

<b>DATE OF DETERMINATION</b>	8 December 2022
<b>DATE OF PANEL DECISION</b>	8 December 2022
<b>DATE OF PANEL MEETING</b>	5 December 2022
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Nicole Gurran, Susan Budd, Karen Hunt, George Briticevic
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Louise Camenzuli

Papers circulated electronically on 23 November 2022.

#### **MATTER DETERMINED**

**PPSSWC-132 – Campbelltown – 4604/2020/-DA-SW** – Lot 25 DP 258940, Lot 26 DP 258940, Lot 512 DP 1210126, Lot 513 DP 1210126, Lot 980 DP 1203266, Lot 990 DP 1203266, Lot 991 DP 1203266, Lot 992 DP 1203266, Lot 993 DP 1203266, Lot 1999 DP 1203428, Lot 35 DP 258939 Various Lots, Norman Crescent, Dobell Road and Arkley Avenue, Claymore – Subdivision of land to create 86 residential lots, 1 residue lot, 1 lot for future park (Dimeny Park) and including land remedial works, associated site, civil and street tree landscape works, including the removal of two hundred (200) trees.

#### **PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings listed at item 8 in Schedule 1.

#### **Development application**

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### **REASONS FOR THE DECISION**

The Panel generally agreed with the balance of considerations in the Council Assessment Report and determined to approve the application for the reasons outlined in the Council Assessment Report and as below.

The redevelopment of Stage 5 of the Claymore Urban Renewal Project is generally consistent with the Part 3A Concept Approval and project specific Urban Design Guidelines for the Claymore Urban Renewal Project. The proposed development generally complies with the objectives and relevant prescriptive controls for the development in the R2 Low Density Residential zone under the Campbelltown Local Environmental Plan 2015 and also with relevant requirements of the Campbelltown (Sustainable City) Development Control Plan 2015, including the intent of the desired future character for the area.






The Panel is satisfied that the conditions of consent ensure that the site will be remediated under the oversight of an accredited site auditor and that the site can be made suitable for the intended uses following remediation.

The proposed subdivision will contribute to the renewal of a large public housing site to provide improved housing supply and choice for future residents and is in the public interest.

## CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report.

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Karen Hunt
 Nicole Gurran	 George Briticevic
 Susan Budd	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-132 – Campbelltown – 4604/2020/-DA-SW
2	PROPOSED DEVELOPMENT	Subdivision of land to create 86 residential lots, 1 residue lot, 1 lot for future park (Dimeny Park) and including land remedial works, associated site, civil and street tree landscape works, including the removal of two hundred (200) trees.
3	STREET ADDRESS	Lot 25 DP 258940, Lot 26 DP 258940, Lot 512 DP 1210126, Lot 513 DP 1210126, Lot 980 DP 1203266, Lot 990 DP 1203266, Lot 991 DP 1203266, Lot 992 DP 1203266, Lot 993 DP 1203266, Lot 1999 DP 1203428, Lot 35 DP 258939 Various Lots, Norman Crescent, Dobell Road and Arkley Avenue, Claymore
4	APPLICANT/OWNER	NSW Land and Housing Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>Claymore Urban Renewal Concept Plan approval</li> <li>Campbelltown 2025 – Looking Forward</li> <li>Campbelltown Local Environmental Plan 2015</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Campbelltown Sustainable City DCP 2015</li> </ul> </li> <li>Planning agreements: Claymore Voluntary Planning Agreement (VPA) and associated Infrastructure Services Delivery Plan (ISDP) that address the remediation of land</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 21 November 2022</li> <li>Written submissions during public exhibition: Nil</li> <li>Total number of unique submissions received by way of objection: Nil</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Council Briefing: 12 April 2021 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair), Nicole Gurrán, Louise Camenzuli and George Griess</li> <li><u>Council Assessment staff</u>: Alexandra Long and Belinda Borg</li> </ul> </li> <li>Applicant Briefing: 28 February 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair), Nicole Gurrán, Susan Budd, George Brticevic, Karen Hunt</li> <li><u>Council assessment staff</u>: Fletcher Rayner, Alexandra Long, Belinda Borg</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ <u>Applicant representatives</u>: Pat Coleman, Craig Smith, Paul Neville, Glyn Richards, Paul Neville</li> <li>• Final briefing to discuss council's recommendation: 5 December 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Susan Budd, Karen Hunt, George Briticevic</li> <li>○ <u>Council assessment staff</u>: Alexandra Long, Zoran Sarin</li> <li>○ <u>Applicant representatives</u>: Pat Coleman, Sonal Dhaliwal</li> </ul> </li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approval
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the Council Assessment Report