

ADDENDUM TO DIRECTOR-GENERAL'S ENVIRONMENTAL ASSESSMENT REPORT

1. INTRODUCTION

The department generally accepts the environmental assessment undertaken by council's officers and their recommendations. However, the department does not concur with council's recommendation on the following issues:

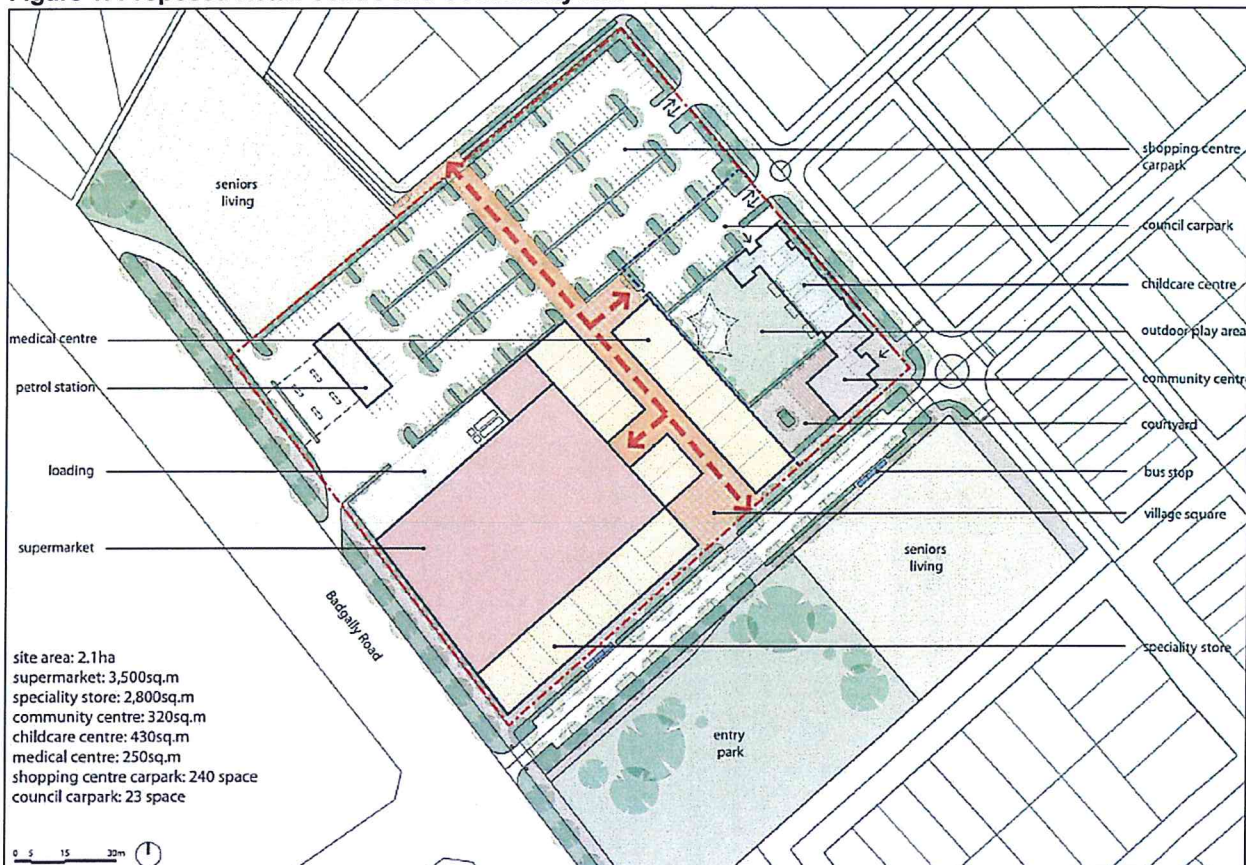
- retention of the existing shopping centre at its existing location;
- removal of the proposed new retail centre;
- retention of the existing open space fronting Badgally Road and its enhancement for the purposes of a biodiversity corridor; and
- deferment of determination of the proposed bus route proposed by the concept plan.

The department has therefore undertaken further assessment of these issues as discussed below, recommending that the Claymore Urban Renewal Concept Plan, as proposed, be approved subject to the recommendations of the department's addendum report.

2. NEW RETAIL CENTRE

Under the concept plan proposal (as amended by the PPR) a new retail centre, and associated community hub, is proposed at the suburb entrance facing Badgally Road (see **Figure 1**). The concept plan also seeks approval to change the land use of the existing Claymore shopping centre from retail to residential (see **Figure 2**).

Figure 1: Proposed Retail Centre and Community Hub

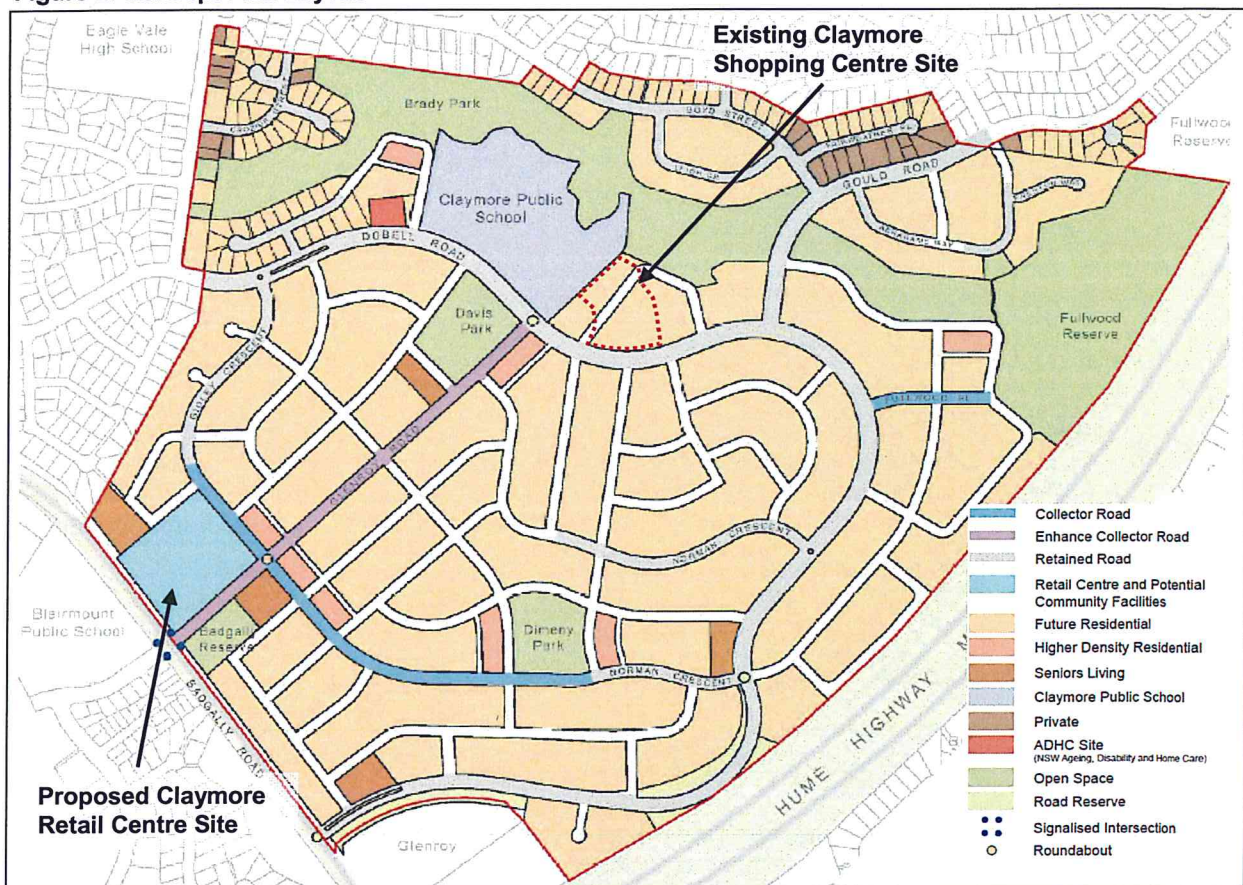


The proponent's shopping centre market analysis report, submitted as part of the concept plan application, details that the Claymore urban renewal project can accommodate a new retail centre with a site area of approximately 2.2 hectares and between 5,000 sqm – 6,000 sqm of leasable commercial floor area, half which would be dedicated for a supermarket and the other half would be taken up by approximately 15 to 25 speciality shops.

The report also notes that the proposed location of the new retail centre is superior to the existing centre's location and is likely to attract increased trade from future residents and adjoining suburbs due to its visibility adjacent to the new entrance collector road, better design and service offerings. This would in turn be likely to detrimentally affect the viability of the existing centre.

Council's independent review of the proponent's shopping centre market analysis report notes that the proposed new retail centre's scale would be supportable only if it were able to secure a 2,500 sqm supermarket anchor. Further, it also concurred that the proposed location is preferred to an internal location elsewhere within Claymore, and that in conjunction with the proposed revised subdivision layout of the suburb, the location of the proposed new retail centre at the new entrance road would likely attract trade from the majority of the suburb's residents.

Figure 2: Concept Plan Layout



The owner of the existing Claymore shopping centre has made strong representations to council against the proposed creation of a new, alternative retail centre and proposed residential land use of his site, arguing the concept plan undermines the value of his asset and removes the ability for the existing centre to be redeveloped. Furthermore, the owner argues that the economic viability of the proposed new retail site is significantly overstated if a major supermarket cannot be secured.

Councillors have expressed their opposition to the creation of a new retail centre and the land use change of the existing centre to residential and have recommended that: the existing centre be retained in its current location; that its 10(c) Local Comprehensive zoning be retained; and that the proposed new retail centre be removed from the concept plan. These views are contrary to the conclusions provided within the retail analysis reports prepared for the proponent and council that support the proposed new retail centre and the redevelopment of the existing centre for residential purposes.

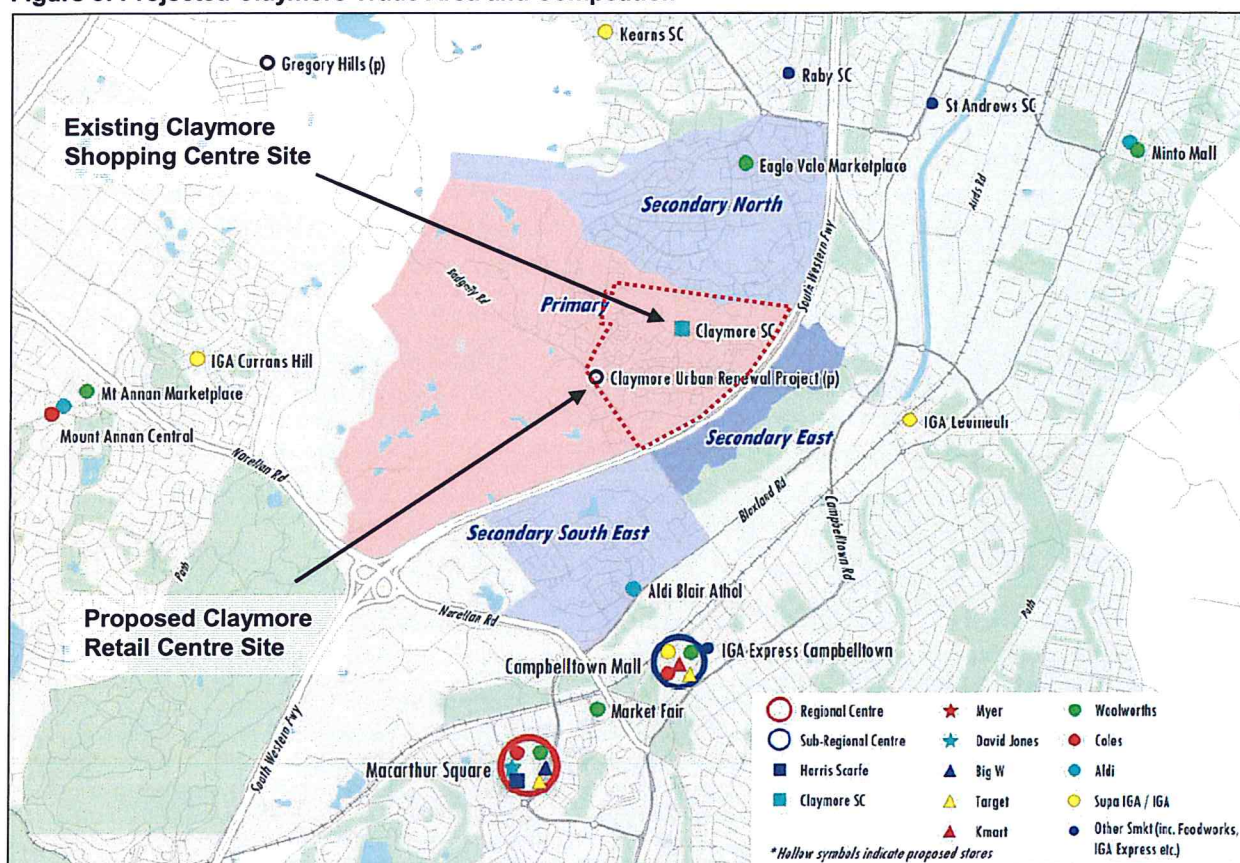
3. DEPARTMENT'S INDEPENDENT RETAIL ANALYSIS

The department commissioned an independent retail analysis (prepared by MacroPlanDimasi) to review the concept plan proposal, focusing on the need for, and impact of, additional commercially zoned land on surrounding retail centres and the existing Claymore shopping centre. The independent retail analysis also undertook a review of the shopping centre market analysis report submitted by the proponent and the independent review undertaken for council.

3.1. Claymore Trade Area

The independent analysis questioned some of the assumptions contained within the proponent's report, noting that the trade area identified was considered too broad, particularly towards the north, having regard to the size, performance and influence of the Eagle Vale Marketplace. **Figure 3** depicts the revised main trade area of the proposed retail services at Claymore, with Claymore, Blairmount and parts of Eschol Park and Eagle Vale identified within the primary sector.

Figure 3: Projected Claymore Trade Area and Competition



Claymore residents currently produce low rates of retail expenditure per capita within the identified main trade area. Expenditure per capita is however expected to increase over the medium to longer term concurrently with the suburb's urban renewal, ultimately reflecting demographics similar to the adjoining suburbs of Blair Athol and Eagle Vale.

3.2. Additional Commercial Land

The department's independent review considers that a small neighbourhood centre, anchored by a supermarket tenant trading at a retail turnover density of \$8,500 per sqm, would be considered a successful level of trading and could be satisfactorily established. It was also noted that approximately 15 per cent of total sales would be generated from beyond the trade area.

It was concluded that trading within such a retail environment could support a full line supermarket of 2,500 – 3,000 sqm of floor space, though it was considered more appropriate that between 1,000 – 1,500 sqm of specialty floor space (10 – 15 stores) be provided for the proposed new retail centre (rather than 15 – 25 stores/3,000 – 3,500 sqm of specialty floor space as proposed) considering the competitive influence of Eagle Vale, Campbelltown Major Centre and the future Gregory Hills Town Centre.

It was further suggested that a commercially zoned site of 2 hectares (rather than 2.2 hectares) would be sufficient to accommodate a smaller centre as recommended, allowing for the provision of approximately 250 car parking spaces and supporting a petrol station facility, with the flexibility to deliver additional retail or commercial floor space in the future.

3.3. Retail Hierarchy Impacts

Having regard to potential impacts on surrounding centres and in reviewing estimated sales of the surrounding competitive supply network, the department's independent review predicts that the largest impacts would be expected on the existing centres located closest, being Eagle Vale and Blair Athol. However, it concludes that the operation of a new supermarket anchored retail centre at Claymore would not detrimentally impact on their viability and would continue to trade successfully.

Further, the future development and operation of the Gregory Hills Town Centre was assessed as unlikely to be impacted upon, due to its role in servicing the immediate and future population around Gregory Hills and Harrington Park. However, its proximity was also considered to likely influence the viability of the number of speciality stores envisaged for the new Claymore retail centre, justifying the recommended reduced number and floor space of speciality stores.

3.4. Impact on Existing Claymore Shopping Centre

The proponent's retail assessment notes that the urban renewal of Claymore will result in a shift from a predominant social housing demographic to a future residential population that are expected to have higher income levels and increased retail expenditure levels. The higher expenditure levels of the future residents would result in an increased demand for an improved quality and quantity of retail services.

The department's independent review notes that the existing centre has undergone gradual decline over time, losing anchor supermarket tenants and speciality stores. The centre is now limited to only a handful of speciality stores, including a newsagency, medical centre, pharmacy and bakery/convenience shop, with a number of vacant shops. Further, the current location of the existing Claymore shopping centre is inferior by comparison to other competing retail centres due to the isolated location of the centre within the centre of the suburb, which would only be apparent to residents within its immediate proximity. In addition, future residents will be more mobile through higher private vehicle ownership and will be more likely to be drawn to other higher quality retail centres that offer more opportunities and services.

The department's independent review advises that when families decide where to live, access to convenience based retail shopping facilities is one of the most important factors of a household's decision, and in this regard, it was considered that the proposed new retail centre's location and design would better cater for these families than the existing centre. Equally, the locational characteristics of a retail site are important to ensure its successful operation and viability. In this respect, the department's independent review agrees with the proponent's retail assessment, that the proposed location of the new retail town centre at the suburb's new future entrance along Badgally Road is optimal.

The proposed location would provide greater convenience and accessibility for the future residents and also provide improved opportunities for increased trade from beyond the immediate trade area as a benefit of the highly visible location. This in turn would also drive improved performance and create a more successful centre. Furthermore, the proposed new

retail centre's location is located a sufficient distance from the existing Eagle Vale shopping centre so as not to be detrimentally impacted on by its trade area.

It is acknowledged that the trading difficulties experienced at the existing Claymore shopping centre would continue following the development of the proposed new retail centre. The department's independent review suggests a potential for the existing Claymore shopping centre to consider becoming a medical/community oriented retail centre to differentiate itself from the proposed new retail centre.

The owner of the existing centre has expressed a desire to improve the existing centre to make it more viable and attractive in conjunction with the suburb's revitalisation, but has indicated reluctance to pursue any redevelopment subject to greater clarity with the concept plan's direction. A submission received on behalf of the owner of the existing Claymore shopping centre states that the proposed new retail centre would not be capable of securing a supermarket anchor tenant, which would be detrimental to its viability. By their own admission however, this would also suggest that the existing centre would not be capable of securing a supermarket anchor tenant if redeveloped.

3.5. Department's Recommendation

The existing demographic characteristics of Claymore and the current standard and location of the existing Claymore shopping centre and the poor quality retail services provided, have led to the centre's gradual decline and poor trading performances. The location of the existing Claymore shopping centre within the centre of the suburb is not preferable for the establishment of a new town centre due to the topography of the locality and potential impacts from adjoining flood liable lands and drainage detention basins that restrict opportunities to promote higher density development.

The department makes reference to commentary provided within council's report to its Committee Meeting of 26 June 2012, wherein they advised that consideration should be given to the best long term outcomes of the Claymore suburb, and that any decision should support the proposed new urban structure for the suburb. In this respect, the proposed new retail centre is proposed to be located at the suburb's new entrance and will be supported by the provision of a new neighbourhood centre, child care centre and future high density residential development, seniors living development and open space, providing opportunities for the creation of a vibrant and active community town centre.

The retail assessments undertaken indicate that a new retail centre is capable of being established and would operate successfully (subject to a supermarket anchor tenant) and not rely solely on passing trade. Notwithstanding, the extension of the defined trading area into adjacent suburbs and highly visible location of the proposed centre on Badgally Road would also ensure that it is established to a standard that provides improved services to better serve the needs of not only Claymore's residents, but also attract trade and interaction with adjoining suburbs.

Attracting and securing a new supermarket anchor tenant would have greater success within a centre that offers the best retail location and environment. In this respect, the provision of a new town centre through the proposed redevelopment and renewal of Claymore's urban structure would offer an improved retail trading environment, supported by the new neighbourhood centre and higher density development.

Having regard to the conclusions provided within the department's independent retail assessment and review of proponent's and council's retail assessments, the department considers that the land use of the existing retail centre in the concept plan should be changed from residential to 'mixed use'. The recommended mixed use land use would provide consistency with the site's existing 10(c) Local Comprehensive zoning under the Campbelltown (Urban Area) Local Environmental Plan 2002 that permits a range of retail, commercial and

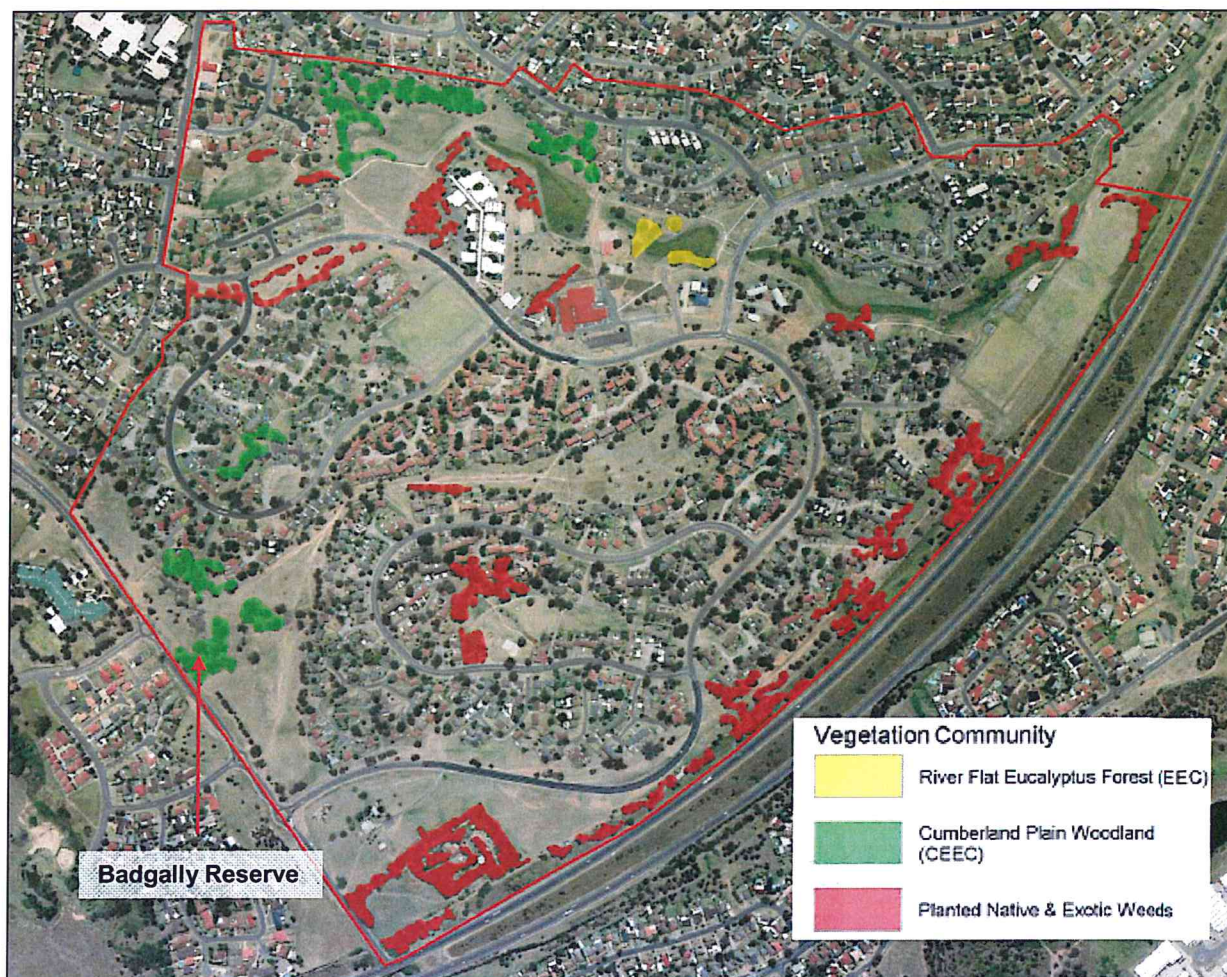
higher density residential development land uses. This would provide for greater flexibility in the future redevelopment of the site, allowing for the opportunity to potentially become a dedicated medical centre to differentiate itself from the proposed new retail centre. Alternatively, should retail development not be viable, a range of residential development options would also be possible. Accordingly, the department has recommended a modification to the concept plan requiring the existing Claymore shopping centre site to be identified as mixed use land use.

Having regard to the above, the department supports the establishment of the proposed new retail centre identified within the concept plan on Badgally Road at the suburb's future new entrance. Notwithstanding, it is also recommended that the new retail site be limited to 2 hectares in size and that the number/dedicated floor space of the proposed speciality stores be restricted to 15 stores and/or 1,500 sqm.

4. BADGALLY RESERVE

Badgally Reserve extends along the Badgally Road frontage and is characterised by large, undulating areas of open space with scattered mature trees including areas of species-poor Cumberland Plain Woodland (see **Figure 4**). The large undulating expanse of Badgally Reserve is poorly utilised, being absent of any formal recreational facilities, and has minimal pedestrian connections with adjoining residential development. Under the concept plan, much of Badgally Reserve is proposed to be redeveloped for residential and commercial purposes along the Badgally Road frontage, with Badgally Reserve proposed to be reconfigured (See **Figure 5**), retaining a 0.2 hectare portion of the existing Cumberland Plain Woodland community.

Figure 4: Existing Site Vegetation

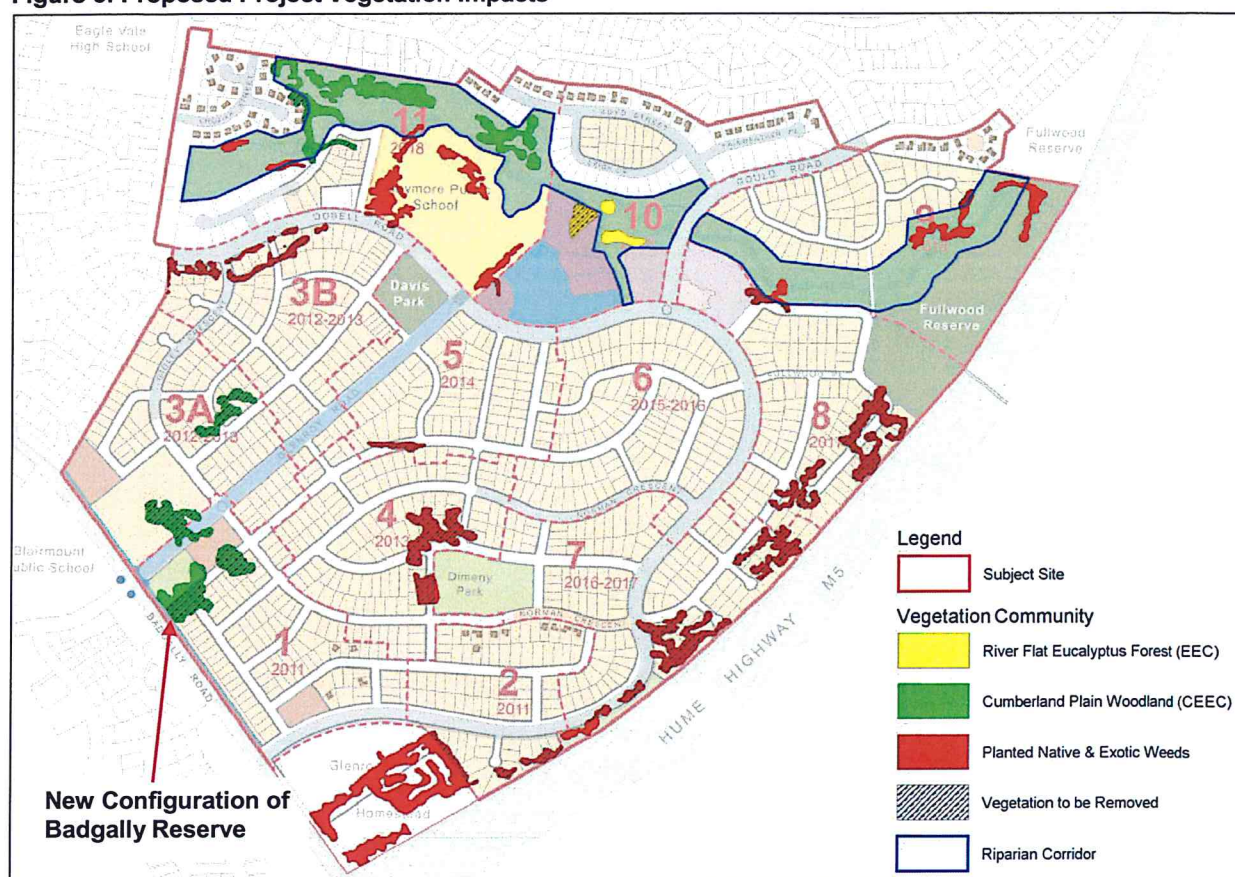


During the assessment of the proposal, a submission was received raising concerns about the impact of the redevelopment on Badgally Reserve and later reiterated during council's

consideration of the proposal at their Committee Meeting of 26 June 2012, when the writer of the submission addressed the committee. The matter was appropriately responded to by the proponent within the PPR submission, noting that whilst the size of Badgally Reserve and other areas of open space/recreation area would be reduced, the overall area of open space would be increased and that through the preparation of a vegetation management plan (VPM), appropriate offsets would be put in place to ensure that lost vegetation was embellished elsewhere.

Notwithstanding, the proponent's response, councillor's subsequently resolved at their Council Meeting of 18 December 2012 to retain the existing open space that fronts Badgally Road and seek its embellishment as part of the vegetation management plan (VMP). This recommendation was similarly reflected within the council officer's Environmental Assessment report.

Figure 5: Proposed Project Vegetation Impacts



In response to the concerns raised during the exhibition of the concept plan and in addressing council's resolution and separate correspondence, the department notes that as part of the urban renewal of Claymore, open space areas will have better defined roles and functions that will similarly provide improved safety, natural surveillance and accessibility that encourage recreation and activity. Further, it is noted that under the concept plan proposal, the approximate 15 hectares of existing areas of public open space are proposed to be increased to approximately 20 hectares. This would provide not only increased public open space, but similarly improve the quality and functionality of these spaces at the same time for the benefit of the community through the preparation of a VMP and biodiversity off-setting strategy that will provide new plantings to off-set the loss of the ecological communities and better integrate these areas into the urban renewal project.

4.1. Department's Recommendation

The department acknowledges the concerns raised by the public and the resolution of council, however the department also accepts that the retention of Badgally Reserve in its current

configuration is not possible given the intentions of the proposed urban renewal of Claymore. This would impede on the proposed implementation of the new urban structure, particularly the location of the new retail centre, and affect the proposed seniors living development sites, requiring a review of the proposed layout and ultimately reduce the potential lot yield proposed.

The proposal, as amended by the PPR, proposes the removal of 9.64 hectares of vegetation, largely planted native species and exotic weed species. Of this total, only 1.15 hectares of Cumberland Plain Woodland vegetation is proposed for removal, which represents approximately 42 per cent of the total stand of Cumberland Plain Woodland across the site. However, this loss is proposed to be mitigated by appropriate offset areas that will be identified, designated and restored as Cumberland Plain Woodland through the preparation and implementation of a VMP.

Furthermore, the Reserve's large, undulating character is not desirable for other forms of recreation and would remain largely underutilised and difficult to implement appropriate and effective natural surveillance measures to ensure the large area is safe and functional for the community. Notwithstanding, as detailed above, the concept plan proposes to increase the amount of public open space area for the benefit of the community, designed and located to better encourage use and integration with the proposed urban structure of the suburb, offering better accessibility and access.

In this respect, the department recommends that the reconfigured Badgally Reserve as proposed within the concept proposal be approved. Further, it is recommended that a future environmental assessment requirement be imposed requiring the proposed vegetation buffer to be planted with suitable mature native tree species to ensure that the natural character of the existing Badgally Road streetscape is integrated into the redesigned suburb in this location.

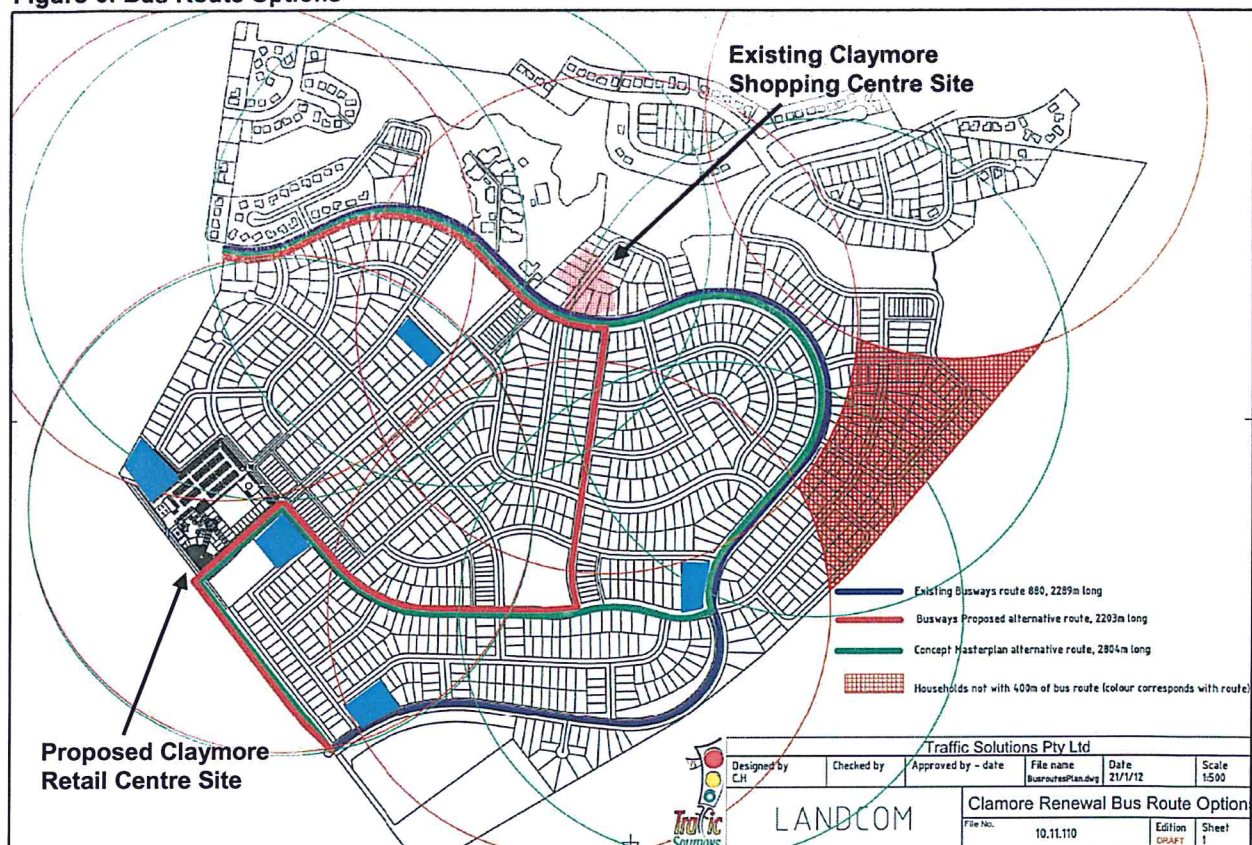
5. BUS ROUTE

The concept plan proposal provides the opportunity for the existing bus route, operated by Busways (shown blue in **Figure 6**), to be revised to better service the local community. The concept plan (as amended by the PPR) proposes a new bus route (shown green in **Figure 6**) that would provide 100 per cent service coverage within 400 metres of residential dwellings, including the senior living sites (shown light blue in **Figure 6**) and proposed new retail centre.

During consultation, an alternative new bus route (shown red in **Figure 6**) was suggested by Busways, and supported by Transport for NSW, that would provide 400 metre service coverage for up to 95 per cent of residential dwellings and the proposed new retail centre. However, one of the designated senior living sites would be bypassed. The Busways suggested route was up to 90 m shorter than the current route and up to 500 metres shorter than the route proposed in the concept plan.

The proposed bus route has been thoroughly considered within the council officer's Environmental Assessment report, in which they note that the opportunity provided by the renewal of Claymore should aim to provide maximum accessibility to the maximum number of residents and that on this basis, the proponent's option to provide 100 per cent service coverage was preferred. However, the council report concluded that considering the differing views of Busways and the proponent and having regard to the councillor's recommendation to discard the proposed new retail centre in favour of retaining the existing centre, that further review of the preferred bus route was warranted.

Figure 6: Bus Route Options



5.1. Department's Recommendation

The department notes the alternate positions on the proposed bus route and concurs with the council officer's view within the Environmental Assessment report that the potential to provide 100 per cent service coverage via the urban renewal of the suburb should be pursued.

However, the department does not support further review of the bus route as referenced in the conclusion of the council's report. The need for further review of the preferred bus route option is unnecessary given the department's recommendation to support the new retail centre.

Whilst the proposed Busways route (shown green in **Figure 6**), supported by Transport for NSW, proposes to provide an acceptable level of coverage and is shorter in journey length, the department considers that pursuing an option to provide 100 per cent service coverage, offered by the renewal of the suburb, is preferable. Furthermore, the proponent's proposed route (shown blue in **Figure 6**) will ensure that all proposed seniors living development sites are also provided with service coverage.

Accordingly, the department recommends that the bus route (as amended by the PPR and shown green in **Figure 6**) be supported as part of the recommendation to approve the concept plan proposal.

6. CONSIDERATION

Notwithstanding the department's separate consideration of the concept plan matters relating to the proposed new retail town centre, development of Badgally Reserve and the proposed public bus route, the department is satisfied with the assessment undertaken, and concurs with the conclusions provided within council's Environmental Assessment report, notably those conclusions dealing with the proposed urban design and future development guidelines, proposed traffic networks, social infrastructure and services, indigenous and non-indigenous heritage, water cycle management, subdivision, geotechnical and contamination and utilities.

The department does not, however, support those conclusions formed on matters that are impacted on as a result of the councillor's resolution not to support the proposed new retail centre and development of Badgally Reserve and similarly reflected in council's Environmental Assessment report, such as the proposed bus route, pedestrian and cycle networks.

In this regard, it is recommended that the Claymore Urban Renewal Concept Plan, as proposed by the proponent, be approved, subject to the recommendations of the department's addendum report to limit the proposed new retail town centre's site area and speciality store floor space, to ensure that the Badgally Road streetscape is suitably embellished to retain its existing natural character and ensure that suitable offset areas are established through the VMP to compensate for areas of Cumberland Plain Woodland proposed to be removed.

7. RECOMMENDATION

It is therefore recommended that the Minister:

- consider the Director-General's assessment report prepared by the council officers (**TAG D**) and the department's addendum report and alternative recommendations (**TAG B**)
- approve the Part 3A concept plan application, subject to modifications
- signs the attached instrument of approval (**TAG C**).

Endorsed by



Heather Warton
Director
Metropolitan and Regional Projects North



Chris Wilson
Executive Director
Development Assessment Systems and
Approvals

15.5.13

Concept Approval

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

I, the Minister for Planning and Infrastructure 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.

Minister for Planning & Infrastructure

Sydney

2013

SCHEDULE 1

Application No.:

MP11_0010

Proponent:

NSW Land and Housing Corporation

Approval Authority:

Minister for Planning and Infrastructure

Land:

Claymore public housing estate (see subject properties identified in Schedule 2)

Concept Plan:

Claymore Renewal Project, including:

- A Masterplan for the long term urban rejuvenation of the estate involving:
 - the increase in dwellings from 1,123 to approximately 1,490 dwellings, including 100 seniors housing units
 - retention of approximately 140 existing dwellings on separate lots
 - an increased social mix within the estate of 70 per cent private and 30 per cent public housing
 - creation of a new Claymore town centre
 - 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
- Claymore Development Control Guidelines
- Street layout and building typologies
- Street tree and landscaping strategy

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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 Claymore Renewal Project Environmental Assessment Report and Appendices prepared by BBC Consulting Planners dated September 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 Claymore Renewal Project Response to Submissions and Preferred Project Report and Appendices prepared by BBC Consulting Planners dated May 2012
Proponent	NSW Land and Housing Corporation
Statement of Commitments	The proponent's Statement of Commitments, dated May 2013 in Schedule 5
Subject Site	Claymore housing estate (see property listing in Schedule 2)

SCHEDULE 2

PROPERTY LISTING

Deposited Plan	Lot No	Ownership	Description
258941	81	Aboriginal Housing Office	5 Blake Pl Eagle Vale
258941	97	Aboriginal Housing Office	38 Crozier St Eagle Vale
258941	106	Aboriginal Housing Office	55 Dobel Rd Claymore
807572	3201	Anglican Church Property Trust for the Diocese of Sydney	Claymore Anglican Church
1017017	2	Blueroad Pty Ltd	
258939	33	Campbelltown City Council	Fullwood Reserve
258940	1	Campbelltown City Council	Dobell Reserve
258940	6	Campbelltown City Council	Burdekin Park
258940	8	Campbelltown City Council	Eldred Park
258940	9	Campbelltown City Council	Eldred Park
258940	12	Campbelltown City Council	Tate Park
258940	16	Campbelltown City Council	Davis Park
258940	17	Campbelltown City Council	Davis Park
258940	19	Campbelltown City Council	Badgally Reserve
258940	23	Campbelltown City Council	Dimeny Park
258940	28	Campbelltown City Council	Highfield Park
259322	905	Campbelltown City Council	Badgally Reserve
259322	906	Campbelltown City Council	Badgally Reserve
263050	5997	Campbelltown City Council	Brady Park
703539	1	Campbelltown City Council	Badgally Rd Claymore
1092945	2	Campbelltown City Council	Closed Rd
263776	503	Claymore Enterprises Pty Ltd	Claymore Shopping Centre
852796	100	Claymore Enterprises Pty Ltd	Claymore Shopping Centre
262742	486	Land Commission of New South Wales	2-8 Drysdale St Eagle Vale
1017017	1	Minister Administering The Environmental Planning & Assessment Act 1979	
1017017	3	Minister Administering The Environmental Planning & Assessment Act 1979	
731888	1281	Minister for Disability Services	35 Dobell Rd Claymore
605507	129	Minister For Education	Claymore Primary School
258939	34	New South Wales Land and Housing Corporation	Superlot
258939	35	New South Wales Land and Housing Corporation	Superlot
258939	50	New South Wales Land and Housing Corporation	Superlot
258939	51	New South Wales Land and Housing Corporation	7 Boyd St Claymore
258939	52	New South Wales Land and Housing Corporation	1-3 Boyd St Claymore
258939	53	New South Wales Land and Housing Corporation	2 & 2A Leigh Cres Claymore
258939	54	New South Wales Land and Housing Corporation	4 Leigh Cres Claymore
258939	55	New South Wales Land and Housing Corporation	6 Leigh Cres Claymore
258939	56	New South Wales Land and Housing Corporation	8 Leigh Cres Claymore
258939	57	New South Wales Land and Housing Corporation	10-12 Leigh Cres Claymore
258939	58	New South Wales Land and Housing Corporation	16-18 Leigh Cres Claymore
258939	59	New South Wales Land and Housing Corporation	16-18 Leigh Cres Claymore
258939	60	New South Wales Land and Housing Corporation	20-22 Leigh Cres Claymore
258939	61	New South Wales Land and Housing Corporation	24 Leigh Cres Claymore
258939	62	New South Wales Land and Housing Corporation	26-28 Leigh Cres Claymore
258939	62	New South Wales Land and Housing Corporation	30 Leigh Cres Claymore
258939	64	New South Wales Land and Housing Corporation	32 Leigh Cres Claymore
258939	65	New South Wales Land and Housing Corporation	34 Leigh Cres Claymore
258939	66	New South Wales Land and Housing Corporation	36-38 Leigh Cres Claymore
258939	67	New South Wales Land and Housing Corporation	40 Leigh Cres Claymore
258939	68	New South Wales Land and Housing Corporation	29-31 Boyd St Claymore
258939	69	New South Wales Land and Housing Corporation	37-39 Leigh St Claymore
258939	70	New South Wales Land and Housing Corporation	41 Boyd St Claymore
258939	71	New South Wales Land and Housing Corporation	43-45 Boyd St Claymore
258940	2	New South Wales Land and Housing Corporation	Superlot
258940	3	New South Wales Land and Housing Corporation	Superlot
258940	4	New South Wales Land and Housing Corporation	Superlot
258940	5	New South Wales Land and Housing Corporation	Superlot
258940	7	New South Wales Land and Housing Corporation	Superlot
258940	10	New South Wales Land and Housing Corporation	Superlot
258940	11	New South Wales Land and Housing Corporation	Superlot
258940	13	New South Wales Land and Housing Corporation	Superlot
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258940	15	New South Wales Land and Housing Corporation	Superlot
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258940	21	New South Wales Land and Housing Corporation	Superlot
258940	22	New South Wales Land and Housing Corporation	Superlot
258940	24	New South Wales Land and Housing Corporation	Superlot
258940	25	New South Wales Land and Housing Corporation	Superlot
258940	26	New South Wales Land and Housing Corporation	Superlot
258940	27	New South Wales Land and Housing Corporation	Superlot
258940	29	New South Wales Land and Housing Corporation	Superlot
258940	30	New South Wales Land and Housing Corporation	Superlot

258940	31	New South Wales Land and Housing Corporation	Superlot
258940	32	New South Wales Land and Housing Corporation	Fullwood Reserve
258941	74	New South Wales Land and Housing Corporation	25 Crozier St Eagle Vale
258941	75	New South Wales Land and Housing Corporation	23 Crozier St Eagle Vale
258941	76	New South Wales Land and Housing Corporation	21 Crozier St Eagle Vale
258941	78	New South Wales Land and Housing Corporation	4 Blake Pl Eagle Vale
258941	79	New South Wales Land and Housing Corporation	6 Blake Pl Eagle Vale
258941	80	New South Wales Land and Housing Corporation	8 Blake Pl Eagle Vale
258941	82	New South Wales Land and Housing Corporation	3 Blake Pl Eagle Vale
258941	83	New South Wales Land and Housing Corporation	17 Crozier St Eagle Vale
258941	84	New South Wales Land and Housing Corporation	28 Crozier St Eagle Vale
258941	86	New South Wales Land and Housing Corporation	1 Auld Pl Eagle Vale
258941	87	New South Wales Land and Housing Corporation	3 Auld Pl Eagle Vale
258941	88	New South Wales Land and Housing Corporation	5 Auld Pl Eagle Vale
258941	89	New South Wales Land and Housing Corporation	7 Auld Pl Eagle Vale
258941	90	New South Wales Land and Housing Corporation	9 Auld Pl Eagle Vale
258941	91	New South Wales Land and Housing Corporation	11 Auld Pl Eagle Vale
258941	92	New South Wales Land and Housing Corporation	8 Auld Pl Eagle Vale
258941	93	New South Wales Land and Housing Corporation	6 Auld Pl Eagle Vale
258941	94	New South Wales Land and Housing Corporation	4 Auld Pl Eagle Vale
258941	95	New South Wales Land and Housing Corporation	2 Auld Pl Eagle Vale
258941	96	New South Wales Land and Housing Corporation	36 Crozier St Eagle Vale
258941	98	New South Wales Land and Housing Corporation	40 Crozier St Eagle Vale
258941	99	New South Wales Land and Housing Corporation	42 Crozier St Eagle Vale
258941	100	New South Wales Land and Housing Corporation	44 Crozier St Eagle Vale
258941	102	New South Wales Land and Housing Corporation	47 Dobell Rd
258941	103	New South Wales Land and Housing Corporation	49 Dobel Rd
258941	104	New South Wales Land and Housing Corporation	51 Dobel Rd
258941	105	New South Wales Land and Housing Corporation	53 Dobel Rd
258941	107	New South Wales Land and Housing Corporation	57 Dobel Rd
258941	108	New South Wales Land and Housing Corporation	1 Carter Pl
258941	109	New South Wales Land and Housing Corporation	2 Carter Pl
258941	110	New South Wales Land and Housing Corporation	3 Carter Pl
258941	111	New South Wales Land and Housing Corporation	4 Carter Pl
258941	112	New South Wales Land and Housing Corporation	5 Carter Pl
258941	113	New South Wales Land and Housing Corporation	6 Carter Pl
258941	114	New South Wales Land and Housing Corporation	7 Carter Pl
258941	115	New South Wales Land and Housing Corporation	8 Carter Pl
258941	116	New South Wales Land and Housing Corporation	9 Carter Pl
258941	117	New South Wales Land and Housing Corporation	10 Carter Pl
258941	118	New South Wales Land and Housing Corporation	11 Carter Pl
258941	119	New South Wales Land and Housing Corporation	12 Carter Pl
258941	120	New South Wales Land and Housing Corporation	37 Dobel Rd
258941	121	New South Wales Land and Housing Corporation	39 Dobel Rd
258941	122	New South Wales Land and Housing Corporation	41 Dobel Rd
258941	123	New South Wales Land and Housing Corporation	43 Dobel Rd
258941	124	New South Wales Land and Housing Corporation	45 Dobel Rd
258941	125	New South Wales Land and Housing Corporation	Reserve to be dedicated
259322	901	New South Wales Land and Housing Corporation	Badgally Reserve
259322	902	New South Wales Land and Housing Corporation	Badgally Reserve
259322	903	New South Wales Land and Housing Corporation	Badgally Reserve
259322	904	New South Wales Land and Housing Corporation	Badgally Reserve
263776	501	New South Wales Land and Housing Corporation	Waratah Cottgae
263776	505	New South Wales Land and Housing Corporation	Claymore Pre School
703539	2	New South Wales Land and Housing Corporation	Glenroy - Dobell Rd Claymore
714038	507	New South Wales Land and Housing Corporation	Claymore Youth Centre
714038	508	New South Wales Land and Housing Corporation	Reserve to be dedicated
731888	1280	New South Wales Land and Housing Corporation	Non Dedicated Reserve
775571	248	New South Wales Land and Housing Corporation	69 Gould Rd Eagle Vale
775571	249	New South Wales Land and Housing Corporation	71 Gould Rd Eagle Vale
775571	250	New South Wales Land and Housing Corporation	73 Gould Rd Eagle Vale
775571	251	New South Wales Land and Housing Corporation	75 Gould Rd Eagle Vale
775571	252	New South Wales Land and Housing Corporation	77 Gould Rd Eagle Vale
775571	253	New South Wales Land and Housing Corporation	2 Beryl Close Eagle Vale
775571	254	New South Wales Land and Housing Corporation	4 Beryl Close Eagle Vale
775571	255	New South Wales Land and Housing Corporation	6 Beryl Close Eagle Vale
775571	256	New South Wales Land and Housing Corporation	7 Beryl Close Eagle Vale
775571	257	New South Wales Land and Housing Corporation	5 Beryl Close Eagle Vale
775571	258	New South Wales Land and Housing Corporation	3 Beryl Close Eagle Vale
775571	259	New South Wales Land and Housing Corporation	1 Beryl Close Eagle Vale
775571	260	New South Wales Land and Housing Corporation	83 Gould Rd Eagle Vale
804111	218	New South Wales Land and Housing Corporation	47 Boyd St Claymore
804111	219	New South Wales Land and Housing Corporation	49 Boyd St Claymore

804111	220	New South Wales Land and Housing Corporation	51 Boyd St Claymore
804111	221	New South Wales Land and Housing Corporation	53 Boyd St Claymore
804111	222	New South Wales Land and Housing Corporation	38 Boyd St Claymore
804111	223	New South Wales Land and Housing Corporation	36 Boyd St Claymore
804111	224	New South Wales Land and Housing Corporation	34 Boyd St Claymore
804111	225	New South Wales Land and Housing Corporation	32 Boyd St Claymore
804111	226	New South Wales Land and Housing Corporation	30 Boyd St Claymore
804111	227	New South Wales Land and Housing Corporation	28 Boyd St Claymore
804111	228	New South Wales Land and Housing Corporation	26 Boyd St Claymore
804111	229	New South Wales Land and Housing Corporation	24 Boyd St Claymore
804111	230	New South Wales Land and Housing Corporation	22 Boyd St Claymore
804111	231	New South Wales Land and Housing Corporation	20 Boyd St Claymore
804111	232	New South Wales Land and Housing Corporation	20 Boyd St Claymore
804111	233	New South Wales Land and Housing Corporation	1 Zeolite Pl Eagle Vale
804111	234	New South Wales Land and Housing Corporation	14 Boyd St Eagle Vale
804111	235	New South Wales Land and Housing Corporation	12 Boyd St Eagle Vale
804111	236	New South Wales Land and Housing Corporation	10 Boyd St Eagle Vale
804111	237	New South Wales Land and Housing Corporation	8 Boyd St Eagle Vale
804111	239	New South Wales Land and Housing Corporation	3 Fairweather Pl Eagle Vale
804111	240	New South Wales Land and Housing Corporation	5 Fairweather Pl Eagle Vale
804111	241	New South Wales Land and Housing Corporation	7 Fairweather Pl Eagle Vale
804111	242	New South Wales Land and Housing Corporation	9 Fairweather Pl Eagle Vale
804111	243	New South Wales Land and Housing Corporation	11 Fairweather Pl Eagle Vale
804111	244	New South Wales Land and Housing Corporation	13 Fairweather Pl Eagle Vale
804111	245	New South Wales Land and Housing Corporation	15 Fairweather Pl Eagle Vale
804111	246	New South Wales Land and Housing Corporation	17 Fairweather Pl Eagle Vale
804111	247	New South Wales Land and Housing Corporation	19 Fairweather Pl Eagle Vale
804111	248	New South Wales Land and Housing Corporation	21 Fairweather Pl Eagle Vale
807572	3202	New South Wales Land and Housing Corporation	Claymore Neighbourhood Centre
852796	101	New South Wales Land and Housing Corporation	13 Dobell Rd Claymore
1067086	2	New South Wales Land and Housing Corporation	24-26 Drysdale St Eagle Vale
1067086	4	New South Wales Land and Housing Corporation	12-14 Drysdale St Eagle Vale
258939	38	Private	14 Fairweather Pl Eagle Vale
258939	41	Private	8 Fairweather Pl Eagle Vale
258939	42	Private	6 Fairweather Pl Eagle Vale
258939	43	Private	4 Fairweather Pl Eagle Vale
258939	44	Private	2 Fairweather Pl Eagle Vale
258939	47	Private	4 Boyd St Eagle Vale
258941	77	Private	19 Crozier St Eagle Vale
258941	85	Private	30 Crozier St Eagle Vale
258941	101	Private	46 Crozier St Eagle Vale
774619	151	Private	67 Gould Rd Eagle Vale
775571	261	Private	85 Gould Rd Eagle Vale
804111	238	Private	6 Boyd St Eagle Vale
1062482	511	Private	16 Fairweather Pl Eagle Vale
1062482	512	Private	60 Gould Rd Eagle Vale
1109874	6	Private	28 Drysdale St Eagle Vale
1109874	7	Private	22 Drysdale St Eagle Vale
1109874	8	Private	20 Drysdale St Eagle Vale
1109874	9	Private	18 Drysdale St Eagle Vale
1109874	10	Private	16 Drysdale St Eagle Vale
1109874	11	Private	38 Drysdale St Eagle Vale
1109874	12	Private	4 Evergold Pl Eagle Vale
1144526	249	Private	62A-62B Gould Rd Eagle Vale
1144526	250	Private	18 Fairweather Pl Eagle Vale
SP66619		Private	10-12 Fairweather Pl Eagle Vale

SCHEDULE 3

PART A – TERMS OF APPROVAL

1. **Approval of the Claymore 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 1,123 to approximately 1,490 dwellings including 100 senior housing units
 - ii. retention of approximately 140 existing dwellings on separate lots
 - iii. an increased social mix within the estate of 70 per cent private and 30 per cent public housing
 - iv. creation of a new Claymore town centre
 - 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) Claymore 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) Claymore Renewal Project Environmental Assessment Report, prepared by BBC Consulting Planners dated September 2011, as amended by Claymore Renewal Project Final Response to Submissions and Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012
 - b) Claymore Urban Renewal Development Control Guidelines (May 2012)
 - c) Statement of Commitments, dated May 2013
 - d) the terms of 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.
5. **Determination of Future Applications**

Separate development applications for each stage of development of the project shall be lodged other than for demolition works within the project area prescribed in Schedule 6, which is covered by the Ministerial Determinations pursuant to Section 75P. 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

Concept Plan Layout

1. An amended Concept Plan Layout is to be submitted to the Department of Planning and Infrastructure that identifies the existing Claymore shopping centre site (legally described as Lot 503 DP 263776 and Lot 100 DP 852796) land use as mixed use. Details are to be submitted to the satisfaction of the department prior to lodgement of the development application for Stage 1.

Badgally Road Town Centre

2. To ensure that a viable retail town centre is established as part of the Claymore urban renewal project, the following restrictions shall apply to the approved town centre:
 - a) the town centre site area shall be restricted to an area of no greater than two hectares
 - b) the maximum gross floor area of a supermarket anchor tenant shall be restricted to between 2,500 sqm and 3,000 sqm and the maximum gross floor area of speciality retail stores shall be restricted to between 1,000 sqm and 1,500 sqm.

Entry Statements

3. 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 Campbelltown City Council prior to the determination of the development application to which these works apply.

Traffic and transport

4. All roads that form part of the final bus route, identified within Appendix 6 of the Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012, shall be of least minor collector road standard.
5. No development (excluding new roads) shall be permitted to have direct access onto Badgally Road.

Special Uses

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, or the functions and services they provide, continuing at their current locations or at suitable alternative sites identified within the Claymore renewal project site.

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 Claymore Urban Renewal Development Control Guidelines.
3. To ensure appropriate land use relationships between the retail and community uses are achieved, the proposed land use layout for the new town centre is to demonstrate consistency with the land use layout contained within Appendix 1 of the Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012, as amended by modification 2, Part B Schedule 3, within the relevant development application under the concept plan.
4. 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 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.
5. To ensure that the natural character of Badgally Road streetscape is retained and integrated into the Claymore urban renewal project, the Badgally Road vegetation buffer is to be planted in accordance with the Entry Road and Hill Tops planting schedule within the Claymore Urban Renewal – Urban and Landscape Master Plan, prepared by AECOM, dated 12 May 2012, in development applications lodged involving landscaping along the Badgally Road streetscape.

Traffic and transport

6. 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

7. Prior to the determination of any development application for subdivision and consistent with the proponent's Statement of Commitments, a voluntary planning agreement (VPA) to provide roads, social and community infrastructure, drainage and open space facilities and amenities, with details of the contributions, and the nature of any land dedications or works in kind, is to be negotiated and executed with Campbelltown City Council.

Biodiversity Offset Package

8. Prior to the determination of any future development application for development under the concept plan, the proponent must satisfy Campbelltown City Council that the biodiversity offset package has been approved by the Director-General and consistency is demonstrated within the proposed development.

Vegetation management

9. The draft Vegetation Management plan is to be finalised and approved by Campbelltown City Council prior to determination of development applications of stages to which these works relate under the approved concept plan.

Heritage

10. Consistent with the Statement of Commitments made by the proponent, prior to the determination of development applications of stages to which these works relate under the approved concept plan, the proponent must demonstrate that the recommendations of the Aboriginal Cultural Heritage Assessment have been finalised.
11. Any future development application for development under the concept plan on land immediately adjoining Glenroy and Hillcrest (currently Lot 3 DP1017017) shall demonstrate compliance with the recommendations of the View Corridor and Visual Curtilage Study of Glenroy and Hillcrest attached to the Preferred Project Report.

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 Campbelltown City 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 Hughes Truman (dated June 2011). 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 Mott McDonald Hughes Truman, attached to the Preferred Project Report.

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.

Future Development

17. 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) provide details on noise attenuation measures for residential land affected by the Hume Highway (M5) in accordance with the approved concept plan;
 - f) demonstrate compliance with the *Planning for Bushfire Protection 2006*; and
 - g) 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*.
 - h) 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.
18. In addition to the requirements of 17.e) above, any future development applications for subdivision for future residential purposes within Stage 2 that may be affected by noise emanating from the Hume Highway (M5) shall be accompanied by noise assessments demonstrating satisfactory environmental and residential amenity is achieved.

SCHEDULE 5

STATEMENT OF COMMITMENTS

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. The VPA items of works will be provided generally in accordance with the Development Contributions Schedule at Annexure 1 of the amended Statement of Commitments.

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,

- 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.

Annexure 1 - Development Contributions Schedule (Proposed)
Claymore Renewal Project

Column 1	Column 2	Column 3	Column 4	Column 5
Item	Public Purpose	Scope	Contribution Value	Development Area (Stage)
1 Badgally Road / Proposed Glenroy Road Intersection Signalisation and Roadway Modification.	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$556,600	1
2 Dobell Road / Existing Gidley Crescent (Proposed Glenroy Road) intersection (single lane roundabout)	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$75,900	1
3 Dobell Road / (Southern) Existing Norman Crescent Intersection (single lane roundabout)	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$75,900	7
4 Dobell Road / Existing Gidley Crescent intersection (single lane roundabout)	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$75,900	5
5 Dobell Road / (Northern) Existing Norman Crescent Intersection (single lane roundabout)	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$75,900	7
6 Collector Roads	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$6,745,019	1,2,3A,3B,4,5,6,7,8
7 Road Adjacent Parks	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$964,504	1,3B,4,5,7,8,10,11
8 Removal of Existing Underpasses	Road Works and Intersection Upgrades	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$126,500	5
9 Trunk stormwater pipes and pits	Watercycle Management	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$3,292,044	ALL STAGES
10 Brady Park existing basin civil works	Watercycle Management	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$139,150	11
11 Fullwood Reserve infiltration swale civil works	Watercycle Management	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$431,365	9
12 Detention Basin (North-East of development)	Watercycle Management	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$354,200	3A
13 Gross Pollutant Traps	Watercycle Management	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$379,500	3B,6,10,11
14 Brady Park	Open Space and Landscape Works	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$1,314,161	10,11
15 Davis Park	Open Space and Landscape Works	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$507,078	5

16 Fullwood Reserve	Open Space and Landscape Works	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$2,201,689	9
17 Badgally Reserve	Open Space and Landscape Works	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$561,770	1
18 Dimeny Park	Open Space and Landscape Works	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$343,352	7
19 Landscape buffer to Badgally Road	Open Space and Landscape Works	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$189,646	1
20 Child Care Centre	Community Facilities	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$1,215,539	3A
21 Community Centre	Community Facilities	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$1,063,106	3A
22 Public Art	Public Art	Scope to be consistent with the approved Concept Plan and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$158,125	1,9
Total Contribution Value			\$20,846,947	

SCHEDULE 6

Application No.:	MP11_0010
Proponent:	NSW Land and Housing Corporation
Approval Authority:	Minister for Planning and Infrastructure
Land:	Claymore public housing estate (see subject properties identified in Schedule 2)
Project:	Demolition of existing dwellings, utilities, roads and ancillary structures, associated with the Claymore Renewal Project

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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	Claymore 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 – Claymore Renewal Project concept plan and State significant site listing, prepared by BBC Consulting Planner dated September 2011,
 - b) Final Response to Submissions and Preferred Project Report – Claymore Renewal Project, 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 Campbelltown City 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

Requirements of Public Authorities for Connection to Services

D.1 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.