

Attachment 1

LANDCOM - AIRDS/BRADBURY URBAN RENEWAL PROJECT

SCHEDULE OF CURRENT LOTS IN PROPOSED DEVELOPMENT OF STAGES 2A & 2B

LOT	DEPOSITED PLAN	OWNER
Lots 1 to 6 Incl.	866527	NSW L&HC
Part Lots 7 to 15 Incl.	866527	NSW L&HC
Part Lot 17	866527	NSW L&HC
Part Lots 37 to 40 Incl.	866527	NSW L&HC
41	866527	NSW L&HC
Lot 2	264110	NSW L&HC
1	866456	NSW L&HC
1	866457	NSW L&HC
3,4 & 5	716139	NSW L&HC
22	716139	Campbelltown City Council
301	1000732	Landcom
302	1000732	Campbelltown City Council
ROADS:	PT. RIVERSIDE DRIVE	
(Subject to closure)	PT. GUNDOWRINGA PLACE	
	NANDEWAR PLACE	
	HEATHFIELD PLACE	

Attachment 2

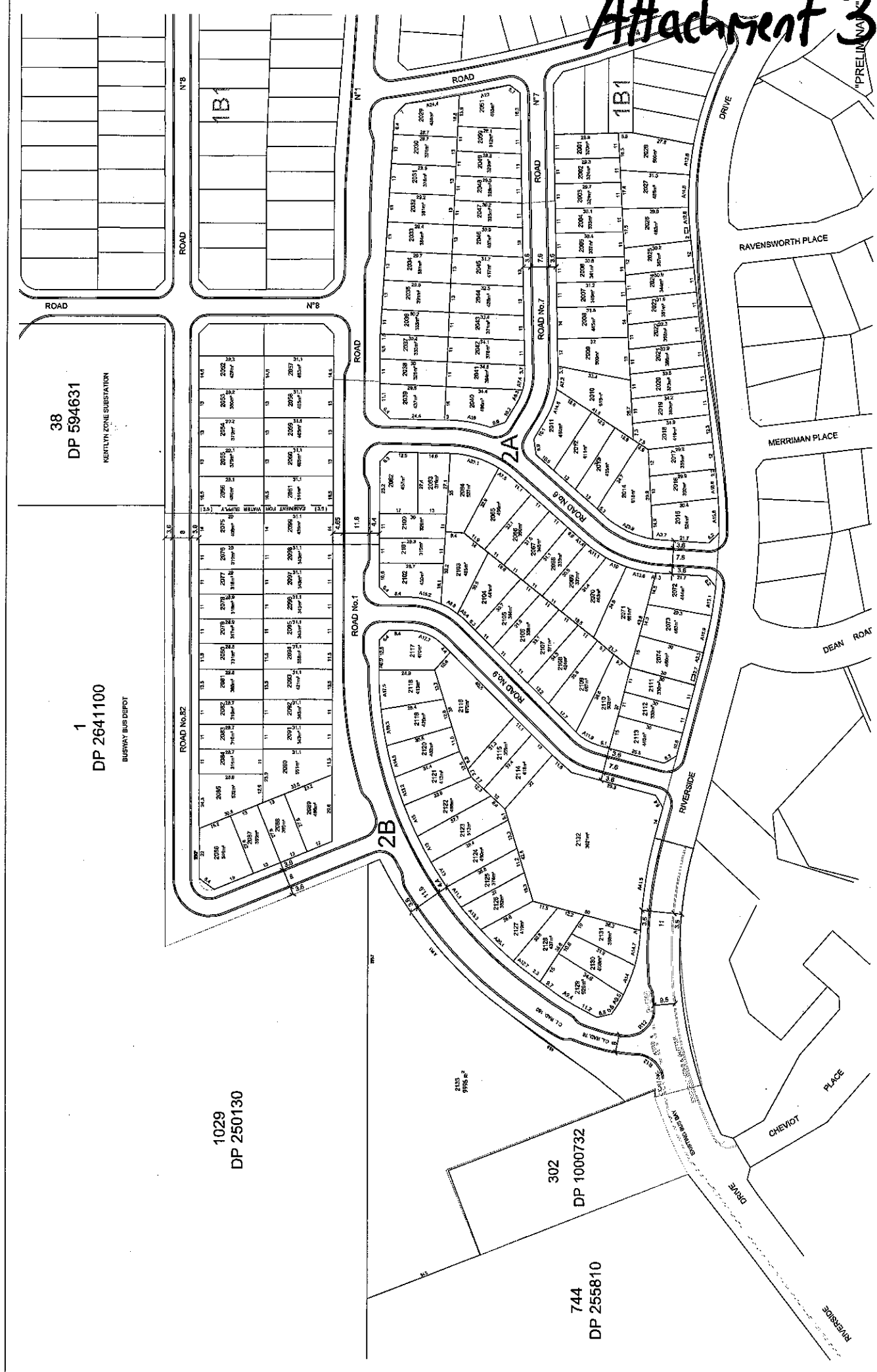


1:8,971
20 March 2014

DISCLAIMER: This map has been produced from Council records. If you intend to rely on the information shown you should contact Campbelltown City Council for verification. This map should not be reproduced without permission.



Attachment 3



PLAN SHOWING PROPOSED LOT LAYOUT

LANDCOM

PROJECT: AIRDS BRADBURY RENEWAL

STAGE: 2

SCALE: 1:500

DATE: 12/01/2013

PROJECT NO: 1029

PROJECT NAME: AIRDS BRADBURY RENEWAL

PROJECT LOCATION: AIRDS BRADBURY RENEWAL

PROJECT DESCRIPTION: AIRDS BRADBURY RENEWAL

PROJECT OWNER: AIRDS BRADBURY RENEWAL

PROJECT MANAGER: AIRDS BRADBURY RENEWAL

PROJECT ENGINEER: AIRDS BRADBURY RENEWAL

PROJECT ARCHITECT: AIRDS BRADBURY RENEWAL

PROJECT LANDSCAPE ARCHITECT: AIRDS BRADBURY RENEWAL

PROJECT CIVIL ENGINEER: AIRDS BRADBURY RENEWAL

PROJECT ELECTRICAL ENGINEER: AIRDS BRADBURY RENEWAL

PROJECT MECHANICAL ENGINEER: AIRDS BRADBURY RENEWAL

PROJECT STRUCTURAL ENGINEER: AIRDS BRADBURY RENEWAL

PROJECT ENVIRONMENTAL ENGINEER: AIRDS BRADBURY RENEWAL

PROJECT HISTORIC ARCHITECTURE CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT PALEONTOLOGY CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT HERITAGE CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT ARCHAEOLOGICAL CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT GEOLOGICAL CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT SOIL CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT WATER CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT CLIMATE CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT AIR QUALITY CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT NOISE CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT LIGHT CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT SECURITY CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT FIRE CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT TRANSPORT CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT UTILITIES CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT ENERGY CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT SUSTAINABILITY CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT SOCIAL CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT ECONOMIC CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT LEGAL CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT FINANCIAL CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT TAX CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT ACCOUNTING CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT IT CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT HR CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT TRAINING CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT COACHING CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT MENTORING CONSULTANT: AIRDS BRADBURY RENEWAL

PROJECT CONSULTING: AIRDS BRADBURY RENEWAL

PROJECT SERVICES: AIRDS BRADBURY RENEWAL

PROJECT SUPPORT: AIRDS BRADBURY RENEWAL

PROJECT ADMINISTRATION: AIRDS BRADBURY RENEWAL

PROJECT LOGISTICS: AIRDS BRADBURY RENEWAL

PROJECT FACILITIES: AIRDS BRADBURY RENEWAL

PROJECT MAINTENANCE: AIRDS BRADBURY RENEWAL

PROJECT REPAIRS: AIRDS BRADBURY RENEWAL

PROJECT REPLACEMENTS: AIRDS BRADBURY RENEWAL

PROJECT UPGRADES: AIRDS BRADBURY RENEWAL

PROJECT MODIFICATIONS: AIRDS BRADBURY RENEWAL

PROJECT ALTERATIONS: AIRDS BRADBURY RENEWAL

PROJECT ADDITIONS: AIRDS BRADBURY RENEWAL

PROJECT REMOVALS: AIRDS BRADBURY RENEWAL

PROJECT DEMOLITION: AIRDS BRADBURY RENEWAL

PROJECT CONSTRUCTION: AIRDS BRADBURY RENEWAL

PROJECT INSTALLATION: AIRDS BRADBURY RENEWAL

PROJECT COMMISSIONING: AIRDS BRADBURY RENEWAL

PROJECT OPERATION: AIRDS BRADBURY RENEWAL

PROJECT MAINTENANCE: AIRDS BRADBURY RENEWAL

PROJECT REPAIRS: AIRDS BRADBURY RENEWAL

Attachment 4

Airds Bradbury Concept Plan Approval MP10_0186

Criteria	Requirement	Consistency
SCHEDULE 3		
PART A – TERMS OF APPROVAL	1. Approval of the Airds-Bradbury concept plan, except as otherwise modified by this approval, including but not limited to: a) A Masterplan for the long term urban rejuvenation of the estate involving: i. the increase in dwellings from 1542 to approximately 2104 dwellings, ii. retention of approximately 880 existing dwellings on separate lots, iii. an increased social mix within the estate of 70% private and 30% public housing, iv. formalisation and reinvigoration of the Airds town centre, and v. new or upgraded urban infrastructure such as pathways, lighting, open space, community facilities, drainage and a series of new interconnecting public roads. b) Utilities and infrastructure delivery plan c) Staging plan d) Airds-Bradbury Development Control Guidelines e) Street layout and building typologies Street tree and landscaping strategy 2. The Proponent shall carry out the Concept Plan generally in	Consistent

Criteria	Requirement	Consistency
	accordance with the: a) Concept Plan Application MP1 0_0186; b) Airds Bradbury Renewal Project Environmental Assessment Report, prepared by BBC Consulting Planners dated May 2011; c) Airds Bradbury Renewal Project Final Response to Submissions and Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012 and letter from Landcom to Campbelltown City Council dated 21 June 2012; d) Airds Bradbury Urban Renewal Development Control Guidelines (October 2011); e) Land Use Plan prepared by Urbis and design out loud, dated 10 May 2011, and f) this approval.	
	3. Inconsistency between plans and documentation If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However the modifications of this Concept Plan approval prevail to the extent of any inconsistency.	Noted
	4. Limits on approval This approval does not allow any components of the Concept Plan to be carried out or construction to occur without further approval or consent being obtained, except for demolition works prescribed in schedule 6. This approval will lapse five years from the date of this approval unless works the subject of any related application are physically commenced, on or before that lapse date.	Noted
PART B – MODIFICATIONS TO	Building setbacks	Will be addressed in development application for relevant stage.

Criteria	Requirement	Consistency
THE CONCEPT PLAN	1. The proposed Masterplan shall be amended to reflect the provision of a 6m rear building setback to properties that adjoin the Reiby Juvenile Justice Centre. The Airds Bradbury Urban Renewal Development Control Guidelines and approved Concept Plan for Airds Bradbury shall be amended to reflect this amendment and submitted to Council prior to any future application.	
	Fencing strategy 2. The proponent is to submit to Council a fencing strategy for the project site prior to the determination of the stage one development application.	A Fencing Strategy was included in the Stage 1 development application to satisfy this requirement. A Fencing Strategy for Stage 2 is provided in Appendix 7.
	Traffic and transport 3. Revised plans and further details are to be provided to Council prior to any future application OR prior to the first application relating to land adjoining the Busways depot and Endeavour Energy substation illustrating the retention of vehicle access to the Busways Depot and Endeavour Energy substation that are located adjacent to Smiths Creek Corridor. The plans shall detail how vehicle access will be maintained to the abovementioned properties over the various stages of the development. 4. No development (excluding new roads) shall be permitted to have direct access onto Georges River Road.	This matter has been addressed in the Traffic Report that accompanied the Stage 1 application and through subsequent confirmation of discussions with representatives of Busways and Endeavour Energy.
	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	Consistent Details of the proposed landscaping scheme for Stage 2 is provided in Appendix 7.

Criteria	Requirement	Consistency
	Council prior to any future application. The landscape strategy must incorporate a landscape buffer, consisting of screen planting of endemic species, within Georges River Road, in order to effectively screen rear fences and discourage graffiti. Details of this screen planting are to be included in the Development Applications for Stage One of the development. Open Space 6. The proposed Concept Plan shall be amended in consultation with Council to reflect the amended layout for Baden Powell Reserve and Merino Reserve as set out in the correspondence from Landcom dated 21 June 2012. The amended concept plan shall be submitted to the Director-General for approval prior to any future application. Biodiversity offset package 7. The biodiversity offset package shall be amended to address the principles for offset packages as set out in the letter from the Office of Environment and Heritage to Campbelltown City Council dated 23 December 2011. This package shall be prepared in consultation with the Office of Environment and Heritage and submitted to the Director-General for approval.	The Concept Plan approved by the Minister shows the amended layout for Baden Powell Reserve and Merino Reserve as agreed by Council in its resolution of 3 July 2012. A biodiversity offset strategy has been developed in consultation with the NSW Office of Environment and Heritage. The Department of Planning and Infrastructure have approved the strategy by letter dated 2 July 2013.
SCHEDULE 4		
FURTHER ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR APPLICATIONS UNDER PART 4 Note: if there is any inconsistency between the following	General Requirements 1. The proponent shall ensure that any future applications shall include: - A detailed description of the layout and design of the proposed development, and - A demonstration that the project is consistent with the	Refer to Section 3 of the SEE and this table.

Criteria	Requirement	Consistency
environmental assessment requirements and the Statement of Commitments in Schedule 5, the following environmental assessment requirements prevail to the extent of inconsistency.	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 4.3.2 of this SEE below.
	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.
	Development contributions 4. Prior to the lodgement of any development application for subdivision relating to Stage 3, a planning agreement must be executed with council in accordance with the letter of offer made by the NSW Land and Housing Corporation to Campbelltown City Council dated 10 October 2013. Each development application for subdivision for each of the stages must identify how any relevant contributions, or works in kind, required for that stage, will be delivered to be consistent with the terms of the letter of offer dated 10 October 2013 or an executed planning agreement.	The proposal is consistent with the terms of the letter dated 10 October 2013. It is proposed that works within Stage 2 be secured through a Works In Kind Agreement (via a condition of consent).
	Bushfire hazard 5. Future subdivision applications must demonstrate compliance with the bushfire management measures outlined in the concept plan, Bushfire Report (April 2011) prepared by Hayes Environmental and be in accordance with <i>Planning for Bushfire Protection 2006</i>. 6. Future subdivision applications are to demonstrate that the APZs are located outside any retained bushland areas.	Bushfire management measures are consistent with a detailed report specifically for Stage 2 contained in Appendix 6. APZs are shown on drawings and will be outside retained bushland areas.
	Biodiversity Offset Package	

Criteria	Requirement	Consistency
	7. Prior to the determination of any future application for development under the concept plan, the applicant must satisfy the Council that the biodiversity offset package has been approved by the Director-General. 8. Prior to the determination of any future application which requires the removal of any Cumberland Plain Woodland or Shale Sandstone Transitional Forest, the proponent shall demonstrate to the satisfaction of Council that the measures in the biodiversity offset package have been secured via an agreed legal mechanism.	The Department of Planning and Infrastructure that the Director-General has approved the Biodiversity Offset package. The Department of Planning and Infrastructure have approved the strategy by letter dated 2 July 2013. The NSW Land and Housing Corporation has entered into a Deed of Agreement with Campbelltown City Council for the biodiversity lands within the Airbs Bradbury Renewal Project area. A similar agreement has been entered into between the Minister administering the Environmental Planning and Assessment Act 1979 and Council in relation to biodiversity lands off site.
	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 Bushland Management Plan is attached to the deeds of agreement referred to above.
	Heritage 10. Prior to the commencement of stage 3 of the development, an Archaeological Management Plan is to be submitted identifying works proposed within the high sensitivity zone as well as appropriate mitigation measures. 11. Future applications are to identify how the detailed design has	Not relevant to this application. Additional site testing by excavation has

Criteria	Requirement	Consistency
	responded to opportunities to further mitigate impacts on Aboriginal archaeological heritage.	been undertaken as described 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 prepared by Matt McDonald (dated March 2010). Each future application for residential subdivision and commercial/retail development shall demonstrate consistency with the Infrastructure Servicing Report.	Noted and there is general consistency with this provision.
	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.	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.
	Flooding 15. Any future applications for subdivision are to demonstrate	Consistent. Stage 1 works include works

Criteria	Requirement	Consistency
	compliance with the flood management measures outlined in the Part 3A Concept Plan, Water Cycle Management Study and Flooding Analysis prepared by Storm Consulting, March 2010. Compliance with Campbelltown City Council requirements (as relevant to flooding) should also be demonstrated. Water quality and riparian corridors 16. Any future applications for subdivision are to provide details on the proposed water sensitive urban design infrastructure, to the satisfaction of the consent authority. 17. Any future applications for residential lots adjacent to Smiths Creek are to demonstrate that the lot layout and indicative dwelling locations are consistent with the riparian corridor and associated buffer included within the concept plan in particular, assessment of any potential impacts upon groundwater and groundwater dependent ecosystems. Future Development 18. Any future applications for residential subdivision and dwellings (that are not defined as exempt or complying development) within the site shall: a. include an assessment of construction impacts, including noise, traffic, soil and erosion (including acid sulphate soils where relevant), waste, and dust, and identify the mitigation and management measures that would be implemented to address these impacts; b. demonstrate compliance with the Water Sensitive Urban Design principles established in the concept plan;	for stormwater detention and expected inundation area. Consistent. Water sensitive urban design infrastructure is shown on the engineering drawings for stage 1 and include a range of measures which will serve Stage 2. Not relevant to this application. 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

Criteria	Requirement	Consistency
	c. where applicable, demonstrate compliance with the commitments and management procedures detailed in the Vegetation Management Plan, including the strategy for retention of trees on site; d. demonstrate that habitable floor levels are located above the 100 year ARI flood level plus 500mm freeboard, and that appropriate flood evacuation can be provided for dwellings located below the probable maximum flood level; e. demonstrate compliance with the Planning for Bushfire Protection 2006; and f. demonstrate that ESD measures have been incorporated into the design of the buildings to reduce water and energy consumption in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. g. provide subdivision plans in accordance with Council's requirements and illustrate the following: - 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	accordance with the concept plan. A detailed bushland management plan has been 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 6. 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.	NSW Land and Housing Corporation have agreed to a noise mitigation strategy with Endeavour Energy. A Deed with Endeavour Energy to undertake these works will be executed.
SCHEDULE 5		
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.

Criteria	Requirement	Consistency
During Demolition	A. Demolition will be undertaken in accordance with the requirements of Australian Standard AS2601 – 2001: The Demolition of Structures which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW.	NSW Land and Housing Corporation is implementing this process prior to demolition of dwellings.
	B. A Hazardous Building Materials Management Plan will be prepared prior to demolition commencing.	NSW Land and Housing Corporation 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.	NSW Land and Housing Corporation 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.	NSW Land and Housing Corporation 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.	NSW Land and Housing Corporation 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.	NSW Land and Housing Corporation is implementing this process prior to demolition of dwellings.
Social Impacts	A. The proponent will prepare and implement a Strategic Social Plan to develop a coordinated approach to service planning, service delivery and change management as recommended in the <i>Integrated Social Sustainability and health Impact Assessment</i> contained in Appendix 11 of the Environmental Assessment Report.	NSW Land and Housing Corporation 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.	NSW Land and Housing Corporation is implementing this process prior to demolition of dwellings.

Criteria	Requirement	Consistency
Access and Movement	C. The proponent will prepare and implement a Communications Strategy throughout the development process.	NSW Land and Housing Corporation is implementing this process prior to demolition of dwellings.
	D. The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.	All necessary approvals will be obtained.
	A. Roads will be constructed in accordance with the objectives, principles and design criteria contained in Appendix 12 of the Environmental Assessment Report as amended by the drawings contained in Appendix 9 of the Final Response to Submissions and Preferred Project Report 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 Development Control Guidelines design guidelines contained in the Environmental Assessment Appendix 4 of the Final Response to Submissions and Preferred Project Report prepared by BBC Consulting Planners dated May 2012.	See Section 4 of the SEE below.
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.	Works have been designed generally in accordance with this strategy.
	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.	Noted
Biodiversity and Vegetation	A. The proponent will prepare and implement a Bushland Management Plan and Biodiversity Offset Package for the site.	Refer to previous comments above.
	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	Survey undertaken and is referred to in

Criteria	Requirement	Consistency
	incorporation into the new urban form.	Appendix 10.
	C. The proponent will provide landscaping to all streets and parks as outlined in the Environmental Assessment Report.	Appropriate landscaping is proposed as shown on the landscaping plans and as described in the landscape strategy contained in Appendix 7.
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.	An Aboriginal Cultural Heritage Assessment for stages 1 and 2 has been prepared (refer Appendix 5).
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.	The applicant commits to prepare this plan prior to construction commencing.

Criteria	Requirement	Consistency
Utilities	• Arrangements for temporary pedestrian and vehicular access, • Storage and Handling of Materials Procedures, • Environmental Training and Awareness, • Contact and complaints handling procedures, • Emergency Preparedness and Response.	
	B. All trees on the site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.	Can be achieved by way of condition of approval.
	A. Noise assessments are required for applications seeking to subdivide land for future residential purposes that may be affected by noise emanating from the Endeavour Energy Substation.	See Condition 19 of Schedule 4 above.