



30 September 2014

Our Ref: 13-105

The General Manager
Campbelltown City Council,
PO BOX 57,
CAMPBELLTOWN NSW 2560

Attention: Mr Scott Lee

Dear Sir,

Re: Development Application: Subdivision creating 156 residential lots and associated roads works, landscaping and stormwater works associated with the Claymore Urban Renewal Subdivision

We write on behalf of the NSW Land and Housing Corporation and UrbanGrowth NSW in relation to the Claymore Urban Renewal Project Area in response to matters raised by Council in its submission to the JRPP with the outcomes of its meeting of 9 September 2014.

Council has raised concerns over the consistency of the proposed development with the *Claymore Urban Renewal Development Control Guidelines* (DCG) in that 13 allotments do not comply with the DCG guidelines being less than the 200m² minimum lot size required for 'narrow lots'. Some of these allotments also have marginally less than the minimum 6m lot width. Council suggested that *the subdivision layout is adjusted to comply with the requirements of the DCG as envisaged under the terms of the Concept Approval*.

Consideration has been given to this request by UrbanGrowth NSW and the plan of subdivision has been amended in response to Council's suggestion. Whilst there is merit in the smaller lots proposed close to the park and future community facility and shopping centre, the revised layout continues to allow greater flexibility in housing types whilst achieving the minimum lot size.

This results in an amendment to the proposed plan of subdivision whereby lots 1001 to 1008 and 1009 to 1017 have been modified resulting in a reduction of 2 lots. The resulting lots all have a minimum area of 200m² with the width of lots increased to a minimum of 6.6 metres.

There is no fundamental change to road layout or civil works.

Thus the development would result in **247** residential lots rather than 249.

As a consequence, lots have been renumbered throughout the subdivision. This would necessitate a change to the draft conditions of consent including:

1. The front page of the consent notice to refer to 247 residential lots,
2. Condition 1 in relation to the approved plans,
3. Condition 2 to amend reference to lot numbers,
4. Condition 3 to amend reference to lot numbers.

Please find attached amended drawings:



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

Should any further clarification of the above be required, please do not hesitate to contact this office.

Yours sincerely

BBC Consulting Planners

A handwritten signature in black ink, appearing to read 'D. Brindle', is written over a light blue horizontal line.

Daniel Brindle
Director



Attachment 1

