

Concept Approval

Section 75O of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011 and effective 1 October 2011, I determine:

- (a) to approve the concept plan referred to in Schedule 1, subject to the terms of approval and modifications in Schedule 3,
- (b) under section 75P(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), development the subject of the Concept Plan, except the demolition works as set out in Schedule 6, that is no longer a project to which Part 3A applies by operation of Schedule 6A to the EP&A Act and that is:
 - (i) by operation of an environmental planning instrument (EPI), permissible with development consent is subject to Part 4 of the EP&A Act,
 - (ii) by operation of an EPI, permissible without development consent is subject to Part 5 of the EP&A Act, and
 - (iii) that is specified in an EPI as exempt development is subject to section 76 of the EP&A Act;
- (c) under section 75P(2)(c) of the EP&A Act:
 - (i) where development is subject to Part 4 of the EP&A Act (other than complying development), that development is subject to the further environmental assessment requirements specified in Schedule 4 of this approval, and
 - (ii) where development is subject to Part 5 of the EP&A Act, that development is subject to the further environmental assessment requirements specified in Schedule 4 of this approval; and
- (d) pursuant to section 75P(1)(c) of the EP&A Act, that no further environmental assessment is required for the demolition works as set out in Schedule 6, and pursuant to section 75J of the EP&A Act approve the demolition works, subject to conditions of approval as set out in Schedule 7.


Deputy Director-General
Development Assessment & Systems Performance
Department of Planning & Infrastructure

Sydney

24 August

2012

SCHEDULE 1

Application No.:

MP10_0186

Proponent:

NSW Land and Housing Corporation

Approval Authority:

Minister for Planning and Infrastructure

Land:

Airds-Bradbury public housing estate (see subject properties identified in Schedule 2)

Concept Plan:

Airds-Bradbury Renewal Project, including:

- A Masterplan for the long term urban rejuvenation of the estate involving:
 - the increase in dwellings from 1542 to approximately 2104 dwellings,
 - retention of approximately 880 existing dwellings on separate lots,
 - an increased social mix within the estate of 70% private and 30% public housing,
 - formalisation and reinvigoration of the Airds town centre, and
 - new or upgraded urban infrastructure such as pathways, lighting, open space, community facilities, drainage and a series of new interconnecting public roads.
- Staging plan
- Utilities and infrastructure delivery plan
- Airds-Bradbury Development Control Guidelines
- Street layout and building typologies
- Street tree and landscaping strategy

TABLE OF CONTENTS

DEFINITIONS	3
PART A – TERMS OF APPROVAL	9
PART B – MODIFICATIONS TO THE CONCEPT PLAN	10
Building setbacks	10
Fencing strategy	10
Traffic and transport	10
Landscaping	10
FURTHER ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR APPLICANTS UNDER PART 4	11
General Requirements	11
Built form and urban design	11
Traffic and transport	11
Development contributions	11
Bushfire hazard	11
Biodiversity Off-set Package	11
Bushland management	11
Heritage	11
Site filling and disposal	11
Utilities	11
Contamination	12
Flooding	12
Water quality and riparian corridors	12
Future Development	12

DEFINITIONS

Construction	Any works, including earth and building works
Council	Campbelltown City Council
Demolition works	Demolition of existing dwellings, roads, utilities and ancillary structures
Department	Department of Planning & Infrastructure
Director-General	Director-General of the Department of Planning & Infrastructure, or nominee
EA	Environmental Assessment titled Airds Bradbury Renewal Project Environmental Assessment Report and Appendices prepared by BBC Consulting Planners dated May 2011
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
MD SEPP	State Environmental Planning Policy (Major Development) 2005
Minister	Minister for Planning
Part 3A	Part 3A of the <i>Environmental Planning and Assessment Act 1979</i>
PPR	Preferred Project Report titled Airds Bradbury Renewal Project Response to Submissions and Preferred Project Report and Appendices prepared by BBC Consulting Planners dated October 2011
Proponent	NSW Land and Housing Corporation
Statement of Commitments	The proponent's Statement of Commitments in Schedule 5
Subject Site	Airds-Bradbury housing estate (see property listing in Schedule 2)

SCHEDULE 2

PROPERTY LISTING

		LOT DETAILS		
STREET_NM	STREET_TYP	LOT	DP	OWNER
271	271	271	271	271
ST JOHN'S	ROAD	H	31302	CCC
ST JOHN'S	ROAD	Road	31302	CCC
BROUGHTON	STREET	37	228276	CCC
NA	NA	1029	250130	HNSW
KELBURN	PLACE	Pathway	251261	CCC
OLBURY	PLACE	Pathway	251261	CCC
SOUTHDOWN	PLACE	Pathway	251261	CCC
RIVERSIDE	DRIVE	Road	251261	CCC
SAMUEL	PLACE	Road	251261	CCC
CAVAN	PLACE	Pathway	251263	CCC
BRIAR	ROAD	129	253937	HNSW
CREIGAN	ROAD	130	253937	HNSW
CREIGAN	ROAD	131	253937	HNSW
DOCHARTY	STREET	132	253937	HNSW
ST JOHN'S	ROAD	133	253937	HNSW
CROFT	PLACE	Pathway	253937	CCC
DOCHARTY	STREET	Pathway	253937	CCC
CREIGAN	ROAD	Road	253937	CCC
CROFT	PLACE	Road	253937	CCC
TEESWATER	PLACE	67	255809	HNSW
SOUTHDOWN	PLACE	68	255809	HNSW
SOUTHDOWN	PLACE	69	255809	HNSW
RYELAND	PLACE	71	255809	HNSW
RYELAND	PLACE	72	255809	HNSW
CHEVIOT	PLACE	73	255809	HNSW
RYELAND	PLACE	Pathway	255809	CCC
RYELAND	PLACE	Pathway	255809	CCC
RIVERSIDE	DRIVE	Road	255809	CCC
RYELAND	PLACE	Road	255809	CCC
SOUTHDOWN	PLACE	Road	255809	CCC
TEESWATER	PLACE	Road	255809	CCC
RIVERSIDE	DRIVE	745	255810	HNSW
RIVERSIDE	DRIVE	747	259553	HNSW
RIVERSIDE	DRIVE	749	259553	HNSW
WATERHOUSE	PLACE	35	261258	HNSW
WATERHOUSE	PLACE	36	261258	HNSW
WATERHOUSE	PLACE	37	261258	HNSW
WATERHOUSE	PLACE	39	261258	HNSW
WATERHOUSE	PLACE	40	261258	HNSW
GREENGATE	ROAD	53	261258	HNSW
GREENGATE	ROAD	54	261258	HNSW
GREENGATE	ROAD	55	261258	HNSW
GREENGATE	ROAD	57	261258	HNSW
KATELLA	PLACE	61	261258	CCC
MAMRE	CRESCENT	63	261258	HNSW
KATELLA	WAY	Pathway	261258	CCC
MAMRE	CRESCENT	Pathway	261258	CCC
CLARENDON	PLACE	Road	261258	CCC
DALKEITH	PLACE	Road	261258	CCC
GREENGATE	ROAD	Road	261258	CCC
KATELLA	PLACE	Road	261258	CCC
KINGSTON	PLACE	Road	261258	CCC
MAMRE	CRESCENT	Road	261258	CCC
RAWDON	PLACE	Road	261258	CCC
WALLINGA	PLACE	Road	261258	CCC
WATERHOUSE	PLACE	Road	261258	CCC

STREET_NM	STREET_TYP	LOT	DP	OWNER
WINBOURNE	PLACE	Road	261258	CCC
WOOLWASH	ROAD	Road	261258	CCC
GEORGES RIVER	ROAD	2	264110	DOP
GEORGES RIVER	ROAD	3	264110	DOP
GEORGES RIVER	ROAD	5	264110	DOP
GEORGES RIVER	ROAD	6	264110	DOP
ST JOHN'S	ROAD	76	264540	HNSW
BRIAR	ROAD	1	541678	DOP
RIVERSIDE	DRIVE	84	609357	HNSW
ARGO	WAY	85	609357	HNSW
ELIZABETH	WAY	Pathway	609357	HNSW
GEORGES RIVER	ROAD	11	700045	CCC
PEPPIN	CRESCENT	92	716051	HNSW
PEPPIN	CRESCENT	Road	716051	CCC
RIVERSIDE	DRIVE	100	716138	CCC
DAVIDSON	PLACE	Pathway	716138	CCC
FAITHFULL	PLACE	Pathway	716138	CCC
FOXLOW	PLACE	Pathway	716138	CCC
PEPPIN	CRESCENT	Pathway	716138	CCC
HEATHFIELD	PLACE	3	716139	HNSW
NANDEWAR	PLACE	4	716139	HNSW
GUNDOWRINGA	PLACE	5	716139	HNSW
MARCHMONT	PLACE	13	716139	HNSW
GARRALLAN	PLACE	14	716139	HNSW
ELMSLEA	PLACE	15	716139	HNSW
ELMSLEA	PLACE	19	716139	HNSW
GEORGES RIVER	ROAD	22	716139	CCC
GEORGES RIVER	ROAD	24	716139	CCC
CHEVIOT	PLACE	Pathway	716139	CCC
CHEVIOT	PLACE	Road	716139	CCC
DEANS	ROAD	Road	716139	CCC
ELMSLEA	PLACE	Road	716139	CCC
GARRALLAN	PLACE	Road	716139	CCC
GUNDOWRINGA	PLACE	Road	716139	CCC
HEATHFIELD	PLACE	Road	716139	CCC
MARCHMONT	PLACE	Road	716139	CCC
NANDEWAR	PLACE	Road	716139	CCC
PRELL	PLACE	Road	716139	CCC
RIVERSIDE	DRIVE	Road	716139	CCC
PEPPIN	CRESCENT	1020	717128	HNSW
PEPPIN	CRESCENT	1021	717128	HNSW
MAMRE	CRESCENT	64	718597	HNSW
MAMRE	CRESCENT	65	718597	HNSW
MAMRE	CRESCENT	66	718597	HNSW
GREENGATE	ROAD	67	718597	HNSW
GREENGATE	ROAD	68	718597	HNSW
GEORGES RIVER	ROAD	347	752062	DOP
BRIAR	ROAD	101	813351	DOP
DALKEITH	PLACE	1	859041	HNSW
DALKEITH	PLACE	2	859041	HNSW
DALKEITH	PLACE	3	859041	HNSW
DALKEITH	PLACE	4	859041	HNSW
DALKEITH	PLACE	5	859041	HNSW
DALKEITH	PLACE	6	859041	HNSW
DALKEITH	PLACE	7	859041	HNSW
DALKEITH	PLACE	8	859041	HNSW
DALKEITH	PLACE	9	859041	HNSW
DALKEITH	PLACE	10	859041	HNSW
DALKEITH	PLACE	11	859041	HNSW
DALKEITH	PLACE	12	859041	HNSW
DALKEITH	PLACE	13	859041	HNSW

STREET_NM	STREET_TYP	LOT	DP	OWNER
DALKEITH	PLACE	14	859041	HNSW
DALKEITH	PLACE	15	859041	HNSW
GREENGATE	ROAD	16	859041	HNSW
GREENGATE	ROAD	17	859041	HNSW
GREENGATE	ROAD	18	859041	HNSW
GREENGATE	ROAD	20	859041	HNSW
GREENGATE	ROAD	21	859041	HNSW
GREENGATE	ROAD	22	859041	HNSW
HEATHFIELD	PLACE	1	866456	HNSW
NANDEWAR	PLACE	1	866457	HNSW
GUNDOWRINGA	PLACE	1	866527	HNSW
GUNDOWRINGA	PLACE	2	866527	HNSW
GUNDOWRINGA	PLACE	3	866527	HNSW
GUNDOWRINGA	PLACE	4	866527	HNSW
GUNDOWRINGA	PLACE	5	866527	HNSW
GUNDOWRINGA	PLACE	6	866527	HNSW
GUNDOWRINGA	PLACE	7	866527	HNSW
GUNDOWRINGA	PLACE	8	866527	HNSW
PRELL	PLACE	9	866527	HNSW
PRELL	PLACE	10	866527	HNSW
PRELL	PLACE	11	866527	HNSW
PRELL	PLACE	12	866527	HNSW
PRELL	PLACE	13	866527	HNSW
PRELL	PLACE	14	866527	HNSW
PRELL	PLACE	15	866527	HNSW
PRELL	PLACE	16	866527	HNSW
PRELL	PLACE	17	866527	HNSW
PRELL	PLACE	18	866527	HNSW
PRELL	PLACE	19	866527	HNSW
PRELL	PLACE	20	866527	HNSW
PRELL	PLACE	21	866527	HNSW
PRELL	PLACE	22	866527	HNSW
PRELL	PLACE	23	866527	HNSW
PRELL	PLACE	24	866527	HNSW
GEORGES RIVER	ROAD	25	866527	HNSW
PRELL	PLACE	26	866527	HNSW
PRELL	PLACE	27	866527	HNSW
PRELL	PLACE	28	866527	HNSW
PRELL	PLACE	29	866527	HNSW
PRELL	PLACE	30	866527	HNSW
PRELL	PLACE	31	866527	HNSW
PRELL	PLACE	32	866527	HNSW
PRELL	PLACE	33	866527	HNSW
PRELL	PLACE	34	866527	HNSW
PRELL	PLACE	35	866527	HNSW
PRELL	PLACE	36	866527	HNSW
GUNDOWRINGA	PLACE	37	866527	HNSW
GUNDOWRINGA	PLACE	38	866527	HNSW
GUNDOWRINGA	PLACE	39	866527	HNSW
GUNDOWRINGA	PLACE	40	866527	HNSW
GUNDOWRINGA	PLACE	41	866527	HNSW
PRELL	PLACE	42	866527	CCC
DALKEITH	PLACE	2	868815	HNSW
RIVERSIDE	DRIVE	301	1000732	Landcom
RIVERSIDE	DRIVE	302	1000732	CCC
CHEVIOT	PLACE	201	1043192	HNSW
DEANS	ROAD	202	1043192	CCC
RIVERSIDE	DRIVE	203	1043192	HNSW
CHEVIOT	PLACE	204	1043192	HNSW
CHEVIOT	PLACE	205	1043192	HNSW
RIVERSIDE	DRIVE	206	1043192	HNSW

STREET_NM	STREET_TYP	LOT	DP	OWNER
RIVERSIDE	DRIVE	207	1043192	HNSW
LUE	PLACE	Road	1051099	CCC
WOOLWASH	ROAD	2	1055886	CCC
KINGSTON	PLACE	381	1056580	CCC
KINGSTON	PLACE	382	1056580	HNSW
KINGSTON	PLACE	383	1056580	HNSW
RAVENSWORTH	PLACE	2	1056582	CCC
TASMA	PLACE	1	1062960	HNSW
DEANS	ROAD	2	1062960	CCC
TASMA	PLACE	3	1062960	HNSW
TASMA	PLACE	4	1062960	CCC
BURRUNDULLA	CRESCENT	8080	1063276	CCC
BURRUNDULLA	CRESCENT	Road	1063276	CCC
SUMMERS	ROAD	5027	1072685	HNSW
SUMMERS	ROAD	5029	1072685	HNSW
ST JOHN'S	ROAD	5031	1072685	HNSW
KARINGAL	PLACE	5041	1072685	HNSW
KARINGAL	PLACE	5042	1072685	HNSW
KARINGAL	PLACE	5043	1072685	HNSW
KARINGAL	PLACE	5045	1072685	HNSW
KARINGAL	PLACE	5046	1072685	HNSW
CREIGAN	ROAD	5070	1072685	HNSW
CREIGAN	ROAD	5071	1072685	HNSW
KARINGAL	ROAD	Road	1072685	CCC
WATERHOUSE	PLACE	1	1086934	HNSW
RIVERSIDE	DRIVE	1030	1086936	HNSW
RIVERSIDE	DRIVE	1031	1086936	HNSW
PEPPIN	CRESCENT	1032	1086936	HNSW
PEPPIN	CRESCENT	1033	1086936	HNSW
PEPPIN	CRESCENT	1034	1086936	HNSW
PEPPIN	CRESCENT	1035	1086936	HNSW
PEPPIN	CRESCENT	1036	1086936	HNSW
BOONKE	PLACE	802	1092271	HNSW
WOOLWASH	ROAD	950	1093997	HNSW
WALLINGA	PLACE	951	1093997	HNSW
WALLINGA	PLACE	952	1093997	HNSW
WALLINGA	PLACE	953	1093997	HNSW
WALLINGA	PLACE	954	1093997	HNSW
WALLINGA	PLACE	955	1093997	HNSW
WALLINGA	PLACE	956	1093997	HNSW
WALLINGA	PLACE	957	1093997	HNSW
WALLINGA	PLACE	958	1093997	HNSW
WALLINGA	PLACE	959	1093997	HNSW
WALLINGA	PLACE	960	1093997	HNSW
WALLINGA	PLACE	961	1093997	HNSW
WALLINGA	PLACE	962	1093997	HNSW
WALLINGA	PLACE	963	1093997	HNSW
KATELLA	PLACE	964	1093997	HNSW
KATELLA	PLACE	965	1093997	HNSW
KATELLA	PLACE	966	1093997	HNSW
KATELLA	PLACE	967	1093997	HNSW
KATELLA	PLACE	968	1093997	HNSW
SAMUEL	PLACE	969	1093997	HNSW
SAMUEL	PLACE	970	1093997	HNSW
SAMUEL	PLACE	971	1093997	HNSW
SAMUEL	PLACE	972	1093997	HNSW
SAMUEL	PLACE	973	1093997	HNSW
SAMUEL	PLACE	974	1093997	HNSW
RIVERSIDE	DRIVE	975	1093997	HNSW
RIVERSIDE	DRIVE	976	1093997	HNSW
RIVERSIDE	DRIVE	977	1093997	HNSW

STREET_NM	STREET_TYP	LOT	DP	OWNER
RIVERSIDE	DRIVE	978	1093997	HNSW
RIVERSIDE	DRIVE	979	1093997	HNSW
KATELLA	PLACE	980	1093997	HNSW
RIVERSIDE	DRIVE	1100	1107354	CCC
ROMNEY	WAY	1101	1107354	HNSW
ROMNEY	WAY	1102	1107354	HNSW
ROMNEY	WAY	1103	1107354	HNSW
ROMNEY	WAY	1104	1107354	HNSW
ROMNEY	WAY	1105	1107354	HNSW
ROMNEY	WAY	1106	1107354	HNSW
ROMNEY	WAY	1107	1107354	HNSW
ROMNEY	WAY	1108	1107354	HNSW
ROMNEY	WAY	1109	1107354	HNSW
ROMNEY	WAY	1110	1107354	HNSW
ROMNEY	WAY	1111	1107354	HNSW
ROMNEY	WAY	1112	1107354	HNSW
ROMNEY	WAY	1113	1107354	HNSW
SOUTHDOWN	PLACE	1114	1107354	HNSW
SOUTHDOWN	PLACE	1115	1107354	HNSW
ROMNEY	WAY	1116	1107354	HNSW
ROMNEY	WAY	1117	1107354	HNSW
SOUTHDOWN	PLACE	1118	1107354	HNSW
SOUTHDOWN	PLACE	1119	1107354	HNSW
RYELAND	PLACE	1120	1107354	HNSW
RYELAND	PLACE	1121	1107354	HNSW
ROMNEY	WAY	Road	1107354	CCC
MAMRE	CRESCENT	650	1110645	CCC
MAMRE	CRESCENT	651	1110645	HNSW
MAMRE	CRESCENT	652	1110645	HNSW
BRIAR	ROAD	Road	-	CCC
COLLEGE	ROAD	Road	-	CCC
BRUSH	ROAD	Road	-	Crown?

SCHEDULE 3

PART A – TERMS OF APPROVAL

1. **Approval of the Airds-Bradbury concept plan, except as otherwise modified by this approval, including but not limited to:**
 - a) A Masterplan for the long term urban rejuvenation of the estate involving:
 - i. the increase in dwellings from 1542 to approximately 2104 dwellings,
 - ii. retention of approximately 880 existing dwellings on separate lots,
 - iii. an increased social mix within the estate of 70% private and 30% public housing,
 - iv. formalisation and reinvigoration of the Airds town centre, and
 - v. new or upgraded urban infrastructure such as pathways, lighting, open space, community facilities, drainage and a series of new interconnecting public roads.
 - b) Utilities and infrastructure delivery plan
 - c) Staging plan
 - d) Airds-Bradbury Development Control Guidelines
 - e) Street layout and building typologies
 - f) Street tree and landscaping strategy
2. **The Proponent shall carry out the Concept Plan generally in accordance with the:**
 - a) Concept Plan Application MP10_0186;
 - b) Airds Bradbury Renewal Project Environmental Assessment Report, prepared by BBC Consulting Planners dated May 2011,
 - c) Airds Bradbury Renewal Project Final Response to Submissions and Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012 and letter from Landcom to Campbelltown City Council dated 21 June 2012;
 - d) Airds Bradbury Urban Renewal Development Control Guidelines (October 2011),
 - e) Land Use Plan prepared by Urbis and design out loud, dated 10 May 2011, and
 - f) this approval.
3. **Inconsistency between plans and documentation**

If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However the modifications of this Concept Plan approval prevail to the extent of any inconsistency.
4. **Limits on approval**

This approval does not allow any components of the Concept Plan to be carried out or construction to occur without further approval or consent being obtained, except for demolition works prescribed in schedule 6. This approval will lapse five years from the date of this approval unless works the subject of any related application are physically commenced, on or before that lapse date.

PART B – MODIFICATIONS TO THE CONCEPT PLAN

Building setbacks

1. The proposed Masterplan shall be amended to reflect the provision of a 6m rear building setback to properties that adjoin the Reiby Juvenile Justice Centre. The Airds Bradbury Urban Renewal Development Control Guidelines and approved Concept Plan for Airds Bradbury shall be amended to reflect this amendment and submitted to Council prior to any future application.

Fencing strategy

2. The proponent is to submit to Council a fencing strategy for the project site prior to the determination of the stage one development application.

Traffic and transport

3. Revised plans and further details are to be provided to Council prior to any future application OR prior to the first application relating to land adjoining the Busways depot and Endeavour Energy substation illustrating the retention of vehicle access to the Busways Depot and Endeavour Energy substation that are located adjacent to Smiths Creek Corridor. The plans shall detail how vehicle access will be maintained to the abovementioned properties over the various stages of the development.
4. No development (excluding new roads) shall be permitted to have direct access onto Georges River Road.

Landscaping

5. Landscape entry statements are to be provided at the key entry points to the estate from St Johns Road and Georges River Road. Details on proposed treatments and works are to be provided as part of the landscape strategy to be submitted and approved by Council prior to any future application. The landscape strategy must incorporate a landscape buffer, consisting of screen planting of endemic species, within Georges River Road, in order to effectively screen rear fences and discourage graffiti. Details of this screen planting are to be included in the Development Applications for Stage One of the development.

Open Space

6. The proposed Concept Plan shall be amended in consultation with Council to reflect the amended layout for Baden Powell Reserve and Merino Reserve as set out in the correspondence from Landcom dated 21 June 2012. The amended concept plan shall be submitted to the Director-General for approval prior to any future application.

Biodiversity offset package

7. The biodiversity offset package shall be amended to address the principles for offset packages as set out in the letter from the Office of Environment and Heritage to Campbelltown City Council dated 23 December 2011. This package shall be prepared in consultation with the Office of Environment and Heritage and submitted to the Director-General for approval.

SCHEDULE 4

FURTHER ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR APPLICATIONS UNDER PART 4

Note: if there is any inconsistency between the following environmental assessment requirements and the Statement of Commitments in Schedule 5, the following environmental assessment requirements prevail to the extent of inconsistency.

General Requirements

1. The proponent shall ensure that any future applications shall include:
 - a. A detailed description of the layout and design of the proposed development, and
 - b. A demonstration that the project is consistent with the requirements of this approval.

Built form and urban design

2. Each subsequent subdivision application is to demonstrate consistency with the Airds Bradbury Urban Renewal Development Control Guidelines.

Traffic and transport

3. Any future application for development within the Airds Town Centre precinct must be supported by a detailed traffic and transport study.

Development contributions

4. Prior to any subsequent subdivision applications being determined a voluntary planning agreement (VPA) for payment of local infrastructure contributions, with the details of the contributions, and the nature of any land dedications or works in kind is to be negotiated and executed with Council. Each subsequent subdivision application must be consistent with the VPA and identify any relevant contributions or works in kind required to be delivered for that stage.

Bushfire hazard

5. Future subdivision applications must demonstrate compliance with the bushfire management measures outlined in the concept plan, Bushfire Report (April 2011) prepared by Hayes Environmental and be in accordance with *Planning for Bushfire Protection 2006*.
6. Future subdivision applications are to demonstrate that the APZs are located outside any retained bushland areas.

Biodiversity Offset Package

7. Prior to the determination of any future application for development under the concept plan, the applicant must satisfy the Council that the biodiversity offset package has been approved by the Director-General.
8. Prior to the determination of any future application which requires the removal of any Cumberland Plain Woodland or Shale Sandstone Transitional Forest, the proponent shall demonstrate to the satisfaction of Council that the measures in the biodiversity offset package have been secured via an agreed legal mechanism.

Bushland management

9. The draft bushland management plan is to be finalised and approved by Council prior to determination of any subsequent subdivision applications under the approved concept plan. The final plan is to be approved prior to the removal of affected bushland and be consistent actions identified in the letter from the Office of Environment and Heritage to Campbelltown City Council dated 23 December 2011.

Heritage

10. Prior to the commencement of stage 3 of the development, an Archaeological Management Plan is to be submitted identifying works proposed within the high sensitivity zone as well as appropriate mitigation measures.
11. Future applications are to identify how the detailed design has responded to opportunities to further mitigate impacts on Aboriginal archaeological heritage.

Site filling and disposal

12. 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

13. The provision of utilities and services are to be carried out generally in accordance with the Infrastructure Servicing Report prepared by Mott McDonald (dated March 2010). Each future application for residential subdivision and commercial/retail development shall demonstrate consistency with the Infrastructure Servicing Report.

Contamination

14. 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

15. 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 Storm Consulting, March 2010. Compliance with Campbelltown City Council requirements (as relevant to flooding) should also be demonstrated.

Water quality and riparian corridors

16. Any future applications for subdivision are to provide details on the proposed water sensitive urban design infrastructure, to the satisfaction of the consent authority.
17. Any future applications for residential lots adjacent to Smiths Creek are to demonstrate that the lot layout and indicative dwelling locations are consistent with the riparian corridor and associated buffer included within the concept plan in particular, assessment of any potential impacts upon groundwater and groundwater dependent ecosystems.

Future Development

18. 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.
19. Noise assessments are required for applications seeking to subdivide land for future residential purposes that may be affected by noise emanating from the Endeavour Energy substation.

SCHEDULE 5

STATEMENT OF COMMITMENTS



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 Final Response to Submissions and Preferred Project Report prepared by BBC Consulting Planners 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.

5.1.3 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.

5.1.4 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 as recommended in the *Integrated Social Sustainability and health Impact Assessment* contained in Appendix 11 of the Environmental Assessment Report.
- B. The proponent will prepare and implement a Rehousing Process including establishing a Rehousing Team within NSW Land and Housing Corporation.
- 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.

5.1.5 Access and Movement

- A. Roads will be constructed in accordance with the objectives principles and design criteria contained in Appendix 12 of the Environmental Assessment Report as amended by the drawings contained in Appendix 9 of the Final Response to Submissions and Preferred Project Report dated May 2012.

5.1.6 Urban Design

- A. Development will take place generally in accordance with Development Control Guidelines ~~design guidelines~~ contained in ~~the Environmental Assessment~~ Appendix 4 of the Final Response to Submissions Report dated May 2012.

5.1.7 Water Cycle Management

- A. Stormwater management works will be undertaken generally in accordance with the Water Cycle Management Plan contained in Appendix 8 of the Environmental Assessment Report.
- B. Any existing stormwater infrastructure to be retained shall be designed and modified in accordance with the guidelines of the major and minor stormwater system in Australian Rainfall and Runoff, Water Cycle Management Plan in Appendix 8 of the Environmental Assessment Report and Australian Standards.

5.1.8 Biodiversity and Vegetation

- A. The proponent will prepare and implement a Bushland Management Plan and Biodiversity Offset Package for the site.
- 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 Environmental Assessment Report.

5.1.9 Aboriginal Culture

- A. The proponent will implement the recommendations on page 46 of the Assessment of Aboriginal Heritage Impact in Appendix 7 of the EA.

5.1.10 Open Space and Community Facilities

- A. The public domain will be constructed and enhanced in accordance with the objectives and principles contained in Section 4.8 of this Preferred Project Report.
- B. Community facilities will be provided in accordance with the objectives and principles contained in Section 4.9 of this Preferred Project Report.

5.1.11 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,
 - 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.

5.1.12 Utilities

- A. Noise assessments are required for applications seeking to subdivide land for future residential purposes that may be affected by noise emanating from the Endeavour Energy substation.

SCHEDULE 6

Application No.:

MP10_0186

Proponent:

NSW Land and Housing Corporation

Approval Authority:

Minister for Planning and Infrastructure

Land:

Airds-Bradbury public housing estate (see subject properties identified in Schedule 2)

Project:

Demolition of existing dwellings, utilities, roads and ancillary structures, associated with the Airds-Bradbury Renewal Project

TABLE OF CONTENTS FOR SCHEDULE 7

DEFINITIONS	2
PART A – ADMINISTRATIVE CONDITIONS	3
Terms of approval	3
Development in Accordance with Plans and Documents	3
Inconsistency between plans and documentation	3
Prescribed Conditions	3
Limits on approval	3
PART B – PRIOR TO DEMOLITION WORKS COMMENCING	3
Demolition	3
PART C – DURING DEMOLITION WORKS	3
PART D – ADVISORY NOTES	4
D.1 Requirements of Public Authorities for Connection to Services	4

DEFINITIONS

Advisory Notes	Advisory information relating to the approved project (demolition works) do not form part of this approval
Construction	Any works, including earth and building works
Council	Campbelltown City Council
Department	Department of Planning & Infrastructure
Director-General	Director-General of the Department of Planning & Infrastructure
EA	Environmental Assessment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Minister	Minister for Planning
PPR	Preferred Project Report
Proponent	NSW Land and Housing Corporation
Statement of Commitments	The proponent's Statement of Commitments in Schedule 5
Subject Site	Airds-Bradbury housing estate (see property listing in Schedule 2)

SCHEDULE 7

PART A – ADMINISTRATIVE CONDITIONS

Terms of approval

- A1. Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Schedule 6.

Development in Accordance with Plans and Documents

- A2. The Proponent shall carry out the project generally in accordance with the:
- a) State Significant Site Study and Environmental Assessment – Airds Bradbury Renewal Project concept plan and State significant site listing, prepared by BBC Consulting Planner dated May 2011,
 - b) Final Response to Submissions and Preferred Project Report – Airds Bradbury and Concept plan, prepared by BBC Consulting Planners dated May 2012, and
 - c) conditions of this approval.

Inconsistency between plans and documentation

- A3. If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However the conditions of this approval prevail to the extent of any inconsistency.

Prescribed Conditions

- A4. The proponent shall comply with the prescribed conditions under Part 6, Division 8A of the Regulation.

Limits on approval

- A5. This approval will lapse five years from the date of this approval unless works the subject of this approval are physically commenced, on or before that lapse date.

PART B – PRIOR TO DEMOLITION WORKS COMMENCING

Demolition Management Plan

- B1. Prior to the commencement of demolition works on the site, the Proponent shall prepare to the satisfaction of the Council a demolition management plan, which shall include (but not limited to):
- a) demolition noise and mitigation;
 - b) management of air quality and dust;
 - c) a soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction guidelines*;
 - d) a vegetation management plan;
 - e) a waste management plan;
 - f) a construction traffic management plan;
 - g) a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received;
 - h) Hazardous Building Materials Plan, and
 - i) an archaeological management plan which provides for the monitoring of works and contingency plans should previously unidentified archaeological deposits be discovered.

PART C – DURING DEMOLITION WORKS

- C.1 Demolition shall be undertaken in accordance with the requirements of the Australian Standard AS 2601 – 2001: The demolition of Structures which is incorporated into the Occupational Health and Safety Act 2000 administered by Workcover NSW.
- C.2 Where unexpected contamination is identified on non-certified lands, or lands proposed under the concept plan to offset clearing of non-certified lands, details of the proposed remediation works are to be provided to Council for approval prior to commencement. This is to include details of methods to limit impacts on native vegetation, and may require preparation of a vegetation rehabilitation plan, to demonstrate how any areas to be cleared would be revegetated to an appropriate standard.

C.3 Site fencing restricting public access shall be maintained throughout the duration of the demolition works.

PART D – ADVISORY NOTES

D.1 Requirements of Public Authorities for Connection to Services

The applicant shall comply with the requirements of any public authorities (e.g. Integral Energy, Endeavour Energy, Sydney Water, Telstra Australia, NBN Co., AGL etc.) in regard to the connection, relocation and/or adjustment of the services affected by the development. Any costs in the relocation, adjustment or support of services shall be the responsibility of the applicant.