility for undertaking these), and how to promote within the community an understanding and appreciation of the values 'on their doorstep'. <i>This commitment will be incorporated with the requirement that management arrangements are resolved before the commencement of Stage 3.</i>	Section 2.3.4 & 6.8	3.1.c.iv & v
Landowners will be encouraged – through the combined use of building envelopes and land-clearing permit requirements – to retain as much natural vegetation as possible on their lots.	Section 2.2.3	5.1
The CEMP for each stage will contain a Vegetation Clearing Management Procedure (including a Wildlife Rescue Procedure) and a site-specific Weed Management Plan.	Section 6.8.2	12.1.a
Cultural heritage		
All artefacts of low and medium cultural heritage significance will be collected, labelled, grouped and buried in a 'keeping place' in consultation with the responsible authorities.	Section 6.9.2	12.1.a
Sites of high cultural heritage significance will be buffered within reserves within the green space network.	Section 6.9.1	3.1.c.vi
Maintenance and management of cultural heritage reserves will be undertaken to retain the fabric and condition of objects and sites.	Section 6.9.3	-
Listing the aircraft wreck on the NT Heritage Register will be investigated.	Section 6.9.3	-
The Restricted Works Area in the south-east of the project area will be buffered within the green space network.	Section 6.9.1	3.1.c.vi

Commitment	Relevant EIS sections	Relevant SU Zone clause
Bushfire		
Development design will include allocation of emergency evacuation routes.	Section 6.10.1	8.1
Lot layout will avoid creating unmanaged interfaces between rural and high density areas that may become a fire hazard.	Section 6.10.1	8.2
Agreements will be entered into for any land not designated for housing or commercial purposes (e.g. parks, drainage buffers and heritage zones) to allocate fire management responsibilities.	Section 6.10.1	8.4.a
The CEMP for each stage will include construction-specific management measures to comply with fire and emergency regulations (e.g. firebreaks around laydown, stockpile and work areas, establishment of combustable-free zones, evacuation routes and an emergency response plan).	Section 6.10.2	12.1.i
A Permit to Burn will be obtained for any controlled burning.	Section 6.10.2	7.3
Signage will be installed within all bushland green spaces to inform residents about fire impacts on threatened species.	Section 6.10.3	7.5.d
Biting insect		
Drainage will be rectified – to the satisfaction of the responsible authority – in all onsite mosquito-breeding areas within 1.6 km of the village centres.	Section 6.11.1	9.2.a
Clauses will be placed in contracts of sale – and included as covenants on titles – to inform residents of potential mosquito nuisances.	Section 6.11.1	9.3
Dwellings located within an identified buffer from a potential mosquito breeding area will be subject to architectural guidelines requiring the installation of appropriate mosquito screening on all external doors and windows, as well as recommendations to screen outdoor entertainment areas.	Section 6.11.1	9.2.d
Stormwater drainage and lakes will be planned, installed and maintained to avoid creating mosquito-breeding habitat.	Section 6.11.2 & 6.6.1	9.2.b
The CEMP for each stage will include drainage work, housekeeping, inductions and management actions to minimise construction workers exposure to mosquito-borne diseases.	Section 6.11.1 & 6.11.2	12.1.h
The community-scale treated effluent irrigation areas will be planned, installed and maintained to avoid creating mosquito-breeding habitat.	Section 6.11.1 & 6.6.1	9.2.c
Noise and air quality		
The CEMP for each stage will outline specific management actions to minimise noise impacts from construction activities.	Section 6.12	12.1.d
The CEMP for each stage will outline specific management actions to minimise air impacts from construction activities.	Section 6.13	12.1.e
Other		
Intrapac will work with the responsible authorities to ensure that the collection and removal of household waste can be accommodated.	Section 2.11	7.4.a
A public building within Village One will be constructed to the required standards to constitute a cyclone shelter.	Section 2.12.3	3.1.c.vii
An extension of the emergency response area for the Fire and Rescue Service will be sought to include within in it the project area.	Section 2.12.2	7.3