



# MINTO RENEWAL PROJECT

## STATEMENT OF COMMITMENTS

10 APRIL 2006

### General

- A. All future development occurring within the confines of the Minto Renewal Project site shall be undertaken generally in accordance with the Environmental Assessment Report prepared by BBC Consulting Planners dated November 2005 (including accompanying Appendices).
- B. The Department of Housing 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 liaise with the local community during the development process as outlined in Appendix 10 of the Environmental Assessment Report.
- D. The proponent will continue to liaise with the Council during the development process.
- E. All future development occurring within the confines of the Minto Renewal Project site shall demonstrate compliance with the site-specific Development Control Plan (dated 25 January 2006), as adopted by Campbelltown City Council at their meeting held on 18 April 2006.
- F. Prior to any approval of the first neighbourhood subdivision application, the Proponent and Campbelltown City Council shall finalise and execute the Minto Planning Agreement, as agreed by Campbelltown City Council at their meeting held on 18 April 2006.
- G. The Proponent is advised that all future development applications over land contained within the Minto Renewal Project site shall be submitted to Campbelltown City Council, for their appropriate consideration and subsequent determination.

### 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 as outlined in Section 1.4 of the Environmental Assessment Report.

## **Social Impacts**

- A. The proponent will prepare and implement the Minto Place Management Plan to develop a coordinated approach to service planning and service delivery in Minto from 2006 to 2015 as outlined in Appendix 10 of the Environmental Assessment Report.
- B. The proponent will prepare and implement a Rehousing Process including establishing a Rehousing Team within the Department of Housing and implementing a Return to Minto Policy as outlined in Appendix 10 of the Environmental Assessment Report.
- C. The proponent will prepare and implement a Communications Strategy as outlined in Appendix 10 of the Environmental Assessment Report.
- D. The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

## **Access and Movement**

- A. Roads will be constructed in accordance with the objectives principles and design criteria contained in Section 3.3 and Appendix 13 of the Environmental Assessment Report.
- B. Any existing roads shall be designed and modified to the objectives of the Infrastructure Master Plans in Appendix 13 of the Environmental Assessment Report and guidelines of industry and Australian Standards.

## **Urban Design**

- A. Development will take place generally in accordance with design guidelines contained in the draft DCP submitted with the concept plan application.

## **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.

## **Vegetation**

- A. 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.
- B. The proponent will provide landscaping to all streets and parks as outlined in the Environmental Assessment Report.

## **Open Space and Community Facilities**

- A. The proponent is prepared to will enter into a planning agreement with Council to provide public facilities and amenities generally as indicated in Appendix 15 of the Environmental Assessment Report.
- B. The public domain will be constructed and enhanced in accordance with the objectives and principles contained in Section 3.4 of the Environmental Assessment Report.

## **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.