

Submission 1

W

The General Manager,  
Campbelltown City Council  
P.O. Box 57  
CAMPBELLTOWN. 2560

22<sup>nd</sup> December 2011

NSW. 2560  
Tel: (02) [REDACTED]  
DEC29'11 07:55:11  
E-mail [REDACTED]

FILE COPY

Dear Mr Coburn,

**Re: The development plans for Claymore – Application No 2128/2011/DA-MP**

I understand that the above Development Application includes a proposal to exclude Westside Baptist Church and its associated Guardian Angel Pre-School.

I accept the need for, current emphasis on “multiculturalism”, but please note my strong opposition to this proposal on the following grounds:

1. Westside Baptist Church has been active in Claymore for the past 32 years with activities including youth and child related involvement and significant financial and personal support for local residents.
2. Since the closure of St Stephen's Anglican Church Westside Baptists have provided the sole evangelical ministry to the residents of Claymore (please note that when ministry oversight of St Stephens was transferred from Campbelltown to Eaglevale assurances were given that the ministry in Claymore would continue. Sadly this assurance does not seem to have been honored).
3. Guardian Angel Pre-School has been providing superior child care services in the district for over 18 years through their purpose built premises.
4. Guardian Angel Pre-School maintains a waiting list for vacancies which is a very strong indication of its reputation and ability to deliver highest quality child care services.
5. My wife and I have seen our six children, and subsequent nine grandchildren move through the early childhood system, and I have no hesitation in stating that I firmly believe the service and professionalism given by the staff of Guardian Angel Pre-School is among the very best we have seen.

As a rate payer, grandparent and long time resident of Campbelltown (since migrating here in 1962), I most strongly urge Campbelltown City Council to include Westside Baptist Church and the Guardian Angel Pre-School in any development plans for the Claymore district.

Yours sincerely,

[REDACTED]

## EVOLUTION PLANNING

Evolution Planning Pty Limited  
ABN 75 153 395 030

8 Ashdown Place,  
Frenchs Forest NSW 2086  
Email: [tonyrobb@aapt.net.au](mailto:tonyrobb@aapt.net.au)  
Mobile: 0430 007 725



27 January 2012

NSW Department of Planning and Infrastructure,  
Att: Mr. Peter McManus,  
23-33 Bridge Street,  
Sydney NSW 2000.

**By Email:** [peter.mcmanus@planning.nsw.gov.au](mailto:peter.mcmanus@planning.nsw.gov.au)

Dear Mr. McManus,

**RE: MP11\_0010 - Claymore Urban Renewal Project**

Evolution Planning has been engaged by the owners of Claymore Shopping Centre, to review the proposed Concept Plan and make a submission on their behalf.

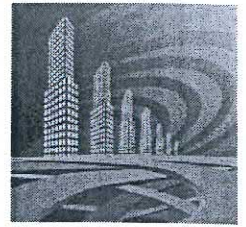
Overall, our client fully supports the concept of the renewal of Claymore; the changes to housing tenure; and, the proposed significant improvements to the housing stock in the locality, but is understandably concerned with respect to the potential significant adverse impacts the development of a new retail centre will have on the existing centre.

As demonstrated within this submission, the renewal of the suburb would best be achieved by retaining and improving the existing centre, to appropriately serve the local community, and not by attempting to elevate the proposed centre higher in the retail hierarchy, in what we suggest would be a commercial disaster with significant implications on the Government's ability to deliver the desirable housing renewal initiatives proposed in the Concept.

Summary Heads of Objection

1. Economic Impacts and Commercial Viability.
2. Retail Hierarchy.
3. Urban Design.
4. Improvements to the existing centre.
5. Other planning matters – Transport and Flooding.





### Economic Impacts and Commercial Viability

A Market Analysis has been prepared by Hill PDA and accompanies the Concept Plan application. With respect to the impact the proposal will have on the existing centre, the report concludes:

***“...there is considerable probability that the existing centre will be detrimentally affected and will stop trading.”***

Under Draft State Environmental Planning Policy (Competition) 2010, the commercial viability of proposed commercial development is not a matter that may be taken into consideration by a consent authority for the purposes of determining a development application under Part 4 of the Act. However, the subject proposal is made under former Part 3A and is State Significant Development, and given the whole renewal concept hinges around the new retail centre, it is considered that an understanding of its commercial viability is critical.

As acknowledged by Hill PDA, central and essential to the viability of the proposed centre is its ability to attract a main anchor supermarket tenant. Philon Pty Ltd, who have been engaged by the owners of the existing centre in a property investment and development management capacity, have made enquiries at the highest levels with both Coles and Woolworths and posed the following questions:

- (a) was there interest in establishing a 3,000m<sup>2</sup> supermarket to anchor a new retail centre in Claymore?;
- (b) what was their preferred location of a new retail centre if at all in Claymore?, and;
- (c) would they provide an “expression of interest” to anchor a new retail centre at Claymore?

The responses were as follows:

#### WOOLWORTHS

Woolworths advised that based on the current and forecast population growth predictions and the planned Turners Road precinct, Woolworths has no interest in a second location in the area. Woolworths is of the view that Woolworths is well represented in the area with its 4,100m<sup>2</sup> supermarket within the Eagle Vale Marketplace Retail Centre. Furthermore Woolworth is concerned about the impact of the proposed Turner Road precinct.

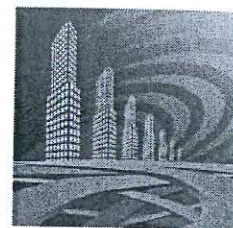
#### COLES

Coles Supermarkets advised that based on Coles’ own market analysis, a Coles Supermarket (3,000m<sup>2</sup> to 3,500m<sup>2</sup>) may be possible by 2015, but would fall significantly short of their mandate on minimum sales. Coles forecast very little growth (if any) due to competition of the Turner Road precinct which will dominate the catchment area and proposed bi-pass roads. Also the current Eagle Vale Woolworths Marketplace will continue to dominate the Claymore catchment.

A smaller supermarket chain would likely find the site even less attractive due to their lesser ability to absorb early losses – losses identified in the Hill PDA report. The failure to attract a major anchor tenant would significantly impact on the viability of the new centre and the Concept Proposal as a whole.

The Draft SEPP further states that potential adverse commercial impacts on other commercial development may not be considered except if the proposed development is likely to have an overall adverse impact on the extent and adequacy of facilities and services available to the local community





(having regard to the likely impact on existing facilities and services and the facilities or services to be provided by the proposed development).

As discussed further below, the owners of the existing centre have plans to improve their asset. However, should the Concept Plan be approved to include the proposed new centre, funding for such improvements would be hard, if not impossible, to come by, despite the new centre being an unviable prospect. The “paper approval” of the proposed new centre would be enough to thwart lending. Therefore, having regard to the provisions of the Draft SEPP, it is submitted that since the new centre is unlikely to attract an anchor tenant and succeed commercially, its approval would have an overall adverse impact on the extent and adequacy of facilities and services available to the local community due to an inability to improve the existing centre.

The future demographic mix and expenditure levels upon which the recommendations of the Hill PDA Report rely upon may only occur if the housing and retail market responds as it is hoped. The attraction to the site by a major retailer is already seriously in doubt and further work will be required to attract new residents to Claymore, due to what we understand to be the poor reputation of the area and as a place to live. It is further submitted that due to competing catchments that the forecast spend for the proposed new centre is optimistic.

The location of the proposed centre is supported in the Market Analysis due to its high visibility both for new residents, being at the entry point, and potentially passing trade on Badgally Road with respect to trade from out with the primary catchment. Significant further residential growth of Blairmont will be required for the suburb to make any meaningful contribution to trade at the new centre. Trade from the Turner Road Centre should not be heavily relied upon, given the designation of new facilities within the release area and that the proposed centre is on the east side of Badgully Road, where most motorists passing the site will be going to work via the M5 or to Campbelltown Station, and not when returning home when passing motorists may decide to shop.

We submit that the Concept design should focus on local needs and not what we consider an optimistic endeavor to attract trade outside of Claymore. The proposed location of the centre at the southern edge of the suburb will essentially result in a catchment split across the suburb, where residents at the northern part of the suburb will more than likely shop at Eagle Vale (which will continue to be a more attractive and superior retail offer to both the existing and proposed centres) and the proposed centre (if ever commercially viable).

### Retail Hierarchy

Figure 1 below, being a composite of current urban renewal and growth area projects, as well as established district and regional centres in proximity to the site, provides an overview of competing catchments.



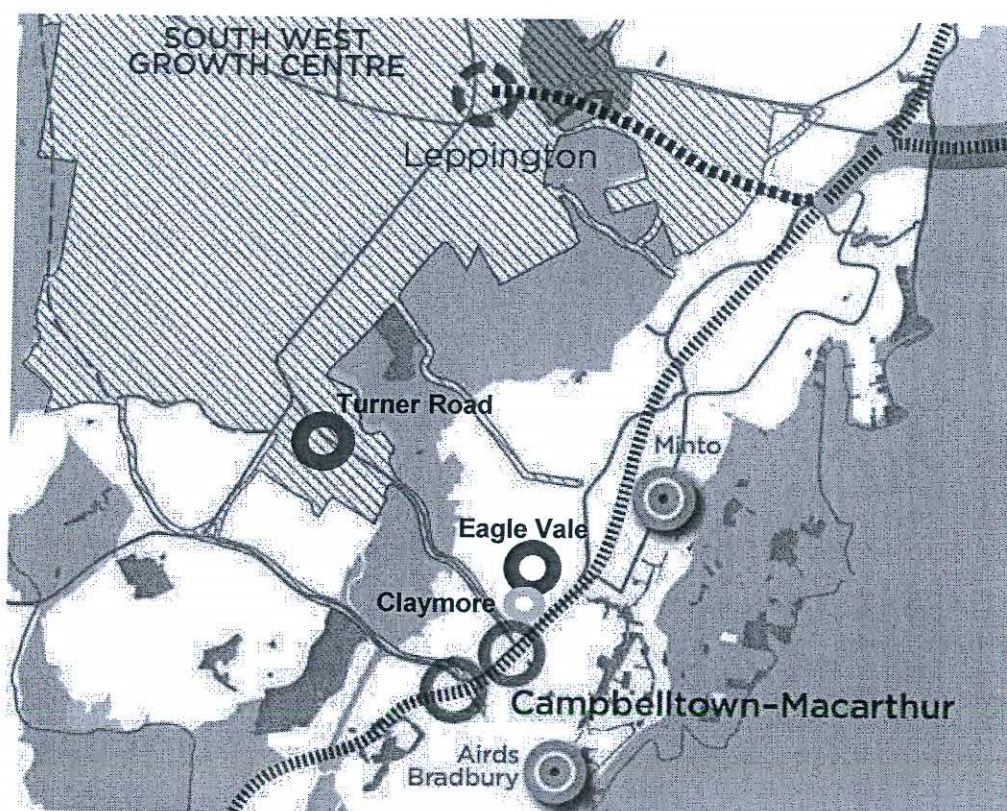
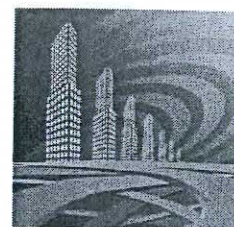


FIGURE 1: EXISTING AND PLANNED CENTRES

The existing retail centre at Eagle Vale is currently zoned 10(b) District Comprehensive Centre, under Campbelltown (Urban Area) Local Environmental Plan 2002, and appropriately reflects its status higher in the retail hierarchy and its wider catchment than the existing 10(c) centre in Claymore.

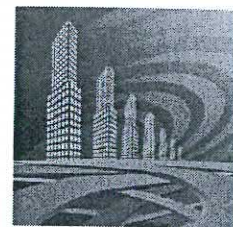
The retention of an improved centre at the heart of the suburb, adjacent to other community facilities, (as opposed to a shopping facility located on the edge of the locality largely justified on reasons related to passing traffic, and separated from other community uses and residences to the northern part of the suburb), would be consistent with the 10(c) zoning objectives and would be better positioned in terms of the retail hierarchy of the locality.

#### Urban Design

The proposed approach of a “decentralised centre” is inconsistent with other recent Urban Renewal projects such as Airds-Bradbury and Minto, where the local centre is located at the core of the suburbs close to other community uses.

The existing centre is located adjacent to other community uses such as a school, child care centre and open space. The siting of a new centre at the edge of the community, is from a town planning perspective nonsensical in our view. The Urban Design Report accompanying the application simply describes the proposed centre with no real discussion of its merits.





It is accepted that some form of “entry statement” to the renewed suburb would be a desirable outcome, and may appropriately include a level of community uses, open space, a local general store or some other form of convenience retailing, perhaps in conjunction with a service station to reflect its location on the arterial road.

Rather than serving the local community the current proposal hopes to attract trade beyond the local primary catchment from the main road, at the expense of the convenience of the residents of the community itself.

#### Improvements to the Existing Centre

Should the proposed Concept Plan be approved, it is likely that the future standard instrument being prepared by Council will reflect, or be amended to reflect, the land use designations of the Concept Plan. This would mean that the existing centre would likely be zoned R2 and the current use would become prohibited, and then would be the subject of existing use rights.

The owners wish to improve and expand the existing Centre, which may involve an increase in more than 10% retail floor area. An expansion of the medical centre is planned to a two or three storey facility, and subject to general refurbishment works and improvements, hope to attract another supermarket tenant who may require further space. Due to restrictions imposed under the Regulation, such improvements would not be possible.

Refer to Figures 2-4 below for extracts of photomontages recently prepared for the owners which illustrate future improvements being contemplated.



**FIGURE 2: IMPROVEMENTS TO EXISTING CENTRE**

An improved centre of this scale would best serve the local community and would be less affected by other existing and proposed retail catchments as compared to the centre proposed under the current concept.



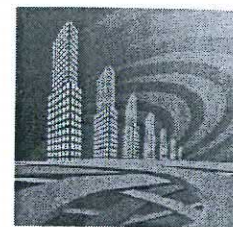


FIGURE 3: INTERNAL REFURBISHMENT TO EXISTING CENTRE

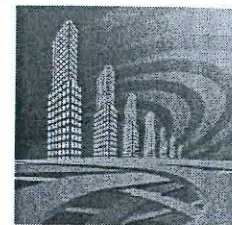


FIGURE 4: REFURBISHED FRONT ENTRY AND FRONT ELEVATION

### Other Planning Matters

The location of the proposed centre and separation of retail and other existing community uses from the new centre will likely introduce higher dependencies in private vehicle use as residents now within easy walking distance of the existing Centre will no longer be able to cater for their daily shopping needs when, for example, picking the children up from school or visiting the medical centre.

Residents at the northern part of the suburb will now have to drive to the proposed centre, or again be lured to Eagle Vale.



The existing centre is located adjacent to Riparian Land and is subject to a 1/100 storm flood event. Taking a precautionary approach, where avoidable, we consider that housing should not be located on flood prone land. No assessment is given to future sea level change.

#### Conclusion

The commercial viability of the proposed centre is critical and should rightly be a significant head of consideration for the Department. The approval of the Concept Application and the consequential impacts on funding and improvements to the existing centre will be devastating.

Without a major anchor tenant, the Concept is just that – a concept, with little to no chance of fruition, and it is recommended that the whole premise of a new centre is re-considered.

Please do not hesitate to call the undersigned on 0430 007 725 should you wish to discuss this matter further.

Yours sincerely,

**Tony Robb**

BA (Hons) UPS, Grad.Dip.TP (Westminster)  
Principal.



Submission 3

FEB03'12 08:13:37 RCVD

1 February 2012

The General Manager  
Adam Coburn  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

Dear Sir

Claymore Urban Renewal Project

I am writing as invited to respond to the proposed renewal program for the Claymore area.

The redevelopment sounds exciting but it is disappointing that there have been no provisions made to include the Baptist Church and Guardian Angel Kindergarten in these plans.

I along with my wife have been involved in the Claymore community for the last 10 year period as a member of the Campbelltown City Baptist Church in Lindesay Street (the church at Claymore comes under its umbrella). We have been residents of Campbelltown since 1977 first living in Bradbury before moving to Woodbine in 1980.

My wife and my involvement with Claymore was through attending together Campbelltown City Baptist Church in Lindesay in 1998. You would be aware of their presence in Campbelltown for over 50 years and in Claymore some 25-30 years. We both have been actively working with the people at Claymore (as well as our local church area) and also with the Baptist church and the kindergarten. I served as a board member of the kindergarten for the last 8 years up until November 2011.

It is my belief that Campbelltown City Baptist Church offers a great deal to the communities in which it is involved and this undoubtedly extends to the Claymore area. That the church and kindergarten have been excluded from the new plans I find absolutely astounding.

The Guardian Angel Kindergarten operates in a newly built building following an arson attack which totally destroyed the old one a number of years back. It has a very high standing in the community and I am convinced it would continue to have this high standing in the community which you are planning because of the community approach of Campbelltown City Baptist Church.

I would simply ask that you reconsider your plans and include the Baptist Church in Claymore and the Guardian Angel Kindergarten as part of your Urban Renewal Project for that area.

Yours Sincerely

A large, dark, irregular black mark obscuring the signature, likely a redaction or a very dark ink stamp.



Chris Carey

From: [REDACTED]  
Sent: Thursday, 2 February 2012 1:59 PM  
To: peter.mcmanus@planning.nsw.gov.au  
Cc: assessments@planning.nsw.gov.au  
Subject: Submission Details for: [REDACTED]



Planning &  
Infrastructure

Disclosable Political Donation: no

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Content:

Application No: 2128/2011/DA-MP

Description: Claymore Urban Renewal Project

Submission:

Boyd Street

Build speed humps or mark/erect more speed limit signs to stop car hoons and speeding.

Brady Park

Install surveillance cameras, warning signs or build fences/gates to stop bikie hoons, car burnt, vandalism, burglary and graffiti to ensure the park is safe, secure and clean.

Indoor Sports Centre

Build Claymore Central similar to EagleVale Central, such as indoor badminton courts, tennis courts ... because of increased 340 dwellings within the project area.

Claymore Police Station

A police station must be staffed to give people confidence moving in the new project area.

Upgrade Networks

Faster broadband network and stronger digital TV reception.

[REDACTED]

Submission for Job: #4502 MP11\_0010 - Claymore Urban Renewal Concept Plan  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4502](https://majorprojects.affinitylive.com?action=view_job&id=4502)

Site: #2444 Claymore

[https://majorprojects.affinitylive.com?action=view\\_site&id=2444](https://majorprojects.affinitylive.com?action=view_site&id=2444)



# Submission 5

**From:** [REDACTED]  
**Sent:** Thursday, 2 February 2012 11:15:34 AM  
**To:** Council  
**Subject:** Attention: Adam Coburn

OW 3471286

2128/2011/DA-MP  
Claymore Renewal Project

Hi Adam,

I am writing because I am concerned that there is no provision for a church in the Claymore Renewal Project. The amount the current church does for the community in Claymore is significant in being a safehouse for people, a refuge when times are tough, a place to go when they are struggling and a positive environment for kids. The youth group in Claymore especially, keeps kids out of mischief on a Friday night as well as feeding them and providing them with support and care on all levels. It is a positive place in the heart of the community which brings people together.

Claymore needs a church in the area and Westside Baptist has been serving the community well, it would be a real loss to see this not recognised or included in the new project, as even if the area changes, the need for a church will still be present.

Sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]



# Submission 6

FEB02'12 08:11:00 RCVD

[Redacted]

Mr Adam Coburn  
General Manager  
Development Services  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

Application No. 2128/2011/DA-MP

Please note: I do NOT wish to have my name or other personal details made available to the Proponent, third party authorities, or displayed on the Departments website.

Dear Mark,

This submission is in response to the letter I received dated 21 November 2011 regarding the "Claymore Urban Renewal Project".

I have listed two suggestions which I hope can be considered as part of the redevelopment...

1. Rename Claymore to reflect the new, redeveloped suburb.
2. Is it at all possible that speed humps be erected in residential streets of Claymore/Eagle Vale areas; particularly along Boyd St, Claymore and Zeolite Place, Eagle Vale. We believe that speeding cars in these residential streets will (and perhaps other streets throughout Claymore) poses a safety threat to young children in the area.

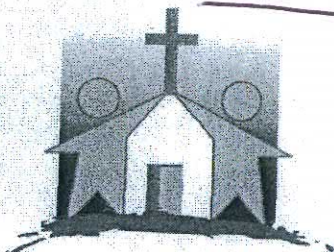
Please feel free to contact myself on [Redacted] should you wish to discuss the above suggestions.

Regards,

[Redacted]



Submission 7



**Campbelltown City Baptist Church**

Cnr Lindesay & Chamberlain Sts  
PO Box 8N  
Campbelltown North  
NSW 2560  
Ph: 02 4628 2844  
Email: admin@ccbaps.com.au  
www.ccbaps.com.au



**Westside Baptist Ministries**

(A Ministry of Campbelltown City Baptist Church)

Cnr Dobell & Gould Rds  
Claymore NSW 2559  
Ph: 02 4627 3450

February 1, 2012

The General Manager  
Adam Coburn  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

12/28/2011

Dear Sir,

Re: Claymore Urban Renewal Project

Thank you for the opportunity to respond to the proposed renewal program for the Claymore area.

I am writing regarding the planned development of Claymore and specifically the Westside Baptist Church and the connected Guardian Angel Preschool. In this submission I wish to address a number of issues connected with the history of the church and its contribution within the Claymore community; undertakings given to both the church and the preschool and also the future role within the redevelopment and the possible contribution to the new suburb.

History of Westside Baptist

Westside Baptist church (WBC) was established some 32 years ago by Campbelltown City Baptist Church (CCBC). It was with the specific purpose of providing a spiritual home for people in the new Claymore area (CCBC during this time established churches in Minto and Ambarvale). It was assisted greatly through the lease arrangements with the department of housing which was a 30 year lease with an option of an additional 30 years.

One of the pressing needs of the Claymore area noted by the church was the need for a well-run Child care centre. It was 18 years ago that the Guardian Angel Preschool was established and began.

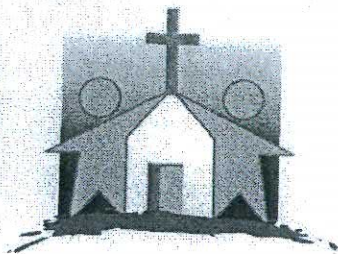
In 2005, arson caused the preschool to burn down, this caused great pain not only for the church, the Guardian Angel Preschool, but many residents were angry at what had happened and grieved the loss of the Preschool.

A decision was made to approach the Dept of Housing regarding the lease and undertakings were given regarding our terms whether the Preschool should be rebuilt into a permanent building or should be replaced with de-mountable. The dept gave undertakings to members of the Preschool



Member Church  
Baptist Churches of  
NSW and The ACT  
ABN 82513741020





## Campbelltown City Baptist Church

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[www.ccbaps.com.au](http://www.ccbaps.com.au)

## Westside Baptist Ministries

(A Ministry of Campbelltown City Baptist Church)

Cnr Dobell & Gould Rds  
Claymore NSW 2559  
Ph: 02 4627 3450

Board that a permanent structure should be built as the renewal of the lease was guaranteed. The current Guardian Angel Preschool building was thus built; a purpose built building that meant the investment of well over \$600,000.

Further to this the Westside Church building needed urgent repairs and a significant refurbishment in 2008. Undertaking were then taken to dept of housing to clarify the lease by David Connell (Church Treasurer) and myself, but ultimately were given no clear advice about when the lease option could be actioned. I sought advice from Judy Banko, manager of the Regeneration office and establishing the Claymore renewal project, she advised that there was a significant redevelopment in the pipeline for the whole area. I was advised that there was a consultation process but that there were no plans for the area which we leased. (This seemed to be confirmed when the first draft plan was released.) In response to the lack of progress and clarity, the deacons of CCBC decided to rebuild the church and replace the roof and spend over \$90,000.

All of this was done, with the view of the additional 30 year option being enacted. It is therefore a significant concern that on the plans of the new development no area has been allocated for WBC.

### Contribution of WBC to Claymore

As previously mentioned the purpose of WBC was to establish a spiritual home for the people in Claymore.

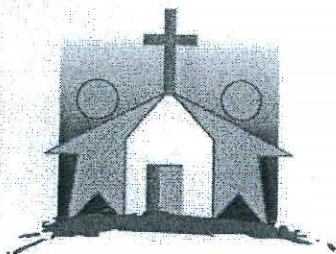
It does this through relationships and in the provision of services and activities. Some of the activities and programs that WBC engages are

- Claymore Primary Breakfast Club
- Friendship Club: Seniors group that meets once a month CCBC
- Men's Groups
- Overcomers Outreach: 12 step program
- Pastoral Visitation
- Youth Group:
- Young Mums Group
- The Guardian Angel Preschool



Member Church  
Baptist Churches of  
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Ph: 02 4627 3450

In the previous 5 years short terms activities have included:

- Annual 4x4 blokes weekend away
- General counselling (Friday's)
- Grocery Hampers along with Christmas hampers
- Guitar lessons
- Men's Shed
- Relationship courses 'The Marriage Course', 'Laugh your Way to a Better Marriage' and the Prepare/ Enrich Relationship program
- The church building is also used for other community events

These have provided help and assistance to a significant number of the Claymore residents. WBC's hope is that our engagement with the community after the redevelopment would continue in a similar way.

The other concern that WBC has is the proposed change in name. While Claymore itself in some circles has a blemished name, there are many who have grown up through the suburb who views the suburb with great affection. While the street layouts will be changed and the housing and the people will change, the suburb will for many be a place of helpful memory and that part of the story of Claymore is the changes that people have gone through, it would be a shame if the name and history were to end.

Lastly WBC's ministry extends beyond Claymore into Eagle Vale, Eschol Park, Blair Athol, Kearns and Raby suburbs. The needs for connection, assistance and relationship expressed from the Claymore community are also echoed in these areas, though perhaps demonstrated differently. These needs are likely to be represented by the new residents within the renovated area. We at WBC would like to part of this venture.

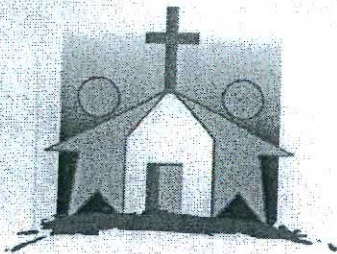
Therefore WBC propose in light of the re – development would be

- An area allocated to the church for the continuing part of its ministry. WBC would like the opportunity for this area to include the Guardian Angel Preschool and enough space for a significant multi – purpose building. This area would be in addition to the community buildings allocated as already community space is highly sought after and difficult to find.



Member Church  
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## Campbelltown City Baptist Church

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## Westside Baptist Ministries

(A Ministry of Campbelltown City Baptist Church)

Cnr Dobell & Gould Rds  
Claymore NSW 2559  
Ph: 02 4627 3450

Regarding the Preschool, there has been some talk of amalgamating with the Council run preschool in the area, unfortunately this would be difficult to accommodate as the centre's philosophy, teachers and purposes are distinct from the council run one in the area.

- In conjunction with Baptist Community Services would like the opportunity to build and manage some of the seniors' accommodation.
- If this was not possible just compensation for the finances expended

Thank you for the opportunity to respond and give feedback to the plans. If you wish to contact me, please phone me on 0418 16323 or through the office on 46282844

Yours Sincerely

Pastor Philip Singline




Member Church  
Baptist Churches of  
NSW and The ACT  
ABN 82519741020



# Submission 8 + Petition

## Submission re Claymore Renewal Project

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Attention: Adam Coburn  
General Manager  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

3 February 2012

Dear Mr Coburn,

### **Submission re Claymore Renewal Project**

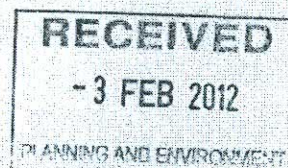
Attached is my brief submission in relation to the abovementioned Project and a petition in support.

I reserve the right to elaborate on certain points at a later date if required. Also attached is a petition in support of my submission, containing <sup>109</sup> signatures.

I hope to hear back from you in due course in relation to this matter.

Yours sincerely,

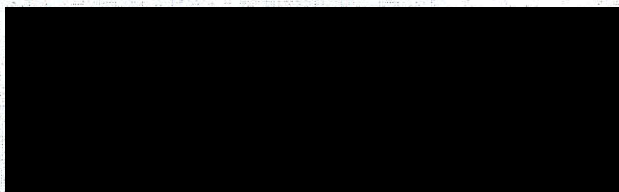
  



## Submission re Claymore Renewal Project

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Application: **Claymore Renewal Project**

Application number: 2128/2011/DA-MP

### Submission points:

- (1) Claymore currently contains many established trees, bushland, and open grassy spaces in reserves, amongst dwellings and along roadsides.
- (2) My submission particularly concerns Badgally Reserve, which is currently located along the Badgally Road side of Claymore between Dobell Road and the area opposite Blairmount Public School, and which stretches into the Claymore area as far as the current housing positions allow (as shown on the Existing Layout on p.8 of the Urban Renewal Master Plan – see attached document marked A).
- (3) Cumberland Plain Woodland, an endangered ecological community (EEC) within the *Threatened Species Conservation Act 1995* (NSW) and within the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) exists within this Badgally Reserve (see attached photo marked B).
- (4) The Claymore Renewal Project proposes the removal of 5.82 hectares of native vegetation. It will more than halve the current amount of Cumberland Plain Woodland available within the Claymore area.
- (5) The Renewal Project seeks to significantly reduce the size of Badgally Reserve so that it is bounded by Badgally Road, the proposed Glenroy Road, an aged care living area and residential areas, by removing most of the established trees of the Cumberland Plain Woodland (see attached document C) and also other established trees lining Badgally Road towards Dobell Road, some of which are opposite Shetland Road, Blairmount (see attached



## Submission re Claymore Renewal Project

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documents D and E). The new "Badgally Reserve" contains few established trees and focusses on "good solar access" (see attached document G).

- (6) Claymore is within the Scenic Hills, an area zoned for environmental protection. This is an area which enhances the Campbelltown area, providing a natural green "border" to Campbelltown's west.
- (7) Campbelltown City Council has generally strict policies relating to tree protection in residential and public areas, and the removal of so many trees seems inconsistent with local Council policy.
- (8) Badgally Road is a busy road which I understand will become even busier, with its planned extension to Gregory Hills. Badgally Reserve could remain as a healthy buffer zone between this road and the new Claymore development.
- (9) I submit that Badgally Reserve *within* the new Claymore Redevelopment, *within an area from the proposed Glenroy Road, along Badgally Road to Dobell Road, and backing onto housing (which could even be fronting onto this reserve) along the proposed Norman Crescent, to keep the current width of the Badgally Reserve*, could easily be achieved by enhancing the current Badgally Reserve for public use with bike tracks and/or walking paths, children's play equipment and park benches, and also plantings of native shrubs to provide undergrowth for the native wildlife in the area, and more trees along the Dobell Road side of the reserve. This will not only retain but enhance the Badgally Reserve for the enjoyment of future generations living in and around Claymore and provide an attractive entry point to the new Claymore accessible via Dobell Road and Glenroy Road.
- (10) As per the ecological Study by Cumberland Ecology for the Claymore Urban Renewal Project, many vulnerable species are present within a 10 kilometre radius of the project area (as per Table B.1 of the Ecological Study):  
Giant Burrowing Frog, Red-crowned Toadlet, Speckled Warbler, Little Eagle, Blue-billed Duck, Freckled Duck, Gang-gang Cockatoo, Black-chinned Honeyeater (eastern subspecies), Varied Sittella, Hooded Robin, Scarlet Robin, Flame Robin, Little Lorikeet,



## Submission re Claymore Renewal Project

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Powerful Owl, Spotted-tailed Quoll, Yellow-bellied Sheath-tail-bat, Eastern Freetail-bat, Koala, Grey-headed Flying fox, Large-eared Pied Bat, Eastern False Pipistrelle, Eastern Bentwing-bat, Southern Myotis, Greater Broad-nosed Bat.

Of these Vulnerable Species, the *Little Lorikeet* was listed as being sighted in the project area.

Endangered species also present within a 10 kilometre radius of the project area include the Swift Parrot, Cumberland Plain Land Snail, Brown-headed Snake.

- (11) In the context of this information in paragraph (10) and the surrounding natural areas, this Reserve is significantly important, as it provides potentially endangered and vulnerable animals with a link between the nearby Australian Botanic Gardens and other natural areas within the Scenic Hills. It is also close to the significant natural bushland of Kentlyn and Airds.
- (12) Badgally Reserve's importance is emphasised even further considering the recent proposal to develop nearby "Blairmount and Eaglevale Drive" (as per the Campbelltown Macarthur Advertiser cover story of 1 February 2012).
- (13) Although the consultants consider the fauna habitat across the Claymore area as "generally poor... due to its highly degraded nature and exotic understorey" (paragraph 5.1 of the Ecological Study by Cumberland Ecology) many birds and other creatures frequent Badgally Reserve
- (14) Presently, Masked Lapwings inhabit the Cumberland Plain Woodland within the Badgally Reserve (see attached document marked F).
- (15) Yellow Tailed Black Cockatoos frequent this Reserve (unfortunately I do not have photos of this but next time I hear them in the area I will endeavour to obtain a photo or video – but in the meantime I have another witness who can verify his sightings of these birds visiting the Badgally Reserve regularly in 2011.



## Submission re Claymore Renewal Project

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- (16) I submit that it is possible for natural regeneration of the Cumberland Plain Woodland to be encouraged during the lead-up to the Redevelopment by removing the current grass under the trees, as this could allow new saplings to begin growing from seed. Perhaps in addition a staged planting of bushes typical to Cumberland Plain Woodland could also help speed up the regeneration process of undergrowth within the current reserve from the area of the proposed Glenroy Road back towards Dobell Road direction.
- (17) This is an opportunity for Landcom to enhance the border between Claymore and Blairmount as an attractive area for people and the wildlife to enjoy, thereby further enhancing the beauty of the Scenic Hills region of Campbelltown.
- (18) I have visited many of the residents of nearby Blairmount, and almost everybody I spoke to did not want residential housing backing onto Badgally Road, and wanted to preserve the Bagdally Reserve within the area I have described in paragraph (9) above.
- (19) My last point in this submission is to flag that although most Campbelltown residents I have spoken to about the Claymore Redevelopment show appreciation about the fact Claymore is being redesigned, many Campbelltown residents have also expressed their disappointment at the large number of small blocks of land with small homes proposed – the general consensus being that such development will not greatly enhance the value of Claymore or its surrounding suburbs.
- (20) Claymore has been a notorious suburb for many years, and the cause of much negative media reporting in relation to Department of Housing tenants and Campbelltown in general. My understanding is that the Redevelopment is to provide improved housing for Department of Housing residents, with better planning, and will bring private residents to the suburb in numbers that ensures a healthier blend of public and private housing. The Claymore Redevelopment is a huge opportunity for the NSW State Government to showcase to Australia the improvement in quality of housing developments for Department of Housing tenants and private purchasers alike. Surely at least some parts of Claymore could contain a blend of larger and smaller blocks so as to attract a wider blend of purchasers to the area. And surely it is possible to ensure the protection and enhancement of the extensive tracts of



## Submission re Claymore Renewal Project

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natural bushland reserves occurring within Claymore, not just along the Riparian Corridor (see document marked H) but also with the current Badgally Reserve along Bagdally Road which could be bordered by the proposed Norman Crescent (for as far along as the current Bagdally Reserve occurs), the proposed Glenroy Road, and the current Dobell and Bagdally Roads.

Thank you for your consideration.





20/10/2010

throughout the estate  
 excessive amount of  
 not underutilised open space areas  
 lack of street scene  
 quality throughout the estate  
 is poor street address  
 identity a poor  
 poorly defined  
 existing retail centre  
 far away from major traffic routes

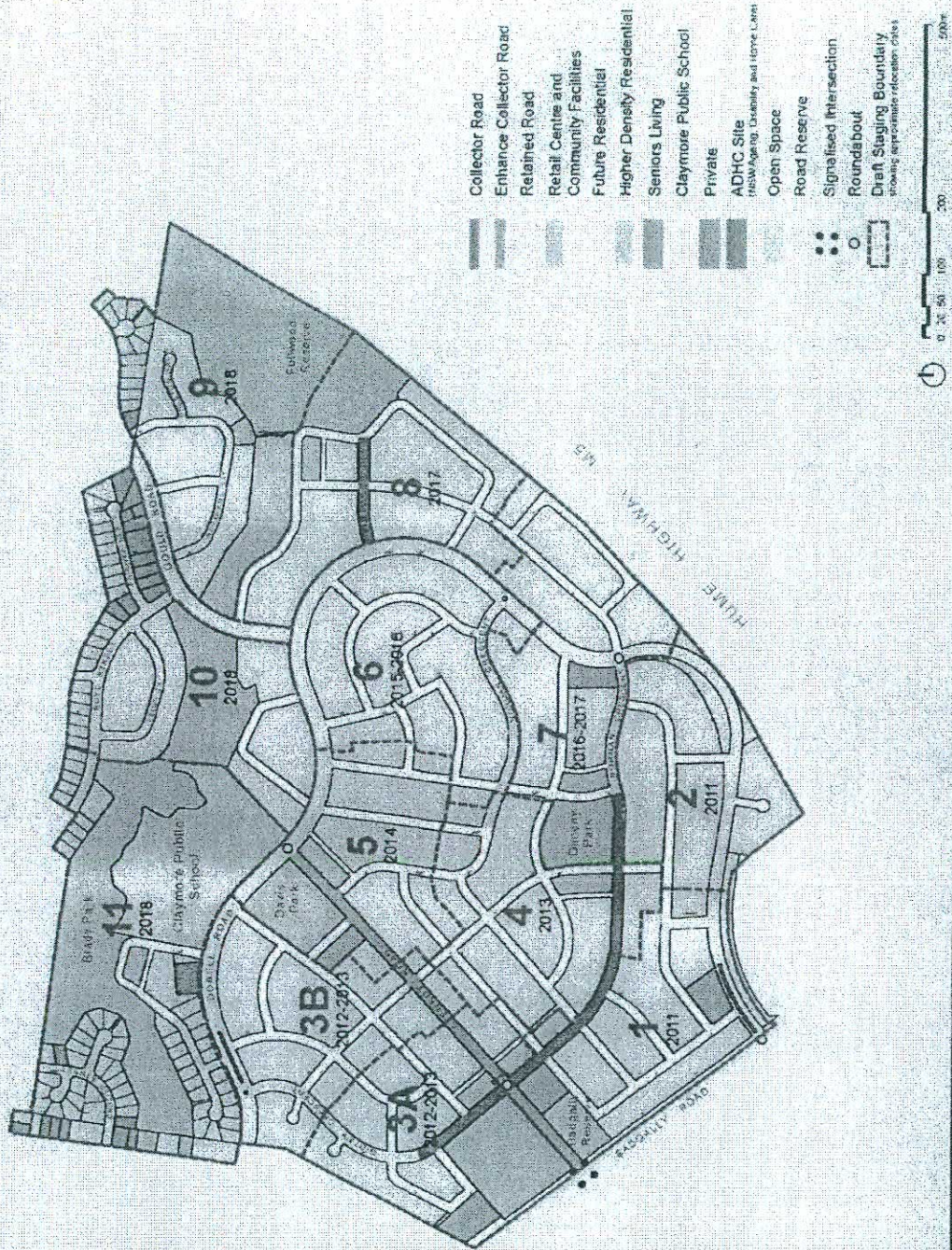
- Retail Centre
- Community Facilities
- Church
- Claymore Public School
- Open Space





Cumberland plain woodland  
on Badgally Rd (opposite Blairmount Public  
School)





# Claymore Urban Renewal Proposed Concept Plan

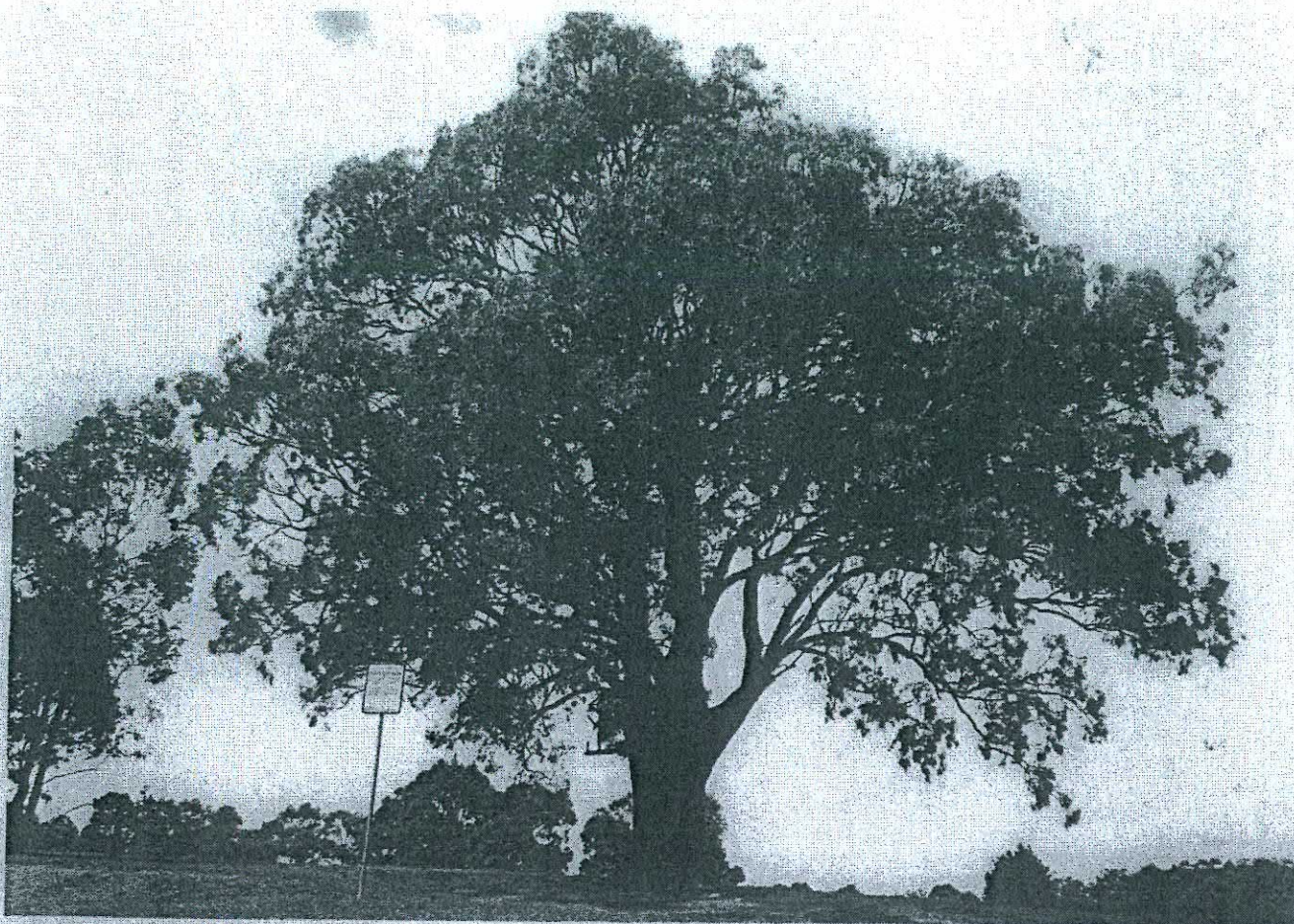
02 November 2011

**AECOM**

CLAYMORE, 17 YORK STREET, SYDNEY, NSW 2008 T 61 2 9233 3343 F 61 2 9233 3379

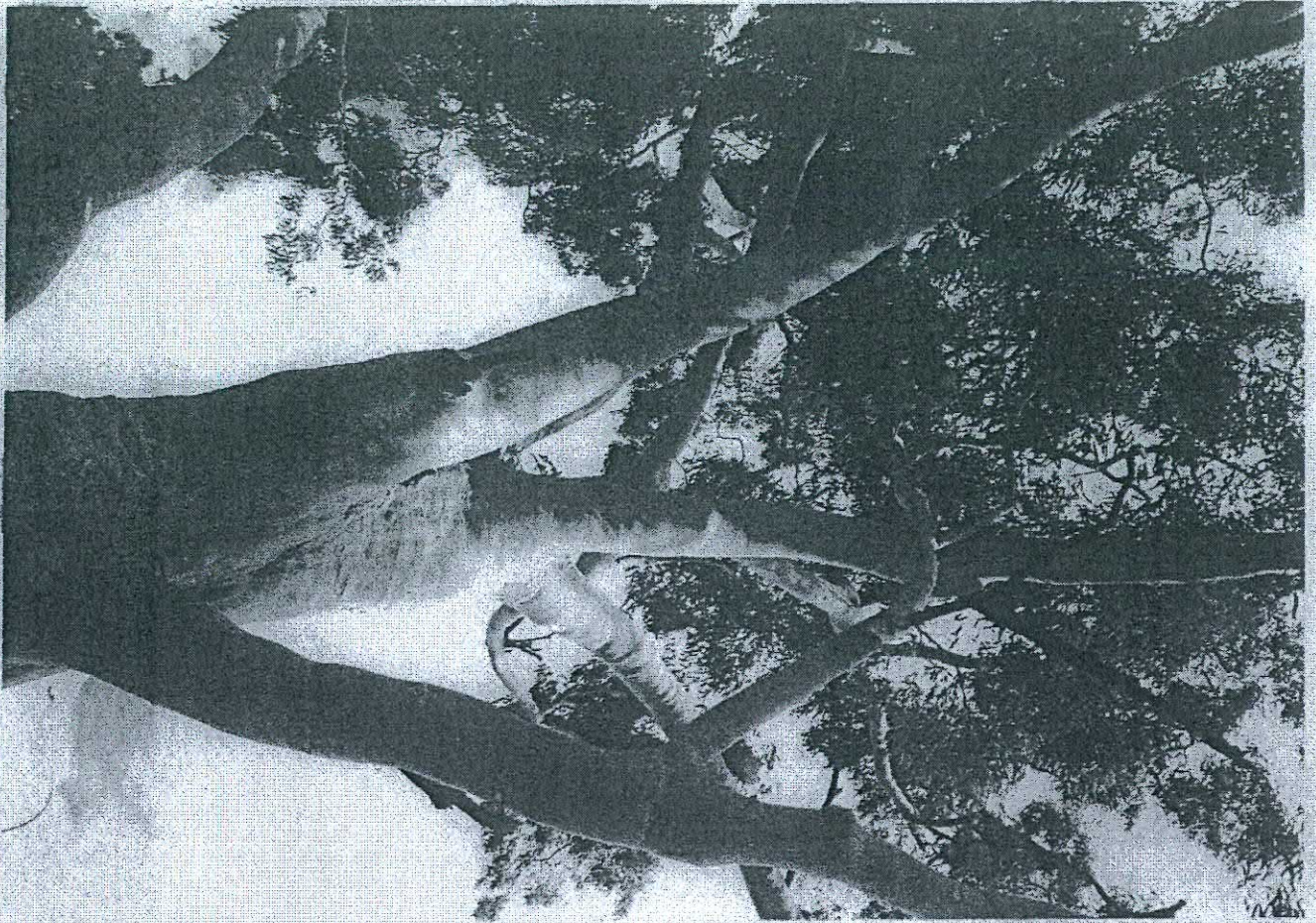
"C"





Tree on Badgally Rd  
Opposite Shetland Rd, Blairmount,  
roundabout





Tree on Badgally Rd  
opposite Shetland Rd  
roundabout.





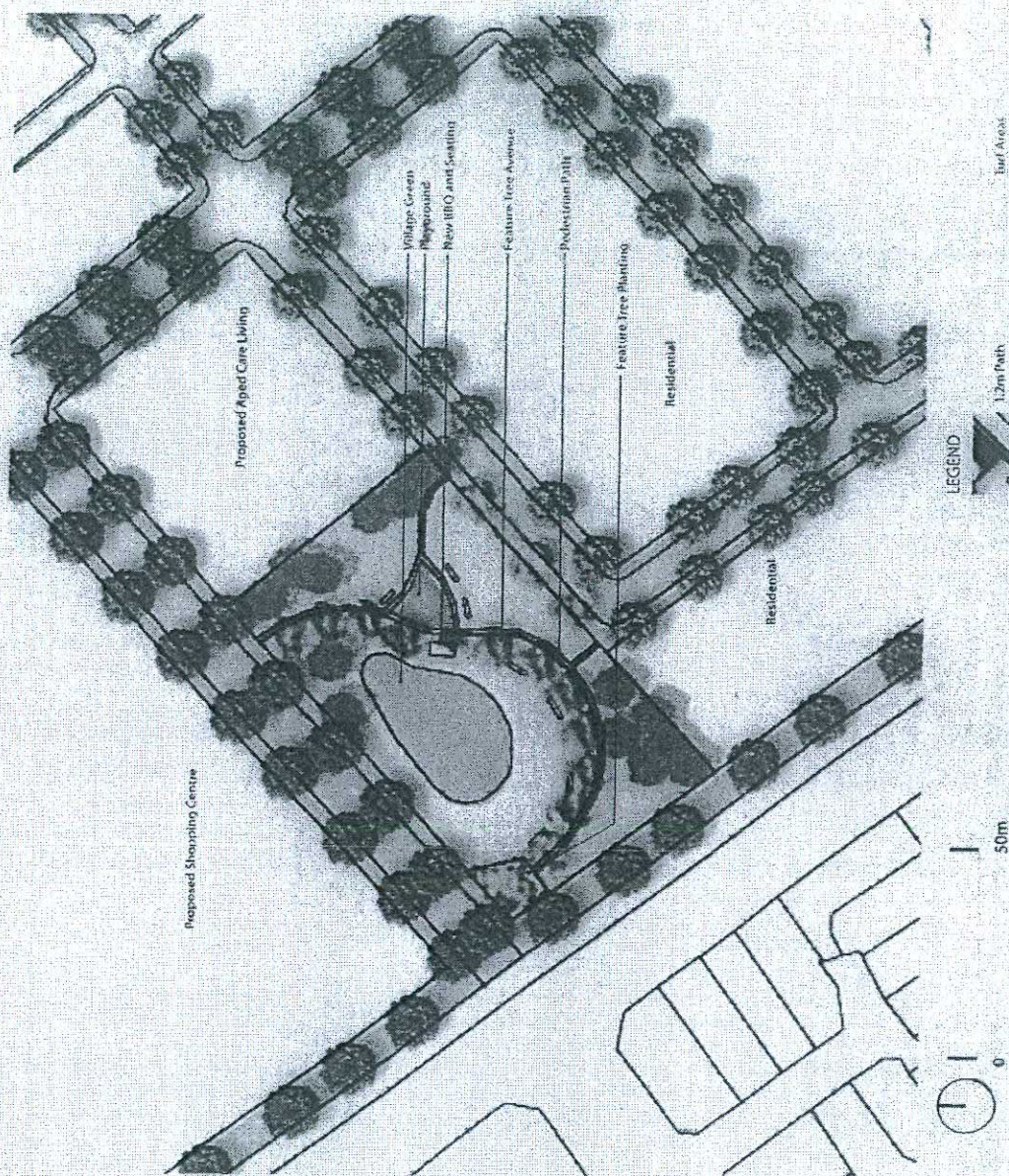
some wildlife (plovers)  
"masked lapwings"



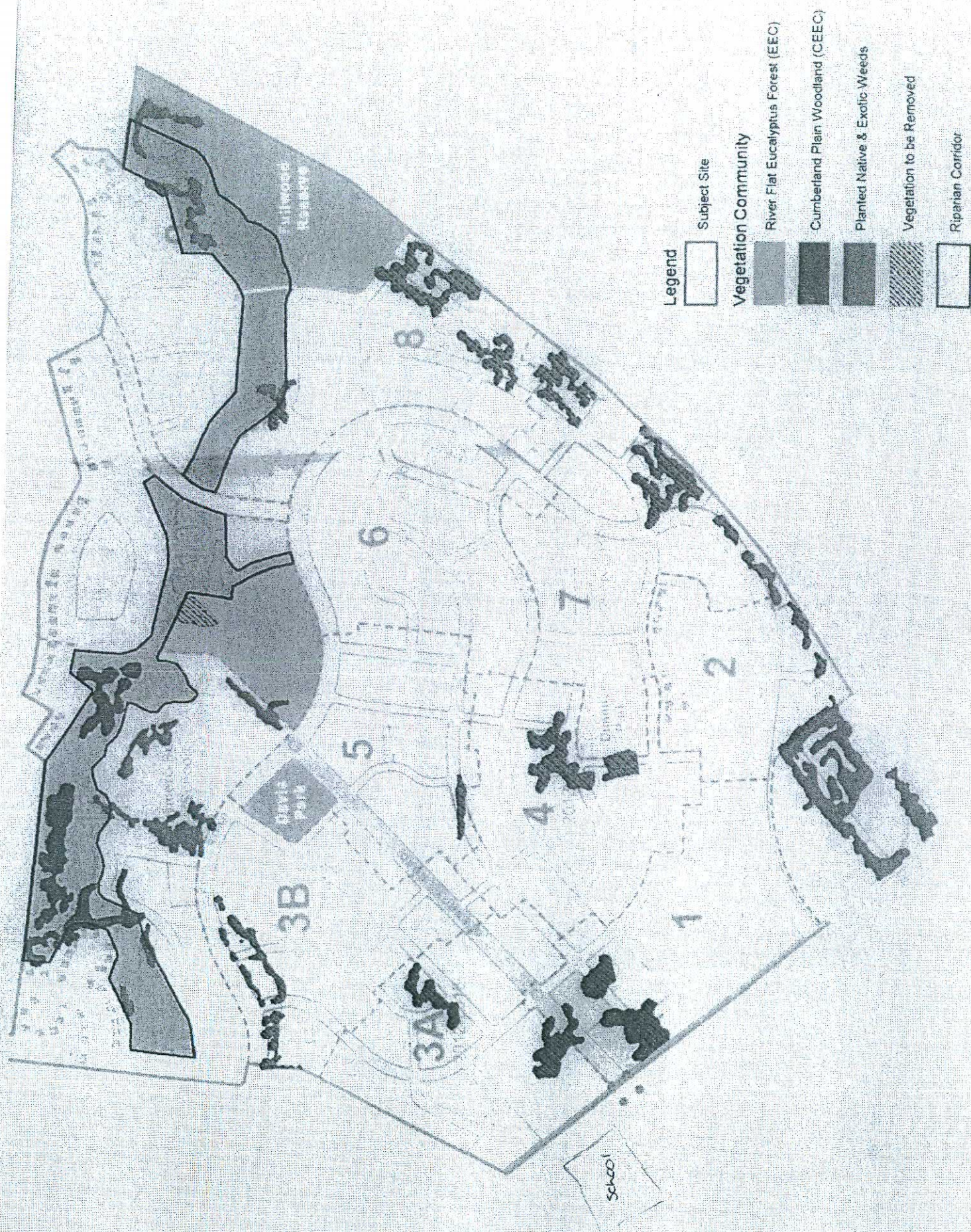
## Badgally Reserve

### DESIGN OBJECTIVES

- Key Entry Statement and focal point for the estate
- Adjoins the new retail centre
- Provide good pedestrian connections across the park and link to signalised intersection
- Provides small play equipment areas near to adjoining senior's living
- Provide strong visual interest and inviting park space with good solar access
- Use slopes for informal seating areas









Submission 9

1 February 2012

[Redacted]

The General Manager  
Adam Coburn  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

FEB03'12 08:13:45 RCVD

**Re: Claymore Urban Renewal Project**

Dear Adam,

I am writing in response to the Council's proposed renewal program for the Claymore area.

It is my understanding that in the redevelopment of the area there has been no provision made for the existing Westside Baptist Church and Guardian Angel Pre-School on the corner of Gould & Dobell Roads.

As a member of Campbelltown City Baptist Church, of which Westside Baptist is a part, I am involved in the services held at Claymore each week. Over many years the presence of the Baptist Church in Claymore has done a great work in serving the community and meeting the needs of people in the area. This has been especially so for the youth of Claymore with the running of Kid's Clubs and Youth Groups. The presence of the church has brought hope and purpose to many families in Claymore as the Gospel of Jesus Christ has been presented. To remove this presence from the community I believe would be doing the citizens a great disservice.

The Guardian Angel Pre School has been operating in Claymore for many years, providing excellent child care. The provision of a child care facility is a basic need in any community. To remove such a facility that already exists and is operating very successfully seems to defy logic.

I trust that the Council will show wisdom in this matter and take the time needed to re think their position concerning the Westside Baptist Church and the Guardian Angel Pre School. I ask that these two vital services to the community of Claymore be included in your plans for the urban renewal of Claymore.

Yours sincerely,

[Redacted Signature]

[Redacted]





**Office of  
Environment  
& Heritage**

DEC20'11 07:53:49 RCVD

Our reference: DOC11/52087  
Your reference: 2128/2011/DA-MP  
Contact: Marnie Stewart 9995 6861

Mr Adam Coburn  
Senior Development Assessment Planner  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

Dear Mr Coburn

I refer to your letter received by the Environment Protection Authority (EPA) (formerly part of the Office of Environment and Heritage) on 14 November 2011 inviting comments on the exhibited Environmental Assessment (EA) for the Claymore Renewal Project 2128/2011/DA-MP.

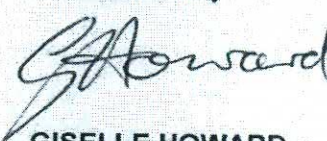
It is understood the Council on behalf of the Department of Planning and Infrastructure is undertaking the assessment of the Concept Plan application, however the Concept Plan will be determined by the Minister for Planning (or delegate) under Part 3A of the *Environmental Planning and Assessment Act, 1979*.

EPA has reviewed the relevant documentation and provides detailed comments on the proposal in Attachment 1 with regard to the adequacy of the Ecological Assessment and Aboriginal Cultural Heritage Assessment.

If requested, EPA is prepared to meet to discuss the comments in Attachment 1.

If you have any queries, please contact Marnie Stewart, Conservation Planning Officer on 9995 6861.

Yours sincerely

 16/12/11

**GISELLE HOWARD**  
Director Metropolitan  
Environment Protection Authority

The Department of Environment, Climate Change and Water is now known as the Office of Environment and Heritage, Department of Premier and Cabinet

PO Box 668 Parramatta NSW 2124  
Level 7, 79 George St Parramatta NSW 2150  
Tel: (02) 9995 5000 Fax: (02) 9995 6900  
ABN 30 841 387 271  
[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)



## **Attachment 1 - OEH comments on the Environmental Assessment for the Claymore Renewal Project.**

### **Biodiversity**

#### **1. Impacts on critically endangered / endangered ecological communities**

The *Ecological Assessment* (Cumberland Ecology, 2011) states that at least 0.15 hectares of Cumberland Plain Woodland (CPW) and 1.47 hectares of River Flat Eucalypt Forest (RFEF) will be permanently lost through the rejuvenation of the Claymore public housing estate.

The vegetation of the Cumberland Plain has been substantially cleared and modified and is consequently CPW is listed as a critically endangered ecological community (CEEC) under the *Threatened Species Conservation Act 1995* (TSC Act) and *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). RFEF is listed as an endangered ecological community (EEC) under the TSC Act.

In the Claymore estate, CPW and RFEF is known to provide habitat for a number of threatened species listed under the TSC Act and EPBC Act including, but not necessarily limited to, spiked rice-flower *Pimelea spicata*, Cumberland land snail *Meridolum corneovirens*, little lorikeet *Glossopsitta pusilla* and a variety of threatened microchiropteran bat species.

##### **1.1 Measures to offset impacts**

The guiding principles for a threatened biodiversity assessment are that where impacts cannot be avoided or mitigated, residual impacts must be compensated by the development of a suitable biodiversity offset package. Sufficient details must be provided to demonstrate the availability of viable and achievable options to offset the impacts of the project, including details of the mechanism or instrument to ensure conservation of the offset area is secured in perpetuity.

The *Ecological Assessment* recommends that residual impacts be compensated by the retention of CPW and RFEF remnants and in perpetuity management of native vegetation through a Vegetation Management Plan. While active management of CPW and RFEF remnants will contribute to the long-term viability of biodiversity on the Cumberland Plain, active management in the absence of effective and secure long term management arrangements does not meet the *Principles for the use of Biodiversity Offsets in NSW*, nor the *NSW OEH Interim Policy on Assessing and Offsetting Biodiversity Impacts of Part 3A, State Significant Development (SSD) and State Significant Infrastructure (SSI) Projects* (OEH 2011). These documents are available on the Office of Environment and Heritage website.

##### **1.2 Directing conservation outcomes towards priority conservation lands**

The *Cumberland Plain Recovery Plan* (DECCW 2010) was gazetted by the NSW Government on 18 February 2011. This is a multi-entity recovery plan for threatened species, populations and ecological communities that are endemic to the Cumberland Plain or are primarily distributed on the Cumberland Plain. In this regard, the *Cumberland Plain Recovery Plan* applies to ecological communities including, but not necessarily limited to, CPW and RFEF, as well as threatened species such as the Cumberland Land Snail *Meridolum corneovirens*. The Claymore estate occurs entirely within the *Cumberland Plain Recovery Plan* area.

The *Cumberland Plain Recovery Plan* identifies public authorities that are responsible for implementing recovery actions. Public authorities that endorsed the actions in the *Cumberland Plain Recovery Plan* are listed as responsible for their implementation under 'responsibility.' The EPA reminds the Department of Planning and Infrastructure that it has publicly endorsed the following action, and are therefore responsible for its implementation:



Action 1.5 – 'In circumstances where impacts on the threatened biodiversity listed in Table 1 are unavoidable, as part of any consent, approval or license that is issued, ensure that offset measures are undertaken within the priority conservation lands where practicable.' This includes CPW, RFEF and Cumberland land Snail.

Therefore, the Department of Planning and Infrastructure should ensure that any impact to CPW and RFEF be offset by measures within the priority conservation lands where practicable.

### 1.3 Recommended amendments to the statement of commitments

EPA has reviewed the EA and identified the lack of an appropriate legal mechanism or instrument in the EA to ensure perpetual conservation of the biodiversity offset area, as a key issue that requires resolution prior to determination. No Statement of Commitment has been included in the EA to satisfy the Director General's Requirement to offset the potential impacts of the project.

To address the above issue, EPA seeks the following Statement of Commitment, or alternatively condition of approval:

#### Biodiversity Offset Package

1. The Proponent shall develop and submit for the approval of the Director-General, a Biodiversity Offset Package (the Offset) to compensate for the loss of threatened species, populations, endangered ecological communities (EEC) and their habitats prior to any clearing of any Cumberland Plain Woodland or River Flat Eucalypt Forest. The Offset shall as a minimum:
  - 1.1. Meet the *Principles for the Use of Biodiversity Offsets in NSW*,
  - 1.2. Identify the conservation mechanisms to be used to ensure the long term protection and management of the offset sites,
  - 1.3. Be directed towards priority conservation lands identified in the *Cumberland Plain Recovery Plan* (DECCW, 2010) where practicable, and
  - 1.4. Include an appropriate Management Plan that has been developed as a key amelioration measure to ensure any proposed compensatory offsets, retained habitat enhancement features within the development footprint and/or impact mitigation measures (including proposed rehabilitation and/or monitoring programs) are appropriately managed and funded.

### 2. Management and restoration of retained bushland

EPA considers that opportunities exist as part of rejuvenation of Claymore to implement programs to increase biodiversity values for threatened species, populations and endangered ecological communities and their habitats. While the *Ecological Assessment* recommends that a Vegetation Management Plan (VMP) be prepared and implemented to guide the revegetation and ongoing maintenance of the Claymore estate, no Statement of Commitment has been included in the EA to this effect. Furthermore, the *Ecological Assessment* recommends a variety of local native plants including riparian and dry land woodland be replanted along the linear park (Brady Park and Fullwood Reserve), however no Statement of Commitment has been included in the EA to reflect this intent.

Given that the Proponent will seek to transfer responsibility for the management and restoration of CPW and RFEF remnants to Council, EPA recommends that the EA include a VMP to the satisfaction of Council. Council should ensure that there is sufficient resourcing available to implement the VMP over time and that the VMP satisfies actions endorsed by Council in the *Cumberland Plain Recovery Plan*, including:

Action 2.2 - Support and promote the adoption of best practice standards for bushland management and restoration (as specified in Appendix 2 of the *Cumberland Plain Recovery Plan*) on public and private lands within the Cumberland Plain.



Action 2.5 - Local government will manage to best practice standards (as specified in Appendix 2 of the *Cumberland Plain Recovery Plan*) any lands which are under their ownership or for which they have care, control and management, which:

- contain any of the threatened biodiversity listed in Table 1
- are located within the priority conservation lands or, if located outside these lands, have conservation as a primary management objective.

Action 3.7 - Develop interpretive programs for key local reserves that contain examples of the threatened biodiversity addressed in the recovery plan.

## 2.1 Recommended amendments to the statement of commitments

To address the above issue, OEH seeks the following Statement of Commitment, or alternatively condition of approval:

### Vegetation Management Plan (VMP)

1. The Proponent shall prepare and implement a Vegetation Management Plan (VMP) for the Claymore estate, to the satisfaction of Council prior to any clearing of Cumberland Plain Woodland or River Flat Eucalypt Forest. The VMP shall at a minimum:
  - 1.1. Be prepared in consultation with a fully qualified ecologist,
  - 1.2. Be consistent with best practice standards for bushland management and restoration contained in the *Cumberland Plain Recovery Plan* (DECCW, 2010) and *Recovering Bushland on the Cumberland Plain: Best Practice Guidelines for the Management and Restoration of Bushland* (DEC, 2005),
  - 1.3. Define the rehabilitation objectives and goals for the area, clearly set out the proposed actions required, monitoring regimes, as well as performance indicators to report on the implementation of rehabilitation,
  - 1.4. Include an accompanying work or action plan which includes specific restoration actions, site preparation, rehabilitation techniques to be used, as well as care and maintenance following rehabilitation, and
  - 1.5. Address the management weed and pest animal species, weed eradication methods, protocols for the use of herbicides, as well as methods to treat and re-use weed infested topsoil.

### Aboriginal Cultural Heritage

The Aboriginal Cultural Heritage (ACH) assessment conforms to the 2005 Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation.

It should be noted that in Section 1, page 7, Donna Whillock is referred to as representing Mindaribba LALC rather than Tharawal LALC. This should be rectified.

An explanation of 'adverse minor impact' is required (Section 15, page 29) as the exact definition of this and quantity of impact that it represents is not sufficiently clear.

The assessment states that the McBarron Creek Riparian Corridor was not considered as part of this assessment as it is not proposed to change the landuse in the riparian corridor. Further, EPA notes that the alignment of McBarron Creek has been substantially modified in certain areas. However, if the riparian corridor is to be subject to a change of landuse and/or subsurface impacts (for example as a result of construction of infrastructure, services etc) then an assessment will need to be undertaken for the area and any impact to any heritage values that may remain within the corridor adequately mitigated for.

Contemporary cultural values have been identified in Dimney Park, particularly as a result of the carved stones that have been placed there. The location of these stones was specifically chosen on the basis of height and aspects and reflects continued Aboriginal presence in the landscape and



community, from pre-contact to the present day. EPA recommends that this local contemporary landscape is conserved *in situ* as it is significant to the local community. If this landscape cannot be conserved *in situ*, EPA recommends that a similar location is found for the stones, that also reflect the same height and aspect values and that this location is chosen in conjunction with the Aboriginal community.

EPA supports the recommendations in Section 16, however, requests that if sub-surface testing/artefact collection takes place, the long term storage and management of the Aboriginal objects is resolved prior to any program of testing/collection taking place. If objects are re-buried/re-located in a separate location on site, the new location will need to be registered on AHIMS and the newly created site will require management as a registered Aboriginal archaeological site. Further, the long term security and management of these objects will need to be secured in their location. EPA also recommends that if a Care & Control order is required for these objects, it is applied for prior to any sub-surface testing programme commencing.



8 December 2011

The General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

**By email**

Attn: Mr Adam Coburn

**Re: Claymore Renewal Project**

Dear Adam,

I write with reference to your letter dated 9 November, 2011, wherein comment is invited on the Environmental Assessment Report associated with the redevelopment of Claymore – (your reference **2128/2011/DA-MP**)

**Introduction**

Busways currently operates in excess of 500 buses per week through the suburb of Claymore. In so doing, the residents are afforded direct and frequent access to Campbelltown CBD and railway station, Macarthur Square, Eagle Vale Marketplace and Minto railway station, and many smaller destinations along the route.

The current bus route therefore delivers a comprehensive range of travel options for the residents of the suburb, and it achieves this on a high frequency over a wide spread of hours daily.

Further to this, the current road network and physical arrangement of internal patronage attracters, ensures that the great majority of residents are within close proximity of the bus route, and bus stops.

**Therefore if this scenario is acknowledged as a reasonable benchmark, then it is imperative that this process of determining a new way ahead for the suburb of Claymore, does nothing to diminish this high standard of public transport and access for retained and future residents.**





## Review of Environmental Assessment (EA) Report and Appendices

*It is worth noting at the outset, that there was satisfactory consultation between the author of the Traffic and Transport Study and Busways, and that which is reflected within that report is representative of our discussions.*

*Since that time though, with opportunity for further consideration enabled by participation in stakeholders meetings, and review of the Environmental Assessment, an evolution in thought in relation to the most appropriate route path for bus services has developed.*

*A revised bus route path that satisfies the many and varied requirements of a robust public transport network (both within Claymore, and its immediate surrounds) therefore forms the basis of the following comments, and is depicted at the end of this response.*

### ➤ Accessibility of Public Transport

The various reports and appendices are littered with references to the need to both demonstrate and provide a situation where an increased uptake of public transport can be achieved. A key and oft-mentioned assumption relating to the future of public transport within the redeveloped suburb of Claymore is that it should be *accessible*.

In fact, key transport objectives (espoused in the EA pg. 32) for the Concept Plan include:

- “De-Radburnise” the study area by improving linkages and overall connectivity within Claymore and to surrounding areas, focused on improvements to Dobell Road (the main circular route through the study area) and by constructing a new through road (Glenroy Road);
- Improve vehicular and public transport access within Claymore and to adjoining areas
- Optimise the location of the town centre having regard to existing and future road network, and public transport networks;

An early summary in relation to public transport would therefore be that the location of primary patronage attracters (i.e. shops and high density or ‘seniors living’ apartments), **and the road network** (within and connecting), should provide an environment where public transport *can* be accessible.

It is worth considering in this context what ‘accessibility of public transport’ may mean, as this will form the basis of the proposed route path, and underpin the need to reclassify one of the proposed roads – which will be referred to later on in this response.

To that end: Is a situation where most residents only have to walk say 100m to a bus stop and in so doing, find an *hourly* bus service, considered ‘accessible’ - owing to *physical proximity* to the service?

Or rather, where the resident may walk say 300m to a bus stop, but find a bus service operating on a *20 minute* frequency, considered to be ‘accessible’ - owing to *frequency* and hence flexibility?

In truth, and while this is a little simplistic, somewhere between the two (and with mind to many other constraints), lies the key objective of providing a fundamentally *accessible* bus route.



Therefore, it will be a compromise between the prospective customer's residential proximity to the bus route, circuitousness of the bus route, and, frequency of service that will be the determinant of what can be delivered – and hence the level of accessibility for the community as a whole. (NB this level of accessibility/service will also be delivered against the backdrop of how the bus route caters for the needs of residents of adjoining areas, who are neither more nor less important than the future residents of Claymore).

*"The proposed Concept Plan incorporates an improved bus network to maximise accessibility of Claymore to the new town centre, schools and other local recreational facilities (open spaces and sports grounds). The Concept Plan provides streets that accommodate bus movements ..."* (EA pg. 73)

With all this in mind, a fresh look at the potential bus route options is essential, with serious consideration given to minor alterations to the proposed road network to accommodate the fine balance of the key objective relating to the accessibility of public transport.

To that end, and as already mentioned, I have included Busways' suggested route path at the end of this response, and from that, it can be determined which roads should be reclassified to facilitate this.

#### ➤ **Staging of the Renewal Project**

The delivery of this project in 12 stages (stages 3a and 3b counted separately), will present a challenge for the early delivery of a modified bus route.

In fact, given that the proposed shopping centre and 'seniors living' apartments form part of the earliest stages, it is highly likely that these will be without bus services until the completion of the requisite internal connecting roads.

Therefore, due consideration must be given to upgrading the roads indicated in this response at the earliest juncture if these early stages are to receive a bus service.

This will become mandatory if the intention to minimise *"...the disruption to the existing services and thus the residents, within the precincts with cottages/ townhouses being retained"* (Infrastructure report pg. 6), is to be achieved.

Lastly in this regard it is essential that full access to existing roads is maintained for the current bus route during the redevelopment works. An extension of this is to maintain safe bus stops and clear access to them.

#### ➤ **Bus Route Infrastructure**

Though not specifically mentioned, clear access to bus stop locations on all proposed roads must be planned for. This should include not locking bus stop locations in between street-tree plantings or kerb extensions – this includes both ingress and egress.

Street-tree species should be carefully considered such that a variety is chosen that does not develop a canopy that hinders the free flow of buses nor block the view of bus stop signage. (The Disability Discrimination Act provides details for minimum unimpeded viewing distance for bus stop signage)



Further to this, indented bus bays at bus stops should not be considered as these facilities seriously hamper the free flowing movement of buses in both leaving, and re-joining passing traffic.

*"The Concept Plan provides streets that accommodate bus movements and provision for bus stops with seating and signage."* (EA pg. 73)

The design of seating and shelters should be mindful of the appropriate conditions of the Disability Discrimination Act. Further to this, all bus stops should be connected to the neighbourhood footpath network, so as to provide seamless, all-weather access to them.

Lastly in this regard, overhead lighting should be provided at every bus stop location, along with generous opportunities for passive surveillance.

## Conclusion

The ability to achieve a satisfactory result with regard to public transport access largely rests with the placement of major patronage attracters, and the layout of the proposed road network.

If the location of the shopping centre, higher density housing and 'seniors living' apartments is not negotiable, then it is essential that some modification to the proposed road network is achieved.

If neither of these alterations can be made, then a choice will become necessary between coverage of the entire suburb, or simply a part of it to accommodate access to the major patronage attracters for *some* residents.

A goal of the NSW State Plan is to ***"Deliver a high quality transport system"***, which is achieved by the provision of ***"...safer local road designs and look at opportunities to provide better accessibility for public transport routes throughout the estate."*** (EA pg. 51)

The fulfilment of this goal can only be realised with careful attention to well-designed bus routes, facilitated by the thoughtful provision of appropriately dimensioned roads and a well-connected network of roads.

Busways appreciates the opportunity to comment on this matter, and I can be contacted on 0438 537 977, should further information or clarification be required.

Yours Sincerely  
Busways Group

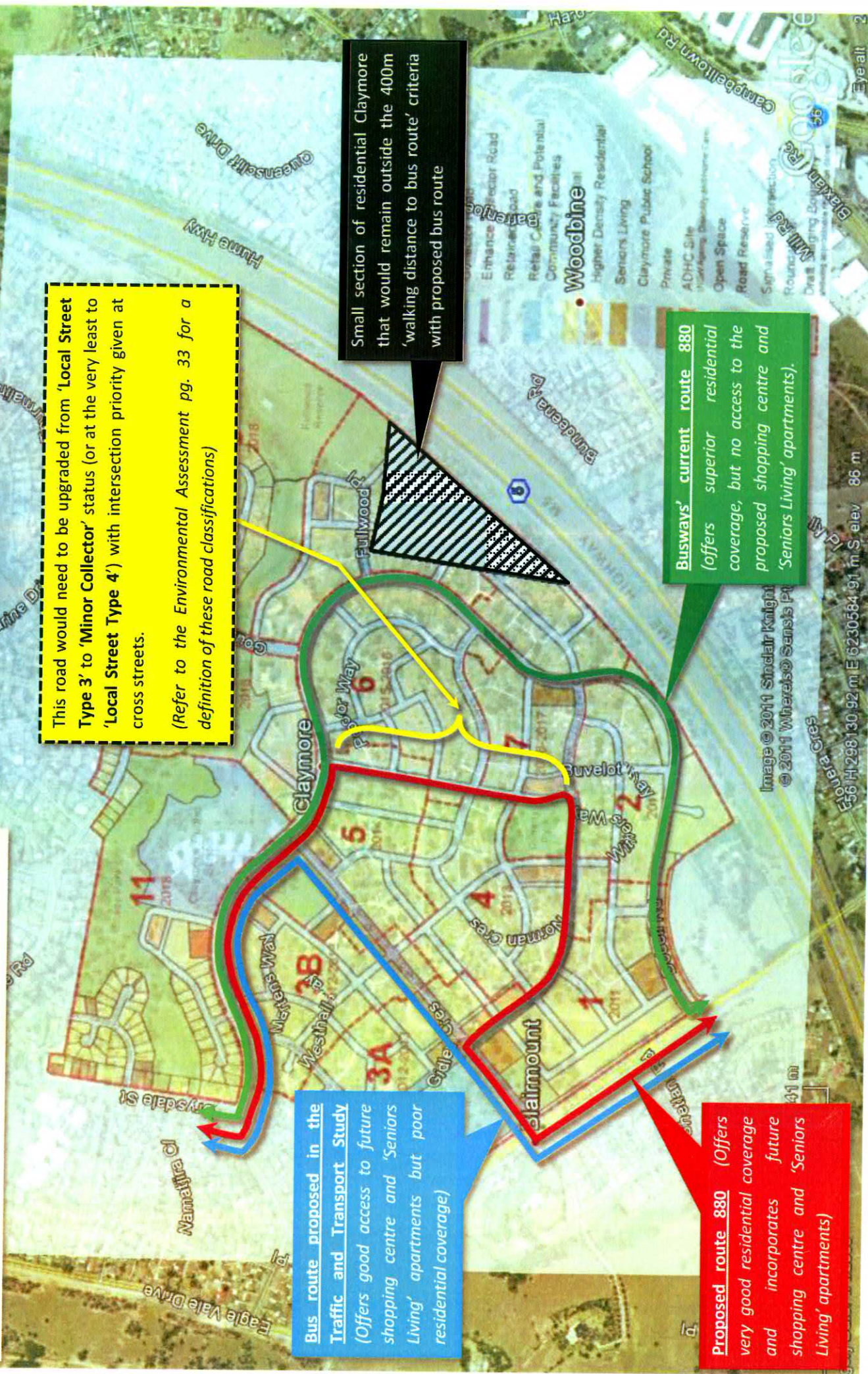


**Dave Davies**  
Planning and Infrastructure Manager



# Claymore Renewal Project – Proposed Bus Route

Busways – December 2011



This road would need to be upgraded from 'Local Street Type 3' to 'Minor Collector' status (or at the very least to 'Local Street Type 4') with intersection priority given at cross streets.  
(Refer to the Environmental Assessment pg. 33 for a definition of these road classifications)

Small section of residential Claymore that would remain outside the 400m 'walking distance to bus route' criteria with proposed bus route

Bus route proposed in the Traffic and Transport Study  
(Offers good access to future shopping centre and 'Seniors Living' apartments but poor residential coverage)

Busways' current route 880  
(offers superior residential coverage, but no access to the proposed shopping centre and 'Seniors Living' apartments).

Proposed route 880 (Offers very good residential coverage and incorporates future shopping centre and 'Seniors Living' apartments)

Image © 2011 Sinclair Knight  
© 2011 Wharfedale Seniors PT

E56 H 298 130 92 m E 62 30584 91 m S elev 86 m





Department of  
Primary Industries  
Office of Water

Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

**Attention: Adam Coburn**

Contact Janne Grose  
Phone 02 4729 8262  
Mobile 0459 807 445  
Fax 02 4729 8141  
Email [janne.grose@water.nsw.gov.au](mailto:janne.grose@water.nsw.gov.au)

Our ref ER21405  
Your ref 2128/2011/DA-MP

Dear Mr Coburn

**Concept application - Claymore renewal project – Environmental Assessment**

Thank you for your letter of 9 November 2011 seeking comment from the NSW Office of Water (Office of Water) in relation to the Environmental Assessment (EA) for the above project proposal.

The Office of Water's comments are provided at Attachment A.

Should you require further information in this matter, please contact Janne Grose on telephone (02) 4729 8262.

Yours sincerely

**Mark Mignanelli**  
**Manager Major Projects, Mines and Assessment**  
15 December 2011



## NSW Office of Water Comments

## Claymore renewal project – Environmental Assessment

Reference is made to the NSW Office of Water (Office of Water) DGR submission of 22 February 2011 and the site inspection with Council and Landcom on 13 May 2011.

The Urban and Landscape Masterplan states *"low level planting (>1M, <3M clearance) should be avoided in the drainage invert as landform also obscures views in these locations"* (see page 56). Photos in the Masterplan indicate 'low level canopy' and 'small bushes' obscure views (see pages 56 and 57). The Illustrative Landscape Master Plan in the Urban and Landscape Masterplan does not include the rehabilitation of the riparian area with native riparian vegetation as a design objective (see page 21). In contrast, the Ecological Study states *"the project will provide for the revegetation of the riparian corridor on the northern boundary of the project area with native trees, shrubs and understorey plants"* and recommends *"a variety of local native plants including riparian and dry land woodland should be replanted along the linear park (Brady Park through to Fullwood Reserve)"*. Section 7.1 of the Study also states *"the aim of the revegetation process would be to develop vegetation communities similar to those that originally occurred within the project area"*.

The Office of Water previously recommended that the riparian area be protected and conserved, or revegetated with native plant species endemic to the vegetation community of this local area at a density that would occur naturally. The inconsistency between the Urban and Landscape Masterplan and the Ecological Study needs to be considered.

The Urban and Landscape Masterplan shows a number of cross links are proposed to cross the riparian area (see page 20). In terms of minimising disturbance of the riparian area and improving public safety it is recommended the number of cross links is minimised. It is recommended that the shared pedestrian cycle link which is proposed along the southern side of the riparian area is located outside the riparian area.

The Office of Water previously recommended the design of the Claymore renewal area include perimeter roads fronting the riparian area so that urban lots front onto the riparian land. It is noted a key design objective of the Urban and Landscape Masterplan is to maximise street frontage to parks where possible. During the site inspection, Landcom advised that it is not possible to incorporate perimeter roads along the northern side of the creek as the existing roads and residential homes are to remain at this location. It is noted some new perimeter roads are proposed along the southern side of the riparian area but it is not clear why a perimeter road can't be incorporated between Gould Road and Claymore Public School (see Street Hierarchy plan, page 9 in the Urban and Landscape Strategy plan). If possible, it is recommended that a perimeter road is incorporated adjacent to the riparian area at this location.

The Water Cycle Report indicates that the series of existing detention basins will remain in the post development scenario. As these basins are located within the riparian area, rather than maintaining grass in the basins, it is recommended the basins are vegetated with native plant species endemic to the vegetation community of this local area to be consistent with the recommendations made in the Ecological Study for the riparian corridor.

End Attachment A  
15 December 2011



21 December 2011

Mr Adam Coburn  
Senior Development Assessment Planner  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

DEC22'11 08:02:17 RCVD

**Claymore Renewal Project – 2128/2011/DA-MP**

Dear Mr Coburn,

Thank you for your letter of 9 November 2011 requesting comment on the proposed Claymore Renewal Project. Sydney Water has reviewed the proposal and provides the following comments for Council's consideration.

**Water**

The redevelopment area is served by a 375mm drinking water main in Badgally Road and 600mm main at the intersection of Gould Road and Boyd Street. Preliminary investigation indicates that the trunk system has adequate capacity to service the proposed redevelopment.

The developer will be required to provide an overall concept-servicing scheme for the ultimate development, at their expense. This will include but not be limited to:

- Scheme plan showing proposed connection to the existing Sydney Water drinking water system
- Proposed mains to be diss-used and removed
- Water modelling may be required subject to a review of the concept scheme plan.

The servicing scheme plan will be assessed to define any additional works necessary to service the proposed development i.e. local amplifications or alternate connection points.

**Wastewater**

The Hillcrest Carrier presently services the proposed redevelopment area. Preliminary investigation indicates that the trunk system has adequate capacity to service the proposed redevelopment.

The developer will be required to provide an overall concept-servicing scheme for the ultimate development, at their expense. This will include but not be limited to:

- Scheme plan showing sub-catchments and proposed connection to the existing Sydney Water wastewater system
- Proposed mains to be diss-used and removed
- Flow schedule and or wastewater modelling may be required subject to a review of the concept scheme plan.

The servicing scheme plan will be assessed to define any additional works necessary to service the proposed development i.e. local amplifications or alternate connection points.

**Sydney Water Servicing**

Sydney Water will further assess the impact of any subsequent development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any

Sydney Water Corporation ABN 49 776 225 038

1 Smith St Parramatta 2150 | PO Box 399 Parramatta 2124 | DX 14 Sydney | T 13 20 92 | [www.sydneywater.com.au](http://www.sydneywater.com.au)

Delivering essential and sustainable water services for the benefit of the community



works required as a result of future development and to assess if amplification and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of the development.

The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. The Water Servicing Coordinator will ensure submitted infrastructure designs are sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002) and the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).

Sydney Water requests the Council to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au).

#### **Sydney Water e-planning**

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au). The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the Environmental Planning and Assessment Act 1979
- consultations where Sydney Water is an adjoining land owner to a proposed development
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning that will be impacted by the operation of a Sydney Water Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Ainsley Rotgans of the Urban Growth Branch on 02 8849 4004 or e-mail [ainsley.rotgans@sydneywater.com.au](mailto:ainsley.rotgans@sydneywater.com.au).

Yours sincerely,



Wayne Kennedy,  
Manager of Urban Growth Strategy and Planning

21/12/11



February 08:15:21 PM  
Cubbitch Barta Native Title Claimants  
Aboriginal Corporation,  
55 Nightingale Road,  
PHEASANTS NEST. N.S.W. 2574.  
2<sup>nd</sup> February, 2012

Mr Adam Coburn,  
Campbelltown City Council,  
P.O. Box 57,  
CAMPBELLTOWN. NS.W. 2560.

Dear Adam,

RE; CLAYMORE RENEWAL PROJECT

Thank you for sending me the CD about the proposed project, which I would like to take this opportunity of commenting on the Aboriginal Cultural Heritage Assessment part of the proposed project.

This is the first time that I have seen the ACHD. I took part in the survey for the proposed project on the 28<sup>th</sup> April, 2011, and as from the map on page 21, you can see that the whole of the area was not surveyed.

Even though the area has been greatly modified from the original development, there is still one Aboriginal site that still exists within the Claymore area. The carved stones at Dimeny Park, are of contemporary cultural significance, because they were made with respect in honour of the Dharawal people. I therefore would like to make the following recommendations;

1. The location of the site, Claymore 1 within the concept plan at the moment will be destroyed. My recommendation therefore is that this site should be retained within an open area, and proactively preserve the location and surrounding area for the posterity of the people of Claymore, and the greater Campbelltown area. This area requires works to prevent any further erosion, so that other artefacts present will remain sub-surface.
2. I do not recommend any sub-surface testing of the area. The artefacts that can be seen there today, and their place in the landscape, are enough evidence of its existence. It would appear at the present moment that this is the only Aboriginal site still existing within Claymore.
3. The carved stones that currently are within Dimeny Park should remain there, but if that is not possible, then perhaps they could be moved to the site now known as Claymore 1, if this site can be retained.
4. The carved stones were made out of respect for the Dharawal people, and how fitting for them if they were placed at Claymore 1, a recorded Aboriginal place. I was not aware of their existence originally, but when told the story, I do consider them Culturally significant.

Campbelltown City Council has always been respectful of Aboriginal culture, and its significance to Aboriginal people. How better than to help preserve a little bit that is left within this residential area, for the future of not only the Aboriginal people of Campbelltown, but to the whole community.



Page 2

I would also like to suggest perhaps some interpretative signs for Dimeny Park, if the carved stones remain, and if my first recommendation comes to fruition then the same.

When an Aboriginal Heritage Assessment goes on public display, the locations of any sites, and that includes photographs, GPS points and maps should not be put on public display. Too many of our sites and places are being destroyed by vandals and thieves. The location of sites may only exasperate the problem.

Yours faithfully,



Glenda Chalker

Phone/Fax 02 46841129 0427218425



Your Reference: 2128/2011/DA-MP  
Our Reference: SYD11/01009  
Contact: Stella Qu  
Telephone: 8849 2520

**SYDNEY  
REGIONAL  
DEVELOPMENT  
ADVISORY  
COMMITTEE**

**SRDAC**

The General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

**Attention: Adam Coburn**

**PROPOSED CLAYMORE RENEWAL PROJECT (1007/2011/DA-MP)**

Dear Sir/Madam,

I refer to Council's correspondence dated 9 November 2011 with regard to the abovementioned development application, which was referred to Roads and Maritime Services (RMS) for comment in accordance with Part 3A of the *Environmental Planning and Assessment Act 1979*.

I wish to advise that the Sydney Regional Development Advisory Committee (SRDAC) discussed the proposed development at its meeting held on 18 January 2012 and provides the following comments:

1. It is unclear of how the traffic generated from the project is redistributed and assigned within the proposed road network. Details of trip generation, traffic distribution and traffic assignments should be submitted for review.
2. It is noted that traffic signals are proposed at the intersection of Badgally Road and Clydesdale Road. The developer shall demonstrate to RMS' satisfaction that the warrants for traffic signals are met at this location. In addition, a concept plan of the proposed signal intersections and the relevant traffic models should be forwarded to RMS for review and approval. 'In principal' approval has not been granted to the proposed traffic signals as part of this application.
3. Council should ensure that the applicant is aware of the potential for road traffic noise impact on residential development on the subject site.

In this regard, the applicant should provide and maintain noise attenuation measures in accordance with Office of Environment & Heritage's Environmental Criteria for Road Traffic Noise.

Details of noise attenuation measures along Hume highway should be referred to RMS for review and approval as part of stage development application.

4. Any change or proposed new speed zone shall comply with NSW speed zoning guidelines and be referred to RMS for approval.



5. All local roads shall be designed and constructed in accordance with Council's requirements.
6. Council should ensure that the bus services be provided within the area during all development stages of the site. Details of managing bus routes during total 12 development stages should be submitted to Council and Transport for NSW for review.
7. The proposed development will generate additional pedestrian and cyclist movements in the vicinity of the site. The pedestrian and cyclist facilities should be provided to Council's satisfaction. The proposed pedestrian and cyclist facilities should be designed and constructed in accordance with the relevant standards.
8. It is strongly recommended that Transport for NSW and the State Transit Authority be consulted to determine if additional bus services can be provided or rerouted to this development to achieve a reasonable mode shift to public transport.
9. Any sustainable initiatives and measures should be provided to Council and TfNSW's satisfaction which will reduce car dependency and the increased use of sustainable modes of travel including the use of buses, bicycles and walking.
10. All works/regulatory signposting associated with the proposed development are to be at no cost to RMS.

Further enquiries on this matter can be directed to the nominated Land Use & Transport Planner, Stella Qu on phone 8849 2520 or via email at [Stella.Qu@rms.nsw.gov.au](mailto:Stella.Qu@rms.nsw.gov.au).

Yours faithfully



Owen Hodgson  
**Chairman, Sydney Regional Development Advisory Committee**  
7 February 2012





FEB01'12 08:10:01 RCVD

## THE GUARDIAN ANGEL PRESCHOOL KINDERGARTEN Inc

ABN 13 520 126 544

**Postal Address**

11 Dobell Road  
Claymore NSW 2559

(Delivery address: Cnr Gould & Dobell Rds)

Phone: 02 4625 4110

Fax: 02 4625 4150

Business Manager: Val Stewart

Authorised Supervisor: Kerry Olsen

December 20, 2011

The General Manager.  
Adam Coburn  
Campbelltown City Council  
PO Box 57,  
Campbelltown NSW 2560

Dear Sir,

**Re: Claymore Urban Renewal Project - Application No 2128/2011/DA-MP**

Thank you for the opportunity for the Guardian Angel Preschool (GAP) to respond to the above proposal.

### **Our Preschool**

The GAP is a not-for-profit Christian based preschool operating as a long day care centre in Claymore for over 18 years, delivering excellent child care services to children of parents who are almost exclusively residents of the local area. The Preschool has operated side by side with the Westside Church (in Claymore for 32 years), both of which are under the auspices of Campbelltown City Baptist Church (CCBC).

### **Our reach**

The Preschool is open for 48 weeks a year, operating 5 days per week, and has places for 28 children a day. During the last 18 years, this equates to over one hundred and twenty thousand (120,000) children learning days.

The preschool has at any time, very few vacancies, and more often than not, has families on the waiting list who are hoping for a vacancy to be filled by their children. The centre is, and continues to also cater for special care/needs children whilst offering comprehensive non-discriminatory and culturally aware lessons to incorporate the diversity of backgrounds of Claymore families.



### **Our Contribution**

On average, families pay approximately \$5 per day (after Centrelink Child Care Benefits), which is seen as tremendous value for money. The centre has an excellent reputation which comes from long standing staff, some directly from the area, and others from adjoining suburbs. Half the staff have been here since the service commenced.

### **Our Journey**

The CCBC through its weekly church services conducted at the corner of Gould and Dobell Roads, recognised that residents from the local area had little choice of child care facilities for their children. A committee was formed, Baptist Union and business folk approached, portable building acquired, preschool accreditation attained, and the preschool was opened. Unfortunately, about 7 years ago, an arsonist razed the building, destroying hopes and dreams the staff and Board had for the children, and giving some children a sense of loss and despair (and in some cases, nightmares). The future of GAP was uncertain.

Perseverance, dedication and hard work allowed the Preschool to continue in a temporary capacity in the Westside Church Building, located on the same block of land as the GAP.

The Housing Corporation was contacted to establish whether the lease of land on which the GAP once stood, would continue and that the lease cost of the land would remain at a 'peppercorn' rent level. After assurances in the affirmative from Housing Corporation, the Preschool again set about to raise funds, approached architects, contacted builders, sought DA's from Council and built a brand new purpose-built preschool building.

### **Our Present Status**

The Child Care industry is currently undergoing major reforms. A new National Quality Framework is being introduced which outlines the standards that must be met by providers, including increased child to carer ratios, higher staff educational program standards being introduced, and collaborative partnerships with families and communities being built. These are just a few of the new requirements which will ensure that the service delivered is regulated and consistent across the country. This will ensure the Preschool will continue to deliver a quality, family friendly and universally open service for all families with preschool children in the area

### **Our Future**

A review of the Claymore Urban Renewal Project as noted in Councils correspondence (21 November) and notification in the local paper (Advertiser) on November 30, and a subsequent meeting with the Housing Corporation on 6 December, give early indications of a staged approach to the Renewal Project.

Through this information, it appears that the land that the Westside Church and the Preschool currently occupy is, in 2018, destined for 'future residential'. This is perplexing insomuch that the Housing Corporation had given assurances and undertakings that the land was subject and assigned to a re-lease and thus the purpose for which the land is currently being used, would continue for the uptake of the further optional thirty (30) years.



## **Our Response**

The Preschool has great social and economical benefits for the area. It gives rise to families coming together and sharing with each other, the interests and development of their children, plus it gives employment and employment opportunities to local residents. Our purpose-built building is state of the art, new (5 years old) and a structure that is aesthetically and environmentally sustainable into the future. Parents and their children comment on how staff, atmosphere and general sense of the Preschool, 'belong in and to the area'. The catchment area of the Preschool makes its current location (corner of Gould and Dobell Roads) ideal for the local residents, noting that "more than one third of Claymore residents do not have access to a motor vehicle" [Environmental Assessment Report, page 30 (located on Council website)]. The Preschool is also conveniently located for the families of adjoining suburbs (Blairmount, Woodbine Eagle Vale, Raby etc).

Further, as the Renewal Project gets underway, it will negatively impact the viability of maintaining the Preschool services in the Claymore area. As families leave the area, fewer children will be attending the Preschool. This will become unsustainable over the period of the Renewal Project, leading to jobs needing to be shed, services reduced and future viability of the Preschool left in doubt

## **Our Request**

Firstly, based on the foregoing commentary, the GAP Board would implore Council and/or the Housing Corporation, to consider excluding any demolition and/or relocation of the Church and the Preschool from the current plans on exhibition.

Secondly, as a consequence of statements in the 'Environmental Assessment Report' such as:

- 1) page 42, "some services (including ... child care services) may face challenges because of the reduced population while renewal occurs" and that
- 2) Page 42 "consideration will be given to the need for a child care centre having regard to expected population change and the role of the private sector in the provision of child care services" and
- 3) Page 77 that "some services (e.g. schools, child care, Work Ventures) will face reduced demand for several years" whereby
- 4) Page 77 "Housing Corporation and Landcom will manage co-ordination and planning mechanisms",

GAP requests that Council and/or the Housing Corporation give due consideration to assist in funding the viability of the Preschool through the transitional phases of the Renewal Project.

## **Summary**

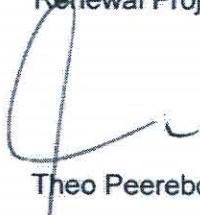
The Guardian Angel Preschool is considered to be one of the best in the Macarthur area. It provides a second-to-none service in an area that has more than its share of socially disadvantaged. It is noted that "Claymore (as a postcode area) is ranked as the most



disadvantaged postcode in New South Wales and the proportion of children aged 0-14 years is substantially higher than the Campbelltown average (39% compared with 23%)" and that "most incoming residents are expected to be young" [*Environmental Assessment Report* page 29 and 75 respectively], giving weight to the need for an essential and preeminent service such as the GAP.

GAP's commitment to the area is long term, evidenced by twice investing in and building preschools in the area, with verification that it is making a worthwhile and valuable contribution in combating the aforementioned issues by providing a steady influence in the community and an outstanding child care service to the local residents.

We ask that the Council reconsider the proposed removal of the Preschool from the area, and instead, allow the Preschool to continue to operate from its current location and form, throughout and beyond the time periods of the Claymore Urban Renewal Project and that GAP be considered for compensation because of the reduced demand for service due to the Renewal Project.

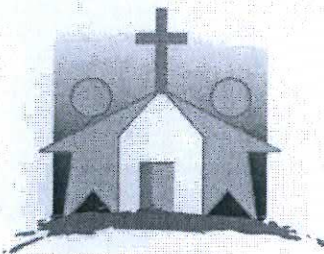


Theo Peereboom

Chairperson  
Guardian Angel Preschool

cc: Rev. Phil Singline  
Rev. Dean Rerakura





## **Campbelltown City Baptist Church**

Cnr Lindesay & Chamberlain Sts  
PO Box 8N  
Campbelltown North  
NSW 2560  
Ph: 02 4628 2844  
Email: admin@ccbaps.com.au  
www.ccbaps.com.au

## **Westside Baptist Ministries**

(A Ministry of Campbelltown City Baptist Church)

Cnr Dobell & Gould Rds  
Claymore NSW 2559  
Ph: 02 4627 3450

3 February 2012

The General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

FEB06'12 09:56:55 RCU

**Attention: Adam Coburn**

Dear Sir

### **Claymore Urban Renewal Project**

Thank you for the opportunity to respond to the proposed renewal program for the Claymore area.

We are responding on behalf of Campbelltown City Baptist Church and would like to express our disappointment and dismay at the non-inclusion of Westside Baptist Church and the Guardian Angel Preschool in the renewal program for Claymore.

Over many years Campbelltown City Baptist Church has been committed to, and responsible for the activities for Westside Baptist Church and have made significant resources available for its ongoing operation. This church operates under the administration of Campbelltown City Baptist Church and we have displayed an ongoing commitment to the Claymore community.

We firmly believe that the Westside Baptist Church has an important role to play in the community of Claymore. This is evidenced by our appointment of a full time Pastor for the past five years. His specific purpose is to work with the people of the Claymore area. He has initiated and overseen numerous community and youth programs approved and resourced by Campbelltown City Baptist Church. We see a definite need for the inclusion of these programs in the community life of the future Claymore.



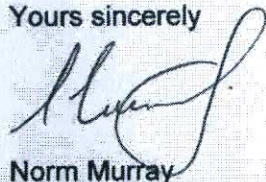
Member Church  
Baptist Churches of  
NSW and The ACT  
ABN 82513741020



In relation to The Guardian Angel Preschool, the leadership of Campbelltown City Baptist Church fully endorses the response to the renewal program made by Mr Theo Peereboom on behalf of the Guardian Angel Preschool Board. Campbelltown City Baptist Church have a number of members actively involved in the operation of this preschool and view the Guardian Angel Preschool as vital to the social health of the Claymore area. This view is unchanged even considering the proposed change in the population makeup of Claymore. We see ourselves as adapting to these changes over the coming years, considering our 50 years in the Campbelltown district and 25-30 years in Claymore.

We look forward to your response to our representations, our signed petitions and our discussions. We welcome future dialogue over this important issue.

Yours sincerely


A handwritten signature in black ink, appearing to read 'Norm Murray', written over a light blue rectangular background.

Norm Murray

On behalf of the Leadership Team  
Campbelltown City Baptist Church



12

  
Bradbury, NSW, 2560

February 2, 2012

General Manager, Mr Paul Tosi  
Attention: Adam Coburn  
Campbelltown City Council  
PO Box 57  
Campbelltown, NSW, 2560

Dear Mr Coburn:

We are writing to provide our feedback on the Claymore Renewal Project, Application No: **2128/2011/DA-MP**.

There are many positive aspects to the proposed redevelopment of the Claymore Area. However, it is concerning to us that there has been no allocation for a church presence within the proposal.

We have been part of Campbelltown City Baptist Church together for over 10 years now. I, Emma, have grown up within this church community, and have witnessed many years of service to the Claymore community through the congregation at Westside Baptist Church. We now regularly attend Westside Baptist Church and continue to value the ministry of this church, together with the Guardian Angel Preschool.

Despite the planned changes to the Claymore community, the need for Westside Baptist Church and the Guardian Angel Preschool will remain. This preschool provides an invaluable early education program to children within the Claymore Area. The building as it stands today is purpose-built as a preschool and the programs offered should continue to be available to the many families within Claymore and surrounding suburbs.

Likewise, the current church building is in use at least six out of each seven days in a week offering different ministries, including 2 church services on a Sunday, a program for those struggling with addiction, a playgroup, various Bible studies and a Friday-night youth program, just to name a few. It is impractical to propose that another public building should be hired by the church as this would require its use almost every day. There is currently a building available ie. Westside Baptist Church- a valued part of the Claymore community for over thirty years.



Attention: Adam Coburn  
February 2, 2012  
Page 2

We urge you to reconsider the plans to eventually demolish these important resources.

Thank you for your support.

Sincerely,

A black, irregular redaction mark covering the signature area.



13

1 February 2012

The General Manager  
Paul Tosi  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

Dear Sir

Claymore Urban Renewal Project

The names listed below are writing to you in response to the proposed renewal program for the Claymore area.

We the undersigned are concerned that the Baptist Church and Guardian Angel Pre-school Kindergarten in Claymore (part of Campbelltown City Baptist Church) has not been included in the Claymore Urban Development plans.



14

Att'n. Adam Coburn  
Campbelltown City Council  
PO Box 57  
Campbelltown 2560

FEB24'12 08:13:00 RQUD

21<sup>st</sup> February 2012

To whom it may concern,

In reference to the Claymore Masterplan

I am writing to let you know about the important role the Baptist Church plays in our community. I would very much like to see this church and others included in the Claymore Masterplan.

The people of Claymore need access to a church in Claymore as not everyone is in a position to travel. We need something close by that is part of our community.

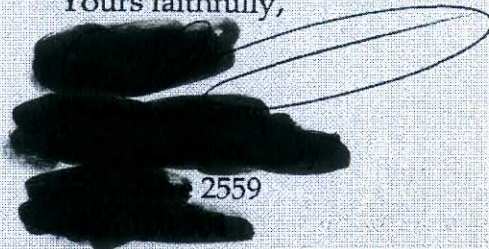
The church supports people when they are going through hard times. The Baptist Church has supported my family through some very difficult times and while we have come through these times I know that there are many others in Claymore still struggling with the effects of drug abuse and domestic violence.

The church provides a light at the end of the tunnel for many people and that can give people hope, encouragement, support and love.

The church also provides a place and a reason for the community to come together and meet others. This is especially important for people who often do not feel welcome or accepted in society. The church fulfils the spiritual needs of the community in a Christian and accepting way.

I hope that you will see your way to recognise the role of the Baptist Church and other places of worship in the Claymore Masterplan as the community would be poorer for their exclusion.

Yours faithfully,

A large black rectangular redaction box covers the signature and address area. A thin, hand-drawn oval line is visible to the right of the redaction, partially enclosing it. The number 2559 is visible at the bottom of the redacted area.

2559



SWS ref: SWD12/72



**Health**  
South Western Sydney  
Local Health District

General Manager  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

Attn: Adam Coburn

FEB16'12 08:16:26 RCUD

Dear Mr Coburn

**Re: Claymore Renewal Project: Environmental Assessment**

Thank you for the opportunity to comment on the Environmental Assessment for the Claymore Urban Renewal Project.

The South Western Sydney Local Health District (SWSLHD) aims to protect and promote the health of the local population and recognises that many local and global factors affect health and illness. One of our strategic directions for 2007-2012 is to develop our capacity to influence healthy urban design and to work with planning agencies to develop healthy urban environments. Together with NSW Health, we have recently developed the NSW Healthy Urban Development Checklist as a guide for health services when commenting on development policies, plans and proposals. A copy of the checklist can be found at: [http://www.health.nsw.gov.au/pubs/2010/hud\\_checklist.html](http://www.health.nsw.gov.au/pubs/2010/hud_checklist.html)

Please find the following comments in relation to the draft Claymore Environmental Assessment.

Overall the proposed renewal of Claymore as outlined in the Environmental Assessment Report is very positive, and contains a broad range of considerations and approaches that will impact positively on the health of the community. Some of these aspects that are strongly supported are:

- A well designed street system which will improve physical connectivity and access across the area.
- The proposed private and public transport connectivity to surrounding areas.
- A focus on providing an efficient public transport system. The early consultation with providers which is occurring and the planned early introduction of services are strongly encouraged.
- Provision of safe and efficient pedestrian and cycle paths which connect destinations.
- The strong support for sustainable transport measures such as new household information packs, establishment of a Bicycle User Group, School Transport Plans, and Car Share Schemes.
- Development of community facilities and services to meet the needs of the future population. The planned consultation and planning around identifying these service needs is strongly supported and SWSLHD would welcome the opportunity to be involved in these processes.

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- The development of the Town Centre will vastly improve community access to services and essential items such as healthy food.
- The establishment of the Housing NSW rehousing team to support tenants through the process of the development and rehousing is commended.
- The consultations undertaken with a broad range of stakeholders and the planned continuation of these processes as the renewal progresses is commended.
- The outline of projects planned to address the goals of the State Plan are very positive, including safety focussed design, targeted community development activities, an equity focus in addressing the needs of disadvantaged groups, the inclusion of a Learning and Employment stream, a focus on provision of affordable housing, and a strong overall emphasis on working in partnership with the community and other stakeholders.
- The proposed Health Impact Assessment to be undertaken in partnership with SWSLHD is strongly supported.

The following suggestions are made with a view to strengthening what is considered a well-written and comprehensive document:

#### Community Facilities and Services

- Reference to the planning agreement under Sections 93F to 93L of the EP&A Act could specify the provision of a community development worker in addition to community facilities to implement community building activities.
- The Social and Health Impact Report suggests that as the number of highly disadvantaged residents reduces in Claymore as a result of the renewal there will be a reduction in the need for local services (p42). It is suggested that this may not necessarily be the case, and that in the proposed consultations and planning for future service needs particular attention is given to the disadvantaged residents remaining in Claymore and to other potential emerging areas of disadvantage such as mortgage stress and increased numbers of young families.
- There should be an assessment of the level of need for General Practice medical services located in Claymore. It is suggested that contact is made with the Macarthur Division of General Practice to assist with this assessment.

#### Seniors Living

- A Health Impact Assessment of Seniors Living precincts in Rosemeadow, Minto and Macquarie Fields was undertaken in partnership with NSW Housing in 2011 and produced useful recommendations for maximising positive health impacts of these developments. The report is available at the website below and may provide some useful guidance for these developments in Claymore:  
<http://www.sswahs.nsw.gov.au/PopulationHealth/content/pdf/Health%20and%20Housing%20Seniors%20Living%20HIA%20.pdf>

#### Access to Town Centre

- Some of the proposed senior's precincts are a considerable distance (up to approximately 800m) from the proposed Town Centre at the intersection of Glenroy Road and Badgally Road, and with a steep incline. It is suggested that the impact of these relative locations are assessed and strategies developed to ameliorate any negative impacts (eg. investigate the potential for other locations for the Town Centre or the seniors precincts; ensure the early introduction of adequate and accessible public transport between locations).
- Consideration could be given to public housing tenants who experience higher levels of disadvantage being housed within walking distance of the Town Centre.



#### Land Contamination

- The site audits indicate there will be some land remediation required for pockets of soil contaminants such as asbestos and lead. These will be subject to remediation plans (RAPs) and independently audited by the EPA site auditor scheme. The report discusses achieving zero levels for bonded and free fibre asbestos. Sometimes it is not practical or feasible from a financial perspective to remove every fibre. The attached link provides further guidance to managing asbestos in the non-occupational setting: <http://www.health.gov.au/internet/main/publishing.nsf/Content/ohp-enhealth-asbestos-cnt.htm>
- While remediation strategies need to be site specific, it is noted that with a similar urban renewal project in Minto a risk assessment was undertaken regarding managing remnant asbestos which was commented on by Health. The SWSLHD Public Health Unit considered the recommendations of this report to be conservative and acceptable. The Public Health Unit is available to discuss these issues in relation to Claymore as required.

#### Rainwater Harvesting and Stormwater Management


- The project incorporates harvesting of rainwater and reuse for dwellings. This is supported but reuse should be limited to non potable uses. The attached links provide relevant guidance:  
<http://www.health.nsw.gov.au/publichealth/environment/water/rainwater.asp>  
<http://www.health.gov.au/internet/main/publishing.nsf/Content/ohp-enhealth-raintank-cnt.htm>
- Stormwater retention should be managed to eliminate hazards such as mosquito breeding areas.

#### General

- While NSW Health's Healthy Urban Development Checklist (HUDC) is cited as a reference for addressing transport and accessibility impacts it is suggested that this resource would be useful in considering other aspects of the development including healthy food, physical activity, quality employment, community safety and security, public open spaces, housing, social infrastructure, social cohesion and social connectivity, and environment and health. SWSLHD would be keen to assist in the application of the HUDC as appropriate

I hope these comments are of assistance. If you would like to discuss this matter further please contact Mr Peter Sainsbury, Director, Population Health on 9612 0706.

Regards



Amanda Larkin  
Chief Executive

Date: 2/2/15