

ATTACHMENT 1

Recommended Conditions of Consent for Claymore Concept Plan (MP10_0010)

Part A – Administrative Conditions

1.1 The proponent shall carry out the Concept Plan generally in accordance with the:

- a) Concept Plan Application MP10_0010
- b) Environmental Assessment Report – Claymore Urban Renewal Project, prepared by BBC Consulting Planners dated September 2011
- c) Preferred Project Report - Claymore Urban Renewal Project, prepared by BBC Consulting Planners dated May 2012, including the Statement of Commitments set out in that Report
- d) Claymore Urban Renewal Development Control Guidelines (Appendix 7 to Preferred Project Report)
- e) Any other condition of this approval

1.2 In the event of an inconsistency between:

- a) The modifications of this approval and any document listed from Condition 1.1 a) to 1.1c) inclusive, the conditions of this approval shall prevail to the extent of the inconsistency, and
- b) Any document listed from condition 1.1a) to 1.1c) inclusive, the most recent version of that document shall prevail to the extent of the inconsistency.

Determination of Future Applications

1.3 Separate Development Applications for each stage of development of the project shall be lodged other than for demolition of existing structures within the project area, which is covered by the Ministerial Determinations pursuant to Section 75P.

1.4 The determination of future applications for development on the Site is to be generally consistent with the terms of this approval.

Part B – Modifications to the Concept Plan

Urban Design and Built Form

Fencing Strategy

- 2.1 The proponent is to submit a Fencing Strategy for the project site that must be considered and approved by Campbelltown City Council prior to the determination of the Stage One Development Application.

Entry Statements

- 2.2 Landscape entry statements are to be provided at the key entry points to the estate from Badgally Road. Details of the proposed treatments and works are to be provided and approved by Council prior to the determination of the Stage One Development Application.

Traffic and Transport

- 2.3 All roads that form part of the final bus route shall be of at least minor collector road standard
- 2.4 No development shall be permitted to have direct vehicular access onto Badgally Road

Heritage

- 2.5 The entire Glenroy property, being Lot 2 DP703539, shall be excluded from any development proposed by the concept plan

Special Uses

- 2.6 In recognition of the strong community desire for the continuation of the Baptist Church and the Guardian Angels Child Care Centre, the concept plan is to either show these uses continuing at their current locations or identify suitable alternative sites within the Claymore renewal project site for their continued operation

Part C – Further Environmental Assessment Requirements

Urban Design and Built Form

- 3.1 Each separate Development Application for the subdivision of land is to demonstrate consistency with the Claymore Urban Renewal Development Control Guidelines referenced in Part A 1.1(d) of this consent
- 3.2 Council and the proponent must agree on the final land use layout for the proposed Town Centre prior to the determination of any Development Application under the concept plan to ensure appropriate land use relationships between the proposed retail and community uses are achieved

- 3.3 Any future Development Application for the creation of residential allotments or seniors living development fronting Badgally Road must refer to the document entitled Environmental Criteria for Road Traffic Noise (EPA 2010), to enable Council to properly consider potential impacts on that residential development that may arise from the developments proximity to potential road noise and to determine if there are any particular conditions of consent that should be imposed upon that development.

Traffic and Transport

- 3.4 Any future Development Application for the proposed new retail centre (currently shown as Stage 3A) must be supported by a detailed Traffic and Transport Study.

Development Contributions

- 3.5 Consistent with the Statement of Commitments made by the proponent, a voluntary planning agreement will be entered into with Council to provide roads, social and community infrastructure, drainage and open space facilities and amenities. The agreement is to be executed prior to the issue of any subsequent Development Application lodged for any aspect of the concept plan.

Biodiversity Off-Set Package

- 3.6 Prior to determination of any future Development Application for development under the concept plan, the applicant must satisfy the Council that the biodiversity off-set package approved by the Director- General is not compromised by that development.

Vegetation Management

- 3.7 The draft Vegetation Management plan is to be finalized is to be finalized and approved by Council prior to determination of any subsequent Development Application for development under the concept plan.

Heritage

- 3.8 Consistent with the Statement of Commitments made by the proponent, prior to determination of any future Development Application for development under the concept plan, the proponent must demonstrate that the recommendations of the Aboriginal Cultural Heritage Assessment have been satisfied.
- 3.9 Any future Development Application for development under the concept plan on the land immediately adjoining Glenroy and Hillcrest (currently Lot 3 DP1017017) shall be supported by a Statement of Heritage Impact prepared by a suitably qualified heritage conservation practitioner to assess any potential impacts of that proposed development on those heritage items and their settings.

Site Filling and Disposal

- 3.10 Any future applications are to provide details of the nature and extent of any cut and fill that is required to be undertaken. Compliance with the relevant council's requirements (as relevant to cut and fill) should also be demonstrated.

Utilities

- 3.11 The provision of utilities and services are to be carried out generally in accordance with the Civil Infrastructure Report prepared by Mott McDonald Hughes Truman (dated June 2011). Each future application for residential subdivision and commercial/retail development shall demonstrate consistency with the Infrastructure Servicing Report.

Contamination

- 3.12 Prior to any future application for subdivision and if required by the Phase 1 Contamination Assessment approved with the concept plan, a detailed Phase 2 contamination assessment must be carried out in accordance with the requirements of State Environmental Planning Policy No 55 – Remediation of Land.

Flooding

- 3.13 Any future applications for subdivision are to demonstrate compliance with the flood management measures outlined in the Part 3A Concept Plan, Water Cycle Management Study and Flooding Analysis prepared by Mott McDonald Hughes Truman, attached to the Preferred Project Report. Compliance with Campbelltown City Council requirements (as relevant to flooding) should also be demonstrated.

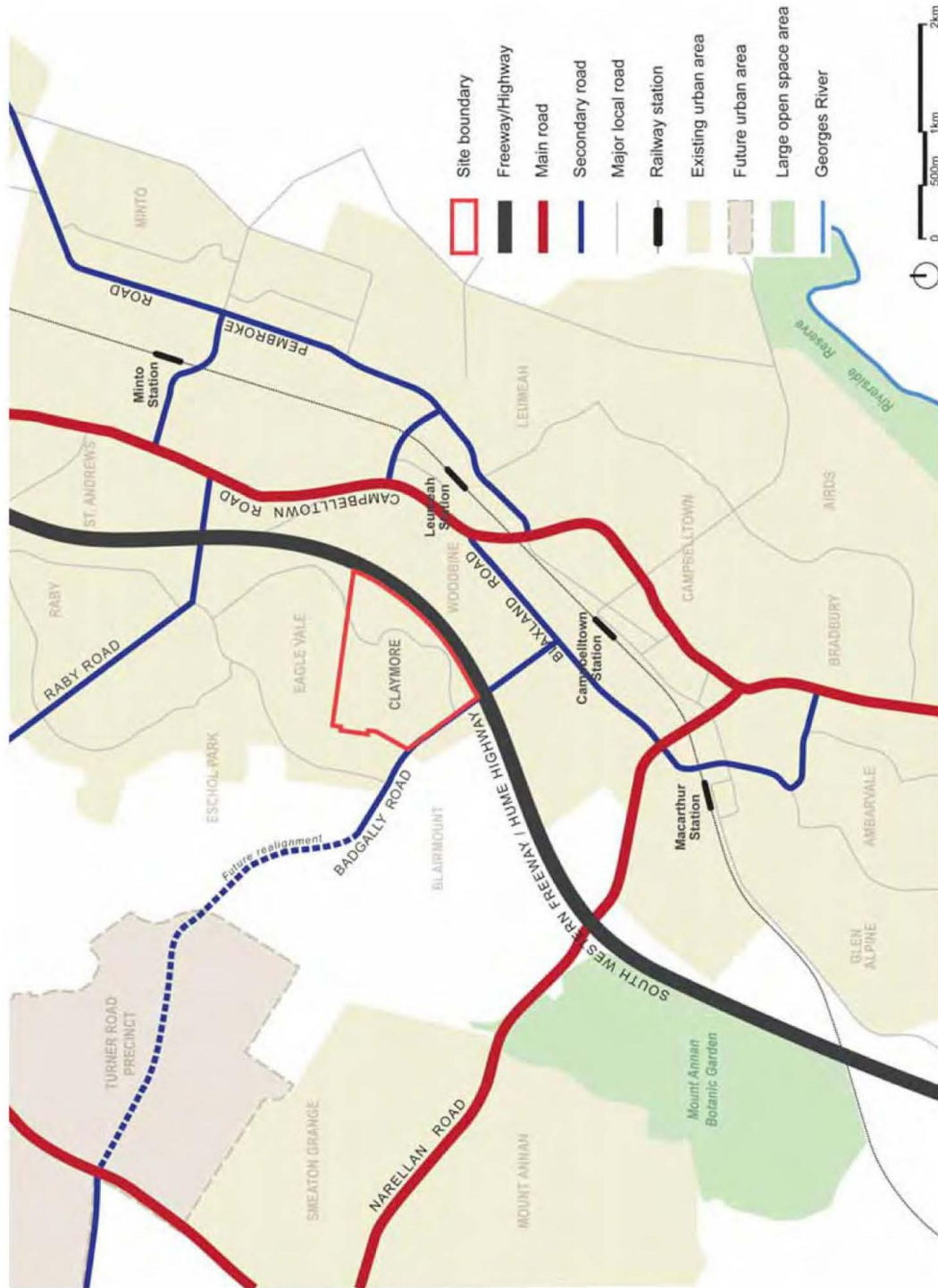
Future Development

- 3.14 Any future applications for residential subdivision and dwellings (that are not defined as exempt or complying development) within the site shall:
- a) include an assessment of construction impacts, including noise, traffic, soil and erosion (including acid sulphate soils where relevant), waste, and dust, and identify the mitigation and management measures that would be implemented to address these impacts;
 - b) demonstrate compliance with the Water Sensitive Urban Design principles established in the concept plan;
 - c) where applicable, demonstrate compliance with the commitments and management procedures detailed in the Vegetation Management Plan, including the strategy for retention of trees on site;
 - d) demonstrate that habitable floor levels are located above the 100 year ARI flood level plus 500mm freeboard, and that appropriate flood evacuation can be provided for dwellings located below the probable maximum flood level;
 - e) demonstrate compliance with the Planning for Bushfire Protection 2006; and

- f) demonstrate that ESD measures have been incorporated into the design of the buildings to reduce water and energy consumption in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
- g) provide subdivision plans in accordance with Council's requirements and illustrate the following:
 - i) dimensions of the proposed allotments
 - ii) location of all structures proposed and retained on the site
 - iii) access points
 - iv) a detailed survey showing existing and proposed levels and quantities of fill, and
 - v) any easements, rights of way, covenants or other restrictions either existing or required as part of the development.

ATTACHMENT 2

Project Location Map



Location plan and surrounding road network (source: Jackson Teece, 2009)

ATTACHMENT 3

Existing Urban Form Plan



- Retail Centre
- Community Facilities
- Church
- Claymore Public School
- Open Space
- Existing Streets
- Existing Houses

ATTACHMENT 4

Proposed Concept Plan



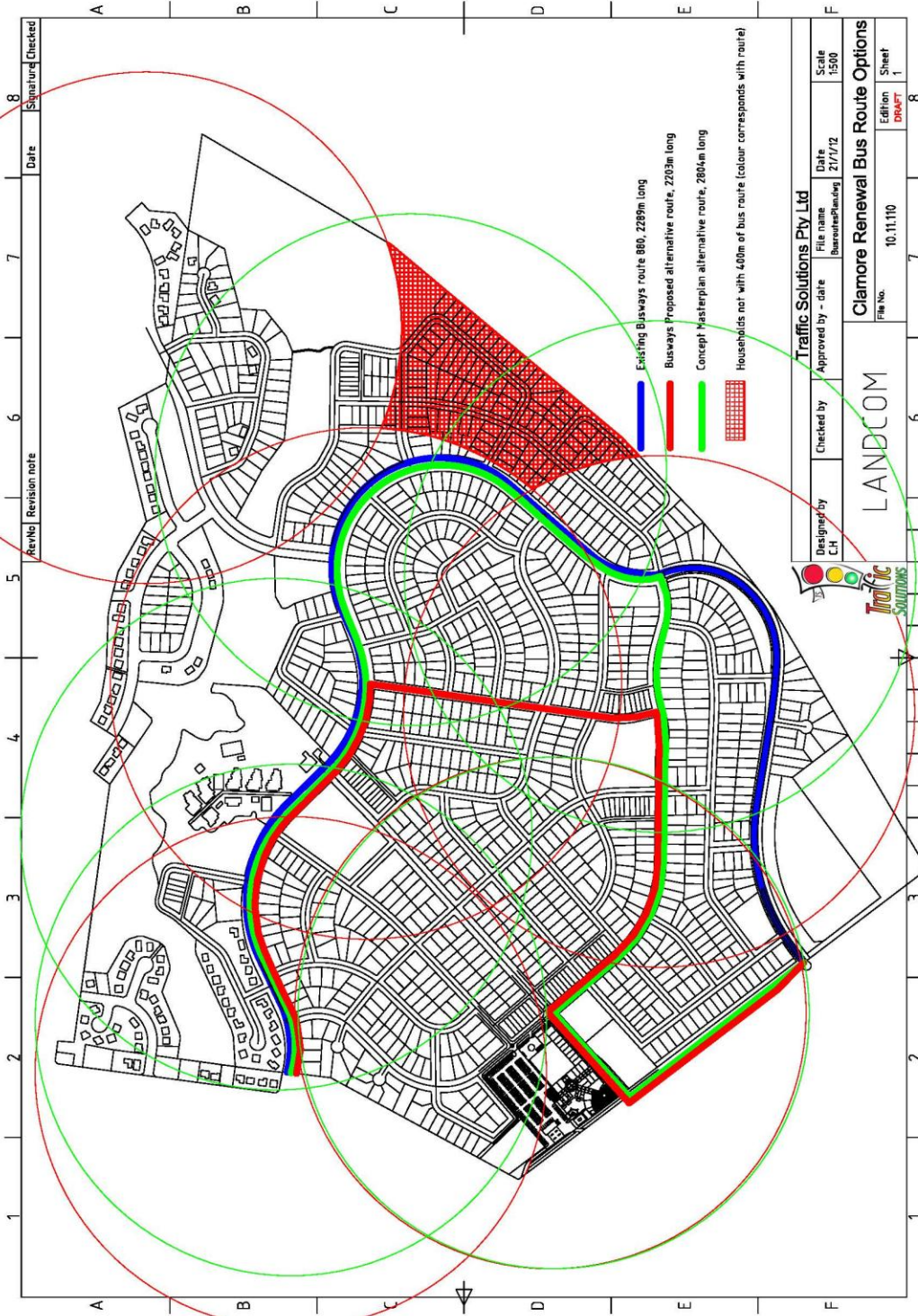
ATTACHMENT 5

Proposed Staging Plan



ATTACHMENT 6

Plan of Existing Bus Route and Proposed Bus Route



ATTACHMENT 7

Concept Plan for New Town Centre



ATTACHMENT 8

Claymore

Urban Renewal Project

Response to Submissions and Preferred Project Report

5. STATEMENT OF COMMITMENTS

A draft Statement of Commitments was provided in the Environmental Assessment Report. Following consideration of the submissions made during (and after) the exhibition period, changes have been made to the draft Statement of Commitments as highlighted below.

5.1 Statement of Commitments

5.1.1 Introduction

The Director General's Requirements require the proponent to include in an environmental assessment a statement of the commitments the proponent is prepared to make for environmental management and mitigation measures on the site showing how the project will be managed in an environmentally sustainable manner.

In submitting this statement of commitments, it is recognised that the application is for concept plan approval and that additional environmental assessment, including additional statements of commitment or conditions of approval, will be required prior to works commencing (other than demolition).

5.1.2 General

- A. The development will be undertaken generally in accordance with the Environmental Assessment Report dated March 2011 prepared by BBC Consulting Planners (including accompanying Appendices) and the Response to Submissions and Preferred Project Report dated May 2012.
- B. NSW Land and Housing Corporation and Landcom are committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act 1979.
- C. The proponent will continue to consult with the local community during the development process.
- D. The proponent will continue to liaise with the Council during the development process.
- E. The proponent will enter into a planning agreement with Council to provide roads, social and community infrastructure, drainage and facilities and amenities generally as indicated in the Environmental Assessment Report as updated in the Response to Submissions and Preferred Project Report prepared by BBC Consulting Planners dated May 2012.

5.1.3 Remediation

- A. A Remediation Action Plan will be prepared following more detailed sampling in the vicinity of locations of concern to delineate the extent of contamination.
- B. Remediation will be undertaken in accordance with the RAP.
- C. A site specific Unexpected Finds Protocol is to be prepared and implemented throughout the construction works.

5.1.4 During Demolition

- A. Demolition will be undertaken in accordance with the requirements of Australian Standard AS2601 – 2001: The Demolition of Structures which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW.
- B. A Hazardous Building Materials Management Plan will be prepared prior to demolition commencing.
- C. An Erosion and Sediment Control Plan will be prepared to control run off during the demolition process.
- D. A Waste Management Plan will be prepared prior to demolition commencing. Where possible materials will be recycled for reuse on the Site.
- E. A Community Access and Safety Plan will be prepared to maintain access to, and to ensure the safety of, the existing community through the demolition process.
- F. Demolition will occur in consultation with the community and will be integrated with the strategies to be put in place to manage the process of change and rehousing on the site.
- G. Demolition is to take place in accordance with the recommendations of the Demolition Noise and Vibration Assessment prepared by Renzo Tonin & Associates contained in Appendix 13 of the Environmental Assessment.

5.1.5 Social Impacts

- A. The proponent will prepare and implement a Strategic Social Plan to develop a coordinated approach to service planning, service delivery and change management.
- B. The proponent will prepare and implement a Rehousing Process including establishing a Rehousing Team within Housing NSW.
- C. The proponent will prepare and implement a Communications Strategy throughout the development process.
- D. The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

5.1.6 Access and Movement

- A. Roads will be constructed in accordance with the objectives principles and design criteria contained in Appendix 1 and 5 of the Response to Submissions and Preferred Project Report dated May 2012.

5.1.7 Urban Design

- A. Development will take place generally in accordance with Development Control Guidelines design guidelines contained in the Environmental Assessment Appendix 7 of the Response to Submissions and Preferred Project Report dated May 2012.

5.1.8 Water Cycle Management

- A. Stormwater management works will be undertaken generally in accordance with the Water Cycle Management Plan contained in Appendix 4 of the Response to Submissions and Preferred Project Report dated May 2012.

5.1.9 Biodiversity and Vegetation

- A. The proponent will prepare a Vegetation Management in accordance with the guidelines in Appendix 3 of the Response to Submissions and Preferred Project Report dated May 2012.
- B. The proponent will undertake a survey of all trees and other site features prior to the commencement of construction of any stage of the project and will seek to retain as many trees as possible for incorporation into the new urban form.
- C. The proponent will provide landscaping to all streets and parks as outlined in the Response to Submissions and Preferred Project Report prepared by BBC Consulting Planners dated May 2012.

5.1.10 Aboriginal Culture

- A. The proponent will implement the recommendations on page 30 of the Aboriginal Cultural Heritage Assessment in Appendix 2 of the Response to Submissions and Preferred Project Report dated May 2012.

5.1.11 Open Space and Community Facilities

- A. The public domain will be constructed and enhanced in accordance with the objectives and principles contained in Section 4.7 of Response to Submissions and Preferred Project Report prepared by BBC Consulting Planners dated May 2012.
- B. Community facilities will be provided in accordance with the objectives and principles contained in Section 4.8 of the Response to Submissions and Preferred Project Report prepared by BBC Consulting Planners dated May 2012.

5.1.12 Construction Management

- A. Prior to commencing construction, a Construction Environmental Management Plan will be prepared. This Plan will include:
- Development of a site specific soil erosion and sediment control plan,
 - Construction hours,
 - Air quality/dust control procedures,
 - Noise management procedures,
 - Waste management plan,
 - Flora and Fauna Protection Plan,
 - Community Safety Plan,
 - Arrangements for temporary pedestrian and vehicular access,
 - Storage and Handling of Materials Procedures,
 - Environmental Training and Awareness,
 - Contact and complaints handling procedures,

Claymore

Urban Renewal Project

Response to Submissions and Preferred Project Report

- Emergency Preparedness and Response.
- B. All trees on the site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.