

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WESTERN CITY PLANNING PANEL

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| DATE OF DETERMINATION | 14 September 2022 |
| DATE OF PANEL DECISION | 14 September 2022 |
| DATE OF PANEL MEETING | 5 September 2022 |
| PANEL MEMBERS | Justin Doyle (Chair), Nicole Gurran, Susan Budd, George Brticevic and Karen Hunt |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | Louise Camenzuli |

Papers circulated electronically on 30 August 2022.

MATTER DETERMINED

PPSSWC-133 – Campbelltown City Council – 906/2020/DA-SW at Dobell Road, Claymore - Claymore Urban Renewal Project Stage 4, subdivision creating 181 Torrens title allotments being 180 residential allotments, and one (1) residual lot (future Davis Park), and including land remedial works, associated site, civil and street tree landscape works, including the removal of 312 trees (as described in Schedule 1).

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 recommendations and 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 4 of the Claymore public housing estate is generally consistent with the Part 3A Concept Approval and Urban Design Guidelines for the Claymore Urban Renewal Project.

The proposed development will facilitate the provision of housing (including social and affordable housing) within a low-density residential area, and generally complies with the objectives and prescriptive controls for development within the R2 Low Density Residential Zone under the Campbelltown Local Environmental Plan 2015. The proposed development also generally complies with relevant requirements under the Campbelltown (Sustainable City) Development Control Plan 2015, and is consistent with the desired future character for the Claymore Urban Renewal Area.

The Panel is satisfied that relevant conditions of consent ensure the site will be remediated under the oversight of an accredited site auditor in accordance with a Remediation Action Plan and will be suitable for the intended uses when remediated, noting advice that a portion of the Stage 4 development area has already been remediated and validated in conjunction with the remediation of the adjacent Stage 3 area.

While the application proposes the removal of most of the existing vegetation, the Panel notes advice that the vegetation to be removed does not constitute core or potential koala habitat and that the extent of the civil works, including remediation works, precludes retention of the existing vegetation. The Panel notes that the conditions of consent require that all planting in parks and public spaces is to maximise the use of locally indigenous species such as Cumberland Plain Woodland and the planting of suitable street trees.

The Panel is satisfied that environmental impacts are appropriately managed by the proposed conditions of consent.

The proposed redevelopment will contribute to the renewal of a large public housing site to provide additional social and affordable housing stock in Western Sydney and is in the public interest.



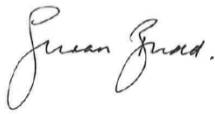


CONDITIONS

The development application was approved subject to the conditions in the council assessment report but with the following amendments that have been incorporated into revised conditions Version 05 supplied by the Council assessment staff to the Panel that the Panel is advised have been agreed to by the Applicant:

- Condition 1. List of approved plans updated to reference most recent version of the Detailed Site Investigation (Douglas Partners Project No. 76577.25 Revision 03 October 2020) and the Site Remediation and Validation Report (Geotechnique May 2021).
- Condition 9 – Remediation Davis Park – new condition inserted to require further detailed investigations and remediation of Part Lot 17 DP 258940 (known as Davis Park) as a component of the subdivision works.
- Condition 47 (previously condition 46) – updated to reflect staging of remediation
- Condition 57– new condition to capture works to Part Lot 17 DP 258940 Davis Park - Remediation Specification & Site Management Plan Davis Park.
- Condition 63 – new condition inserted to require interim validation report for part Lot 17 DP258940 known as Davis Park to be provided prior to commencement of civil works upon part Lot 17 DP258940.

CONSIDERATION OF COMMUNITY VIEWS

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 | |
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|  Justin Doyle (Chair) |  Nicole Gurran |
|  Susan Budd |  George Brticevic |
|  Karen Hunt | |

| SCHEDULE 1 | | |
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| 1 | PANEL REF – LGA – DA NO. | PPSSWC-133 – Campbelltown City Council – 906/2020/DA-SW |
| 2 | PROPOSED DEVELOPMENT | Claymore Urban Renewal Project Stage 4, subdivision creating 181 Torrens title allotments being 180 residential allotments, and one (1) residual lot (future Davis Park), and including land remedial works, associated site, civil and street tree landscape works, including the removal of 312 trees. |
| 3 | STREET ADDRESS | Lot 1 DP 258940, Lot 2 DP 258940, Lot 3 DP 258940, Lot 5 DP 258940, Lot 7 DP 258940, Lot 10 DP 258940, Lot 11 DP 258940, Lot 12 DP 258940, Lot 13 DP 258940, Lot 14 DP 258940, Lot 15 DP 258940, Lot 16 DP 258940, Lot 17 DP 258940, Lot 18 DP 258940, Lot 26 DP 258940, Lot 27 DP 258940, Lot 513 DP 1210126, Lot 512 DP 1210126, Lot 980 DP 1203266 Various properties on Arkley Avenue, Gidley and Dobell Crescents, Martins Way, Dobell Road and Dobell Reserve and Dimeny Park, CLAYMORE |
| 4 | APPLICANT/OWNER | Applicant: Landcom c/o NSW Land and Housing Corporation Owner: NSW Land and Housing Corporation |
| 5 | TYPE OF REGIONAL DEVELOPMENT | Crown development over \$5 million |
| 6 | RELEVANT MANDATORY CONSIDERATIONS | <ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 11 Georges River Catchment State Environmental Planning Policy (Planning Systems) 2021 Claymore Urban Renewal Concept Plan approval Campbelltown 2025 – Looking Forward Campbelltown Local Environmental Plan 2015 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Campbelltown (Sustainable City) Development Control Plan 2015 Campbelltown Sustainable City DCP 2015 Part 9 – Urban Renewal Areas Airds Claymore DCP Draft Specification Containment Cells under Road (CCC) Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> Coastal zone management plan: Nil 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development |
| 7 | MATERIAL CONSIDERED BY THE PANEL | <ul style="list-style-type: none"> Council Assessment Report: 26 August 2022 Amended Conditions of Consent Version 05: 13 September 2022 Written submissions during public exhibition: Nil Revision to the conditions and correspondence forwarded to the Council following the final determination briefing. |
| 8 | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> Briefing: Monday, 12 April 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurrán, Louise Camenzuli, Darcy Lound and George Griess |

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| | | <ul style="list-style-type: none"> ○ <u>Council assessment staff</u>: Alexandra Long, Belinda Borg, David Smith, Fletcher Rayner, Luke Joseph and Rana Haddad • Applicant Briefing: Monday, 28 February 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Susan Budd, George Brticevic, Karen Hunt ○ <u>Applicant representatives</u>: Pat Coleman, Craig Smith, Paul Neville, Glyn Richards, Paul Neville • Final briefing to discuss council's recommendation: 5 September 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Susan Budd, George Brticevic and Karen Hunt ○ <u>COI</u>: Louise Camenzuli ○ <u>Council assessment staff</u>: Andrew MacGee, Fletcher Rayner, David Smith ○ <u>Applicant representatives</u>: Pat Coleman, J Heyer, V Pretila |
| 9 | COUNCIL RECOMMENDATION | Approval |
| 10 | DRAFT CONDITIONS | Attached to the council assessment report (as updated) |