

JOINT REGIONAL PLANNING PANEL
Meeting of Sydney West, 9 October 2014
Addendum

JRPP No	2014SYW066
Council DA Number	1141/2014/DA-SW
Local Government Area	Campbelltown City Council
Proposed Development	Claymore Urban Renewal Project Stage 1 Subdivision to create 249 residential lots, 2 lots for future medium density (seniors) development, 4 residue lots and associated subdivision works including construction of new roads, drainage, site regrading and retaining, utility services and landscaping
Capital Investment value	
JRPP Referral Criteria	
	\$15.1M
	Crown application with CIV exceeding \$5M
Street Address	Badgally Road, Dobell Road and Norman Crescent, Claymore
Applicant/Owner	NSW Land and Housing Corporation with UrbanGrowth NSW as project manager
Number of public submissions	Two individual submissions plus one from Campbelltown City Council
Recommendation	Approval with Conditions of consent
Report by	Scott Lee, Executive Planner, Government and Special Projects, Campbelltown City Council

Attachments

1. Letter from BBC Consulting Planners dated 30 September 2014, including amended Plans

Reason for Addendum Report

The applicant has submitted a revised lot layout that results in all proposed lots complying with the minimum 200 square metre lot size required by the Claymore Development Control Guidelines. These guidelines were part of the approved Concept Plan for the Claymore Urban Renewal Project.

As a consequence, there are now two fewer lots proposed in the Stage 1 and 2 Subdivision application than in the original plans.

Assessment of Revised Plans

The original plans had thirteen (13) lots that were below the required minimum of 200 square metres. These lots are all located adjacent to the proposed new town centre and new town park. They were proposed with consistent dimensions of 6 metre width and 30 metre depth for an area of approximately 180 sqm. They have dual frontages (Norman Crescent to the front with rear lane access).

Section 1(d) of the Assessment Report made comment in relation to these lots and concluded that they could be supported.

Notwithstanding this support, the applicant has made the decision to put forward a compliant lot layout. A letter prepared on their behalf by BBC Consulting Planners sets out their rationale (**Attachment 1**).

Lot widths have been increased to approximately 6.6 metres, up from the original proposal of 6 metres. No change in lot depth has been proposed. There is no change to any road layout. The result is the loss of two lots with the remaining eleven (11) lots now increasing in area to a range between 200 – 220 square metres approximately. Overall the yield from the subdivision is reduced from 249 to 247 residential lots.

The additional lot width can be supported and will simply provide a marginal advantage in future design options for these lots. The proposed condition of consent requiring a design review process for development on these lots should be retained to ensure proposed development is coordinated and of a consistently high quality.

There are no negative outcomes arising from the amended plan.

Actions required

To account for the amended plans, it is necessary to make minor amendments to relevant conditions of consent in terms of plan references and lot numbers as follows:

Condition 1 to be amended to refer to the following plans:

- SMEC Urban Drawing No. 77639.01.P01 Rev **E** Plan of Proposed Subdivision Site Plan
- SMEC Urban Drawing No. 77639.01.P02 Rev **E** Plan of Proposed Subdivision Stage 1
- SMEC Urban Drawing No. 77639.01.P03 Rev **E** Plan of Proposed Subdivision Stage 2

Condition 2 to be amended to refer to new lot numbers as follows:

2. Interim Works Agreement

Prior to any subdivision certificate being issued for any lots within the development, an Interim Works Agreement is to be finalised between NSW Land and Housing Corporation and Campbelltown City Council that establishes the standard of work and the timing of the delivery of the work associated with the embellishment of the proposed Badgally Reserve (proposed Lot 1070) and the embellishment of the proposed landscape buffer to Badgally Road (proposed Lot 1071).

Condition 3 to be amended to refer to new lot numbers as follows:

3. Small lot housing

Any Development Application for housing on proposed lots 1001 – 1015 must demonstrate to Council that the application has been subject to a design review process, administered by Urbangrowth NSW, to ensure consistency with the objectives of the Claymore Development Control Guidelines.

Conclusion

The amended lot layout now proposed is minor and results in all proposed lots within Stage 1 and 2 being compliant with the Claymore Development Control Guidelines. The amendments can be supported.

Recommendation

THAT the amended lot layout as proposed in the submitted plans attached to the letter from BBC Consulting Planners dated 30 September 2014, be supported and that the draft conditions of consent attached to the original Assessment Report be amended as proposed in this Addendum Report.