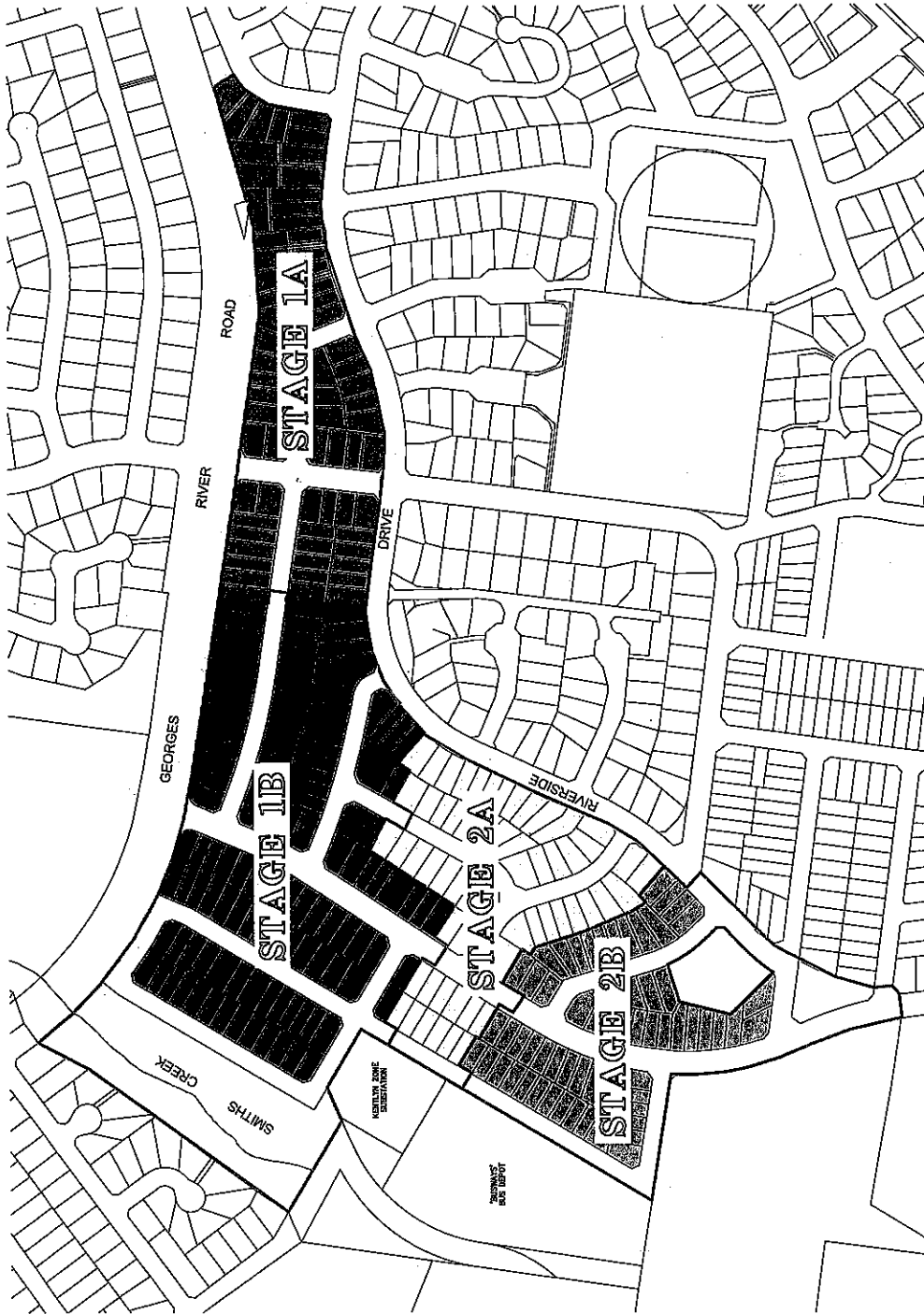


Attachment 1



NOTES.

1. PROPOSED NEW LOTS INDICATED WITH THE COLOURED HATCHING.
2. LOT LAYOUT SHOWN ON THIS PLAN IS INDICATIVE. REFERENCE SHOULD BE MADE TO THE LOT LAYOUT PLANS INCLUDED WITH THE APPLICATION.



YSCO GEOMATICS

LAND & ENGINEERING SURVEYING
 CIVIL & ENVIRONMENTAL ENGINEERING
 ENVIRONMENTAL PLANNING & DESIGN
 SITE & INFRASTRUCTURE DESIGN
 10/100 BARBETTE, FARM 102, 2181/2782
 WINDSOR, N.S.W. 2181
 WWW.YSCOGEO.COM.AU
 YSCO GEOMATICS & CIVIL ENGINEERING PTY LTD ABN 68 08 08 08 08

GEOMATIC ENGINEERING
 LAND & ENGINEERING SURVEYING
 CIVIL & ENVIRONMENTAL ENGINEERING
 ENVIRONMENTAL PLANNING & DESIGN
 SITE & INFRASTRUCTURE DESIGN
 10/100 BARBETTE, FARM 102, 2181/2782
 WINDSOR, N.S.W. 2181
 WWW.YSCOGEO.COM.AU
 YSCO GEOMATICS & CIVIL ENGINEERING PTY LTD ABN 68 08 08 08 08

AIRDS BRADBURY URBAN RENEWAL, STAGES 1 & 2 - DA BOUNDARIES.

DATE	CHECKED	SCALE	DRAWN	DATE	REFERENCE
18 APRIL 2012	18 APRIL 2012	1:2000 @ A1	18 APRIL 2012	18 APRIL 2012	641/28 DA.BDY

DATE	REVISIONS	BY
18/04/2012	A: REVISION NOTES.	RW
18/04/2012	A: REVISION STAGE BDY & LOTS	RW



DIAL BEFORE YOU DIG
 SHOULD BE CONTACTED
 PRIOR TO ANY EXCAVATION OF SITE
 111 Trade Centre of Australia of Australia and Estate New Dig Services Ltd, Trade Centre Australia.

115498004

DRAWING NUMBER



LANDO

5

ONCE UPON A TIME

STAINLESS STEEL

THE UNIVERSITY OF CHICAGO

0869000

[illegible]

Copyright © 2006 by John Wiley & Sons, Inc.

**A LIT. BEFORE FOR
SEARCH MUST
UNDERTAKEN**

[illegible]

NOTES

DESIGN

REVISION
DATE

100

-ANDCOM

THE

ALL LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE
SUBJECT TO FINAL SURVEY OR ADJUSTMENT TO SUIT ANY
CONSTRUCTED/ENCLINED DURING CONSTRUCTION

BU
DIVISION
SHEET 2 OF 2

[illegible][illegible]

Airds Bradbury Renewal Development Control Guidance

Criteria SCHEDULE 3

Requirement

Consistency

PART A – TERMS OF APPROVAL	2. The Proponent shall carry out the development Plan generally in accordance with the: a) Concept Plan Application MP10_0186; b) Airds Bradbury Renewal Project Environmental Assessment Report, prepared by BBC Consulting Planners dated May 2011, c) Airds Bradbury Renewal Project Final Response to Submissions and Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012 and letter from Landcom to Campbelltown City Council dated 21 June 2012; d) Airds Bradbury Urban Renewal Development Control Guidelines (October 2011), e) Land Use Plan prepared by Urbis and design out loud, dated 10 May 2011, and f) this approval.	Consistent
PART B – MODIFICATION TO THE CONCEPT PLAN	Building setbacks 1. The proposed Masterplan shall be amended to reflect the provision of a 6m rear building setback to properties that adjoin the Reiby Juvenile Justice Centre. The Airds Bradbury Urban Renewal Development Control Guidelines and approved Concept Plan for Airds Bradbury shall be amended to reflect this amendment and submitted to Council prior to any future application.	Will be addressed in development application for relevant stage.

Criteria	Requirement	Consistency
Fencing strategy 7. The proponent is to submit to Council a fencing strategy for the project site prior to the determination of the stage one development application.		Strategy is included in landscape report with greater detail shown for the Stage 1 application.
Traffic and transport 3. Revised plans and further details are to be provided to Council prior to any future application OR prior to the first application relating to land adjoining the Busways depot and Endeavour Energy substation illustrating the retention of vehicle access to the Busways Depot and Endeavour Energy substation that are located adjacent to Smiths Creek Corridor. The plans shall detail how vehicle access will be maintained to the abovementioned properties over the various stages of the development.		Addressed in traffic report. Vehicle access to Busways Depot and Endeavour Energy site is via the proposed road network by provision of a new road off the relocated Riverside Drive, to College Road.
4. No development (excluding new roads) shall be permitted to have direct access onto Georges River Road.		Consistency
Landscaping 5. Landscape entry statements are to be provided at the key entry points to the estate from St Johns Road and Georges River Road. Details on proposed treatments and works are to be provided as part of the landscape strategy to be submitted and approved by Council prior to any future application. The landscape strategy must incorporate a landscape buffer, consisting of screen planting of endemic species, within Georges River Road, in order to effectively screen rear fences and discourage graffiti. Details of this screen planting are to be included in the Development Applications for Stage One of the development.		The landscape plans contained in the volume of drawings indicate an entry treatment to Georges River Road with an entry statement at Riverside Drive and features reflecting the service decorations of Kevin Wheatley VC as described in the landscape report. This, together with landscaping provides a suitable entry statement, effective noise attenuation and an attractive presentation to the street.

Criteria	Requirement	Consistency
SCHEDULE 4 FURTHER ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR APPLICATION UNDER PART 4	Open Space 6. The proposed Concept Plan shall be amended to the satisfaction of Council to reflect the amended layout for Baden Powell Reserve and Merino Reserve as set out in the amended concept plan shall be submitted to Council prior to any future application.	Details of park layouts will be discussed with Council. The Concept Plan has been amended to show these parks (Figure 1).
	General Requirements 1. The proponent shall ensure that any future applications shall include: a. A detailed description of the layout and design of the proposed development, and b. A demonstration that the project is consistent with the requirements of this approval.	Refer to Section 3 of SEE and this table.

Criteria

Requirement

Consistency

Criteria	Built form and urban design 2. Each subsequent subdivision application is to demonstrate consistency with the Airds Bradbury Urban Renewal Development Control Guidelines.	Refer to Section 4
	Traffic and transport	
	3. Any future application for development within the Airds Town Centre precinct must be supported by a detailed traffic and transport study.	Not relevant to this application
	4. Any future application for development within 25m of the Georges River Parkway must refer to the document entitled Environmental Criteria for Road Traffic Noise (EPA 2010)	Not relevant to this application
	Development contributions 5. Prior to any subsequent subdivision applications being determined a voluntary planning agreement (VPA) for payment of local infrastructure contributions, with the details of the contributions, and the nature of any land dedications or works in kind is to be negotiated and executed with Council. Each subsequent subdivision application must be consistent with the VPA and identify any relevant contributions or works in kind required to be delivered for that stage.	VPA will be executed prior to the determination of the application.
	Bushfire hazard 6. Future subdivision applications must demonstrate compliance with the bushfire management measures outlined in the concept plan, Bushfire Report (April 2011) prepared by Hayes Environmental and be in accordance with <i>Planning for Bushfire Protection 2006</i> .	Bushfire management measures are consistent with a detailed report specifically for Stage 1 contained in Appendix 6.
	7. Future subdivision applications are to demonstrate that the APZs are located outside any retained bushland area.	APZs are shown on drawings and will be outside retained bushland areas.
	Biodiversity Off-set Package 8. Prior to determination of any future application for development	The off-set package will be approved prior to

Criteria

Requirement

Consistency

under the concept plan, the applicant must satisfy the Council that the bio-diversity off-set package approved by the Director-General is not compromised by the development and is consistent with the principles for off set packages as set out in the letter from the Office of Environment and Heritage to Campbelltown City Council dated 23 December 2011..	determination.
Bushland management 9. The draft bushland management plan is to be finalised and approved by Council prior to determination of any subsequent subdivision applications under the approved concept plan. The final plan is to be approved prior to the removal of affected bushland and be consistent actions identified in the letter from the Office of Environment and Heritage to Campbelltown City Council dated 23 December 2011.	A vegetation management plan for Smiths Creek corridor within the Stage 1 site area is in the course of preparation and will be submitted to Council.
Heritage 10. Prior to the commencement of stage 3 of the development, an Archaeological Management Plan is to be submitted identifying works proposed within the high sensitivity zone as well as appropriate mitigation measures.	Not relevant to this application
11. Future applications are to identify how the detailed design has responded to opportunities to further mitigate impacts on Aboriginal archaeological heritage.	Additional site testing by excavation has been undertaken as described and in Appendix 5.
Site filling and disposal 12. Any future applications are to provide details of the nature and extent of any cut and fill that is required to be undertaken. Compliance with the relevant council's requirements (as relevant to cut and fill) should also be demonstrated.	The drawings provide details of the nature and extent of cut and fill. Residential sites will have a grade enabling compliance with section 2.8.1 Cut and Fill of the Campbelltown DCP2009 in the construction of dwellings.
Utilities 13. The provision of utilities and services are to be carried out generally in accordance with the Infrastructure Servicing Report	Noted and there is general consistency with this

Criteria	Requirement	Consistency
prepared by Mott MacDonald (dated March 2010). Each future application for residential subdivision and commercial/retail development shall demonstrate consistency with the Infrastructure Servicing Report. Contamination 14. Prior to any future application for subdivision and if required by the Phase 1 Contamination Assessment approved with the concept plan, a detailed Phase 2 contamination assessment must be carried out in accordance with the requirements of State Environmental Planning Policy No 55 – Remediation of Land. Flooding 15. Any future applications for subdivision are to demonstrate compliance with the flood management measures outlined in the Part 3A Concept Plan, Water Cycle Management Study and Flooding Analysis prepared by Storm Consulting, March 2010. Compliance with Campbelltown City Council requirements (as relevant to flooding) should also be demonstrated. Water quality and riparian corridors 16. Any future applications for subdivision are to provide details on the proposed water sensitive urban design infrastructure, to the satisfaction of the consent authority. 17. Any future applications for residential lots adjacent to Smiths Creek are to demonstrate that the lot layout and indicative dwelling locations are consistent with the riparian corridor and associated buffer included within the concept plan in particular, assessment of any potential impacts upon groundwater and groundwater dependent ecosystems. Future Development 18. Any future applications for residential subdivision and dwellings		provision.
		General consistency with the intent of the control. Provision has been made for undertaking the necessary additional investigations as part of the construction phase following demolition of dwellings. The imposition of conditions of development consent requiring the preparation of an RAP and a site audit statement prior to subdivision certificate will ensure that Council's obligations under SEPP 55 are fulfilled.
		Consistent. Refer to engineering drawings showing extent of OSD area and expected inundation area.
		Consistent. Water sensitive urban design infrastructure shown on the engineering drawings and include a range of measures.
		The street and lot layout are consistent with the Concept Plan. The vegetation management plan for the Smiths Creek corridor will enable the restoration of the poor quality Shale Sandstone Transition Forest. A street separates dwellings from the reserve area and provides a suitable transition.

Criteria

Requirement

Consistency

	(that are not defined as exempt or complying development) within the site shall: - include an assessment of construction impacts, including noise, traffic, soil and erosion (including acid sulphate soils where relevant), waste, and dust, and identify the mitigation and management measures that would be implemented to address these impacts; - demonstrate compliance with the Water Sensitive Urban Design principles established in the concept plan; - where applicable, demonstrate compliance with the commitments and management procedures detailed in the Vegetation Management Plan, including the strategy for retention of trees on site; - demonstrate that habitable floor levels are located above the 100 year ARI flood level plus 500mm freeboard, and that appropriate flood evacuation can be provided for dwellings located below the probable maximum flood level; - demonstrate compliance with the <i>Planning for Bushfire Protection 2006</i>; and - demonstrate that ESD measures have been incorporated into the design of the buildings to reduce water and energy consumption in accordance with <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>. - provide subdivision plans in accordance with Council's requirements and illustrate the following: - dimensions of the proposed allotments - location of all structures proposed and retained on the site - access points - a detailed survey showing existing and proposed levels and quantities of fill, and	A detailed construction management plan will be prepared prior to construction as outlined in the Statement of Commitments (discussed below). This will provide Council the assurance required to ensure that construction impacts will be managed. Water sensitive urban design measures to improve water quality and to provide appropriate detention will be provided in accordance with the concept plan. A detailed vegetation management plan will be prepared and submitted to Council. Site contours enable adequate freeboard to be achieved above the 1 in 100 year design storm event. Streets are interconnective allowing evacuation alternatives. Refer to Appendix Refer to civil drawings for stormwater management works. Details included in drawings accompanying application.
--	---	--

Criteria	Requirement	Consistency
	v) any easements, rights of way, covenants or other restrictions either existing or required as part of the development.	
	19. Noise assessments are required for applications seeking to subdivide land for future residential purposes that may be affected by noise emanating from the Endeavour Energy substation.	Landcom is working with Endeavour Energy to determine a compliant outcome prior to determination of the subdivision application.
STATEMENT OF COMMITMENTS		
General		
	A. The development will be undertaken generally in accordance with the Environmental Assessment Report dated March 2011 prepared by BBC Consulting Planners (including accompanying Appendices) and the Final Response to Submissions and Preferred Project Report prepared by BBC Consulting Planners dated May 2012.	Complies as discussed above.
	B. NSW Land and Housing Corporation and Landcom are committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act 1979.	Currently being implemented.
	C. The proponent will continue to consult with the local community during the development process.	Currently being implemented.
	D. The proponent will continue to liaise with the Council during the development process.	Currently being implemented.
	E. The proponent will enter into a planning agreement with Council to provide roads, social and community infrastructure, drainage and facilities and amenities generally as indicated in the Environmental Assessment Report.	Currently being implemented.
During Demolition		
	A. Demolition will be undertaken in accordance with the	

Criteria	Requirement	Consistency
Social Impacts	requirements of Australian Standard AS2601 – 2001: The Demolition of Structures which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW.	Housing NSW is implementing this process prior to demolition of dwellings.
	B. A Hazardous Building Materials Management Plan will be prepared prior to demolition commencing.	Housing NSW is implementing this process prior to demolition of dwellings.
	C. An Erosion and Sediment Control Plan will be prepared to control run off during the demolition process.	Housing NSW is implementing this process prior to demolition of dwellings.
	D. A Waste Management Plan will be prepared prior to demolition commencing. Where possible materials will be recycled for reuse on the Site.	Housing NSW is implementing this process prior to demolition of dwellings.
	E. A Community Access and Safety Plan will be prepared to maintain access to, and to ensure the safety of, the existing community through the demolition process.	Housing NSW is implementing this process prior to demolition of dwellings.
	F. Demolition will occur in consultation with the community and will be integrated with the strategies to be put in place to manage the process of change and rehousing on the site.	Housing NSW is implementing this process prior to demolition of dwellings.
	A. The proponent will prepare and implement a Strategic Social Plan to develop a coordinated approach to service planning, service delivery and change management as recommended in the <i>Integrated Social Sustainability and health Impact Assessment</i> contained in Appendix 11 of the Environmental Assessment Report.	Housing NSW will prepare and implement this plan.
	B. The proponent will prepare and implement a Rehousing Process including establishing a Rehousing Team within NSW Land and Housing Corporation.	Housing NSW is implementing this process prior to demolition of dwellings.
	C. The proponent will prepare and implement a Communications Strategy throughout the development process.	Housing NSW is implementing this process prior to demolition of dwellings.
	D. The proponent will obtain all necessary approvals required by	All necessary approvals will be obtained.

Consistency

Criteria	Requirement	Consistency
Access and Movement	State and Commonwealth legislation in undertaking the project. A. Roads will be constructed in accordance with the objectives principles and design criteria contained in Appendix 12 of the Environmental Assessment Report as amended by the drawings contained in Appendix 9 of the <u>Final Response to Submissions and Preferred Project Report</u> prepared by BBC Consulting Planners dated May 2012..	Proposed roads are consistent with these principles and design criteria as discussed in the SEE.
Urban Design	A. Development will take place generally in accordance with the <u>Development Control Guidelines</u> design guidelines contained in the <u>Environmental Assessment Appendix 4 of the Final Response to Submissions and Preferred Project Report</u> prepared by BBC Consulting Planners dated May 2012..	See Section 4.
Water Cycle Management	A. Stormwater management works will be undertaken generally in accordance with the Water Cycle Management Plan contained in Appendix 8 of the Environmental Assessment Report. B. Any existing stormwater infrastructure to be retained shall be designed and modified in accordance with the guidelines of the major and minor stormwater system in Australian Rainfall and Runoff, Water Cycle Management Plan in Appendix 8 of the Environmental Assessment Report and Australian Standards.	Works have been designed generally in accordance with this strategy. Noted
Biodiversity and Vegetation	A. The proponent will prepare and implement a <u>Bushland Management Plan and Biodiversity Offset Package for the site</u> . B. The proponent will undertake a survey of all trees and other site features prior to the commencement of construction of any stage of the project and will seek to retain as many trees as possible for incorporation into the new urban form. C. The proponent will provide landscaping to all streets and parks as outlined in the Environmental Assessment Report.	These measures are being implemented through the preparation of a vegetation management plan for the Smith Creek restoration area and an offset package. Survey undertaken and is referred to in Appendix 11. Appropriate landscaping is proposed as shown on the landscaping plans and as described in the landscape strategy contained in Appendix 7.

Criteria	Requirement	Consistency
Aboriginal Culture	A. The proponent will implement the recommendations on page 46 of the Assessment of Aboriginal Heritage Impact in Appendix 7 of the EA.	Test excavations are proposed to identify any need for S90 approvals.
Open Space and Community Facilities	A. The public domain will be constructed and enhanced in accordance with the objectives and principles contained in Section 4.8 of this Preferred Project Report.	Public domain landscape proposals are consistent with the provisions in Section 4.8 of the Response to Submissions and Preferred Project Report.
	B. Community facilities will be provided in accordance with the objectives and principles contained in Section 4.9 of this Preferred Project Report.	Not relevant to this application and will be addressed in the VPA
Construction Management	A. Prior to commencing construction, a Construction Environmental Management Plan will be prepared. This Plan will include: • Development of a site specific soil erosion and sediment control plan, • Construction hours, • Air quality/dust control procedures, • Noise management procedures, • Waste management plan, • Flora and Fauna Protection Plan, • Community Safety Plan, • Arrangements for temporary pedestrian and vehicular access, • Storage and Handling of Materials Procedures, • Environmental Training and Awareness, • Contact and complaints handling procedures, • Emergency Preparedness and Response.	The applicant commits to prepare this plan prior to construction commencing.
	B. All trees on the site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction. ¹	Can be achieved by way of condition of approval.

Criteria	Requirement	Consistency
Utilities	A. <u>Noise assessments are required for applications seeking to subdivide land for future residential purposes that may be affected by noise emanating from the Endeavour Energy Substation.</u>	Landcom is in discussions with Endeavour Energy to achieve an acceptable and compliant outcome prior to finalisation of subdivision.