



3 August 2012

The Director-General
Department of Planning & Infrastructure
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Attention: Ms Pilar Aberasturi, Senior Planner, Metropolitan and Regional Projects South

Dear Ms Aberasturi,

Section 75W Application Clemton Park Village Concept Plan

Thank you for your email dated 19 July 2012. As requested please find enclosed the following information:

- Scaled plans including one set at A1 size and 5 copies at A3 size.
- 4 electronic copies (i.e. CD copies);
- An application form including owner's consent;
- A political donation declaration statement; and
- A cheque for \$5000.

We wish to advise that some of the civil drawings have been updated since this Section 75W was originally submitted. A list of plans that have been revised is provided as follows:

- 103: Added details for raised median at Eastern End of Road 1
- 105: Added details for Troy Street Pavement
- 305: Added details for raised pedestrian crossing on Road 1
- 315: Details for raised pedestrian crossing, special raised road surface treatment, roundabout centre island & splitter islands added
- 403: Stormwater Line 5 added
- 404: Stormwater Line 5 added
- 604: Services Plan Sheet 4 added

A revised version of proposed Condition A1 has subsequently been drafted to incorporate the latest set of civil drawings as follows:

"A1. Development in Accordance with Plans and documentation

The development will be undertaken in accordance with MP No. MP08_086 and the Environmental Assessment dated 23 October 2008 prepared by Planning Workshop Australia,



except where amended by the Preferred Project Report and additional information to the Preferred Project Report, and the following drawings:

Architectural (or Design) Drawings prepared for the Preferred Project Report by Marchese + Partners International – proposed Lot 11 (formerly proposed as Lot 3)

| Drawing No. | Revision | Name of Plan | Date |
|--------------------|-----------------|---------------------------|-------------|
| S75W1.01 | B | Coversheet | 30-08-11 |
| S75W2.01 | B | Level Basement Floor Plan | 30-08-11 |
| S75W1.01 | B | Coversheet | 30-08-11 |
| S75W2.01 | B | Level Basement Floor Plan | 30-08-11 |
| S75W2.02 | B | Level Ground Floor Plan | 30-08-11 |
| S75W2.03 | B | Level 01 Floor Plan | 30-08-11 |
| S75W2.04 | B | Level 02 Floor Plan | 30-08-11 |
| S75W2.05 | B | Level 03 Floor Plan | 30-08-11 |
| S75W2.06 | B | Level Roof Floor Plan | 30-08-11 |
| S75W3.01 | B | Sections | 30-08-11 |
| S75W4.01 | B | Elevations | 30-08-11 |

Landscape Plans prepared by Habitation

| Drawing No. | Name of Plan | Date |
|-----------------------|---|---------------------|
| 08-062 L02 | Precinct B Landscape Plan | 9-12-2010 |
| 08-062 L03 | Precinct A Landscape Plan—Project Application Plan | 27-04-09 |

Subdivision Drawings prepared by Dunlop Thorpe and Co. Pty Ltd

| Drawing No. | Name of Plan | Date |
|--------------------|---|--|
| 14200_1ST1 | Plan of proposed subdivision of Lot A DP 431356 & Lot 1 DP 721721 - Stage 1 (Now Lot 100 DP 1170401) | 21-05-09 1 June 2009 (Revised 27 June 2012) |



| | | |
|--|---|--|
| 14200_1ST2 | Plan of proposed subdivision of Lot 12 DP _ (Being part of Lot A DP 431356 & Lot 1 DP 721721 Lot 100 DP 1170401) - Stage 2 | 21-05-09 1 June 2009 (Revised 27 June 2012) |
| 14200_1ST3 | Plan of proposed subdivision of Lot 22 DP _ (Being part of Lot A DP 431356 & Lot 1 DP 721721 Lot 100 DP 1170401) – Stage 3 | 21-05-09 1 June 2009 (Revised 27 June 2012) |
| 14200_1ST4 | Plan of proposed subdivision of Lot 32 DP _ (Being part of Lot A DP 431356 & Lot 1 DP 721721 Lot 100 DP 1170401) – Stage 4 | 21-05-09 1 June 2009 (Revised 27 June 2012) |
| Strata Subdivision Plan prepared by Dunlop Thorpe and Co. Pty Ltd as follows: | | |
| 14200_1ST1 | Plan of proposed subdivision of Lot 11 DP (Being part of Lot 1 DP 721721) Sheet 1 of 2 | 7-2-11 |
| 14200_1ST1 | Plan of proposed subdivision of Lot 11 DP (Being part of Lot 1 DP 721721) Sheet 2 of 2 | 7-2-11 |

| Civil Drawings prepared by Craig and Rhodes | | |
|--|------------------------------------|-------------|
| Drawing No. | Name of Plan | Date |
| 048-11C_E100-108 [02] – 100 | Cover Sheet | 27/6/12 |
| 048-11C_E100-108 [02] - 101 | General Notes | 27/6/12 |
| 048-11C_E100-108 [02] - 102 | Site Plan | 27/6/12 |
| 048-11C_E100-108 [02] – 103 | Typical Road Cross Section Sheet 1 | 16/7/12 |
| 048-11C_E100-108 [02] – 104 | Typical Road Cross Section Sheet 2 | 27/6/12 |
| 048-11C_E100-108 [02] - 105 | Pavement Plan | 16/7/12 |
| 048-11C_E100-108 [02] – 106 | Erosion and Sediment Control Plan | 27/6/12 |

| | | |
|-----------------------------|---|---------|
| 048-11C_E100-108 [02] - 107 | Erosion and Sediment Control Details | 27/6/12 |
| 048-11C_E100-108 [02] - 108 | Combined Sediment Control and Temporary Flood Storage Pond Plan and Details | 27/6/12 |
| 048-11C_E100-108 [02] - 109 | Road and Sediment Basement Construction Setout | 27/6/12 |
| 048-11C_E300-306 [02] - 300 | Road and Drainage Plan Sheet 01 | 27/6/12 |
| 048-11C_E300-306 [02] - 301 | Road and Drainage Plan Sheet 02 | 27/6/12 |
| 048-11C_E300-306 [02] - 302 | Road and Drainage Plan Sheet 03 | 27/6/12 |
| 048-11C_E300-306 [02] - 303 | Road and Drainage Plan Sheet 04 | 27/6/12 |
| 048-11C_E300-306 [02] - 304 | Road and Drainage Plan Sheet 05 | 27/6/12 |
| 048-11C_E300-306 [02] - 305 | Road and Drainage Plan Sheet 06 | 16/7/12 |
| 048-11C_E300-306 [02] - 306 | Road and Drainage Plan Sheet 07 | 27/6/12 |
| 048-11C_E307-314 [02] - 307 | Longitudinal Section Road 01 Sheet 1 of 2 | 27/6/12 |
| 048-11C_E307-314 [02] - 308 | Longitudinal Section Road 01 Sheet 2 of 2 | 27/6/12 |
| 048-11C_E307-314 [02] - 309 | Longitudinal Section Road 02 | 27/6/12 |
| 048-11C_E307-314 [02] - 310 | Longitudinal and Cross Section Troy Street | 27/6/12 |
| 048-11C_E307-314 [02] - 311 | Cross Sections Road 01 Sheet 1 of 3 | 27/6/12 |
| 048-11C_E307-314 [02] - 312 | Cross Sections Road 01 Sheet 2 of 3 | 27/6/12 |
| 048-11C_E307-314 [02] - 313 | Cross Sections Road 01 Sheet 3 of 3 | 27/6/12 |
| 048-11C_E307-314 [02] - 314 | Cross Sections Road 02 | 27/6/12 |
| 048-11C_E315 [03] - 315 | Road Construction Details | 16/7/12 |
| 048-11C_321[02] - 320 | Proposed Site Access | 27/6/12 |
| 048-11C_321[02] - 321 | Signage Plan | 27/6/12 |
| 048-11C_E401-408 [02] - 400 | Stormwater External Catchment Plan | 27/6/12 |

| | | |
|-----------------------------|---------------------------------------|---------|
| 048-11C_E401-408 [02] – 401 | Stormwater Catchment Plan | 13/7/12 |
| 048-11C_E401-408 [02] - 402 | Stormwater Long Sections Sheet 1 of 4 | 27/6/12 |
| 048-11C_E401-408 [02] – 403 | Stormwater Long Sections Sheet 2 of 4 | 16/7/12 |
| 048-11C_E401-408 [02] – 404 | Stormwater Long Sections Sheet 3 of 4 | 27/6/12 |
| 048-11C_E401-408 [02] - 405 | Stormwater Long Sections Sheet 4 of 4 | 16/7/12 |
| 048-11C_E401-408 [02] – 408 | Stormwater Pit details | 27/6/12 |
| 048-11C_E600 [02] – 600 | Services Plan Sheet 1 of 4 | 27/6/12 |
| 048-11C_E600 [02] – 601 | Services Plan Sheet 2 of 4 | 27/6/12 |
| 048-11C_E600 [02] – 602 | Services Plan Sheet 3 of 4 | 27/6/12 |
| 048-11C_E600 [02] - 603 | Services Plan Sheet 4 of 4 | 27/6/12 |
| 048-11C_E800 [01] – 800 | Bulk Earthworks Plan | 19/6/12 |
| 048-11C_E800 [01] – 801 | Turning Paths Plan | 6/7/12 |

except for

- (1) any modifications which are 'Exempt and Complying Development' as identified in City of Canterbury Development Control Plan 2001 or as may be necessary for the purpose of compliance with the SCA and any Australian Standards incorporated in the SCA; and
- (2) otherwise provided by the conditions of this approval.

The Statement of Commitment A1 has also been updated accordingly as follows:

FINAL STATEMENT OF COMMITMENTS – FORMER SUNBEAM SITE CAMPSIE

A – GENERAL

1. The project will be carried out generally in accordance with the plans and material submitted as part of the Environmental Assessment for Major Project No. 07_0106, **except where amended by the Preferred Project Report dated May 2009, the Revised Preferred Project Report dated December 2010 and subsequent modification applications under Section 75W**, as described in:
 - a) Environmental Assessment Report and associated appendices dated 27 October 2008 as amended by the Preferred Project Report dated May 2009,

- b) ~~Amended Architectural Approved Architectural Drawings contained within Modification A1, of this approval for Lots 2,3,4 and 5 prepared by Marchese and Partners dated 20 April 2009;~~
- ~~e) Amended Architectural Drawings for Lot 1 prepared by Buchan group dated 24 April 2009;~~
- d) **c.** Amended Landscape Plans prepared by **Umbaco Habitation** dated **8 July 2012** ~~24 April 2009;~~
- e) **d.** Amended subdivision plans prepared by Dunlop Thorpe dated ~~1 June 2009~~ **27 June 2012**
- f) **e.** BASIX Assessment, BASIX Certificate prepared by Cundall;
- g) **f.** Amended Traffic Impact Assessment (TMAP) prepared by Traffix (Version 10) dated 24 April 2009
- h) **g.** Stormwater and Flood Management Report prepared by Hyder consulting dated October 2008;
- i) **h.** Utilities Investigation Report prepared by Hyder consulting dated September 2008;
- j) **i.** Infrastructure Report ~~and Plan~~ prepared by Hyder Consulting dated October 2008 **and plans prepared by Craig and Rhodes dated 9 June, 27 June, 6 July, 13 July and 16 July 2012.**
- k) **j.** Waste Management Plan prepared by JD Macdonald dated October 2008;
- l) **k.** Construction Management Plan prepared by Davids Group dated October 2008;
- m) **l.** Demolition Management Plan prepared by Metropolitan Demolitions dated 27 March 2009; and
- ~~n) Amended Draft Voluntary Planning agreement prepared by Maddocks dated April 2009.~~

9. INFRASTRUCTURE

9.1 Roads

- a) The proposed road layout and access arrangements will generally be in accordance with Infrastructure Report prepared by Hyder consulting dated October 2008 **and plans prepared by Craig and Rhodes dated 9 June, 27 June, 6 July, 13 July and 16 July contained in Modification condition A1 of the Concept Plan approval.**
- b) Two new concrete vehicle crossings will be provided from the new kerb alignment to the existing property boundaries to replace the existing vehicle crossings at New Troy Street as well as the construction of a new concrete footpath.



9.2 Stormwater

*Stormwater Management will be undertaken generally in accordance with **plans prepared by Craig and Rhodes dated 9 June, 27 June, 6 July, 13 July and 16 July contained in Modification condition A1 of the Concept Plan approval.***

13. B- SUBDIVISION

*The subdivision is to be undertaken generally in accordance with the details contained in the plans prepared by Dunlop Thorpe dated ~~1 June 2009~~ **27 June 2012.***

Should you have any questions in relation to this application please do not hesitate to contact me on 0408 675 973.

Yours faithfully

Richard McLachlan
Senior Development Manager
Residential NSW