

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Campbelltown City Council on Thursday 9 October 2014 at 12.30 pm

Panel Members: Bruce McDonald (Acting Chair), Paul Mitchell, Stuart McDonald and Paul Hawker

Apologies: Mary-Lynne Taylor and Paul Lake

Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYW066 – DA 1141/2014, Campbelltown City Council, Claymore Urban Renewal Project Stage 1 Subdivision to create 247 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, Badgally Road, Dobell Road and Norman Crescent, Claymore

Date of determination: 09 October 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:





The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed is acceptably consistent with the Claymore Urban Renewal Project Approval Concept Plan, consistent with the associated arrangements for the provision of services and facilities and with the provisions of other relevant planning instruments.
2. The proposal will contribute to the urban renewal of a significant element of Claymore by providing the opportunity for improved housing standards and choice which in turn will result in positive social and economic outcomes for the locality and Campbelltown City.
3. The proposed development will have no adverse impacts on the natural or built environments.
4. In consideration of conclusions 1-3 above the Panel considers the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report and with amendments to Conditions 5, 10 and 17 at the meeting.

Panel members:

 Bruce McDonald (Acting Chair)	 Stuart McDonald	 Paul Mitchell
 Paul Hawker		

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SCHEDULE 1

1	JRPP Reference – 2014SYW066, LGA – Campbelltown City Council, DA 1141/2014
2	Proposed development: Claymore Urban Renewal Project Stage 1 Subdivision to create 247 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.
3	Street address: Dobell Road and Norman Crescent, Claymore
4	Applicant/Owner: NSW Land and Housing Corporation with Urban Growth NSW as project manager
5	Type of Regional development: Crown Development with Capital Investment Value greater than \$5million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy – (Affordable Rental Housing) ○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment ○ Campbelltown (Urban Area) Local Environmental Plan 2002 ○ Claymore Development Control Guidelines • Draft environmental planning instruments: Draft UWS Planning Agreement • Development control plans: <ul style="list-style-type: none"> ○ Campbelltown (Sustainable City) Development Control Plan 2012 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council assessment report, Recommended conditions of consent, Approved Claymore concept plan, Zoning map as per 75R (3A) order, Site location plan, Proposed lot layout and staging plan, Table prepared by applicant summarizing consistency between stage 1 and terms of approval of the concept plan, Written submissions, Submission from Campbelltown City Council and Extract from view corridor and visual curtilage study. Verbal submissions at the panel meeting: Jeff Lawrence – Director Planning and Environment of Campbelltown City Council. Paul Jones, Justin Ng, Geoff Tucker and Dan Brindle in attendance on behalf of the applicant to answer questions from the Panel.
8	Meetings and site inspections by the panel: Site inspection on 9 October 2014 and Final Briefing Meeting on 09 October 2014.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report