

DATE OF DETERMINATION	25 July 2024
DATE OF PANEL DECISION	25 July 2024
DATE OF PANEL MEETING	22 July 2024
PANEL MEMBERS	Justin Doyle (Chair), David Kitto, Brian Kirk, George Brticevic, Karen Hunt
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Louise Camenzuli declared a conflict of interest as she has been briefed by NSW Land and Housing Corporation on another matter in her capacity as a lawyer.

Papers circulated electronically on 19 July 2024.

MATTER DETERMINED

PPSSWC-353 – Campbelltown – 2413/2023/DA-SW – 12 FULLWOOD PLACE CLAYMORE 2559

Lot 3202 DP 807572, Lot 29 DP 258940, Lot 30 DP 258940, Lot 31 DP 258940, Lot 32 DP 258940, Lot 33 DP 258939, Lot 1999 DP 1203428, Pt Lot 2000 DP 1203428 Claymore Neighbourhood Centre, 9 Gould Road, Lot 29 Dobell Road, Lot 30 Dobell Road, Lot 31 Dobell Road, Lot 1999 Dobell Road, Pt Lot 2000 Glenroy Drive, Lot 29 to 32 and Lot 1999 Dobell Road, Lot 33 Fullwood Place, Lot 2000 Glenroy Drive and Lot 3202 Gould Road, CLAYMORE

Stages 9 & 10 Claymore

Subdivision creating 198 Torrens title allotments being 192 residential lots (88 in Stage 9 and 104 in Stage 10), one residue lot for Claymore Community Centre, one lot being for Fullwood Reserve (part), one drainage reserve, one lot for public road and one residue lot adjacent to Glenroy Drive and including associated site, civil and street tree landscape works including the removal of 321 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

Stages 9 and 10 of the Claymore Urban Renewal Concept Plan are located between Glenroy Drive to the south and west, Fullwood Reserve to the north, and the M5 Hume Motorway to the east. The northwestern edge of the site bounds the Claymore Community Centre. The area of land affected by the proposed works is approximately 12.98 ha.

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report. The Panel concurs with the Council's assessment that the proposal is generally in accordance with

the terms and intent of the Claymore Urban Renewal Concept Plan, and associated Claymore Urban Renewal Development Control Guidelines.

The proposed development is also consistent with the identified zone objectives of the R2 Low Density Residential and RE1 Public Recreation zones 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 continued redevelopment of the Claymore public housing estate is anticipated to have positive social and economic impacts for the immediate locality and the wider community due to the provision of improved housing in a renewed urban environment and is in the public interest.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report, with one amendment to Condition 100, which is to include the words in italics as follows: -

100. Site Validation Report



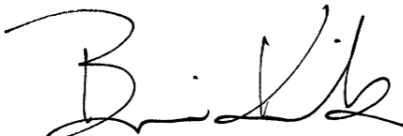


Upon completion of the approved remediation works, *and prior to the issue of a subdivision certificate*, a site validation report is to be completed by the appointed Site Auditor and shall be submitted to Council and the appointed principal Certifier indicating that the soil on the site complies with the requirements for the use of the site as proposed.

Condition Reason: To comply with legislation which requires the panel to be satisfied in substance that the site will be suitably remediated so as to be compatible for the approved new use.

This amendment was discussed with the Applicant's representative during the final briefing and the amendment was accepted.

CONSIDERATION OF COMMUNITY VIEWS

The application was publicly notified and exhibited from the 28 August 2023 to the 26 September 2023. The exhibition was in line with the statutory requirements and Campbelltown City Council's Community Participation Plan. No submissions were received in response to the proposal.

PANEL MEMBERS	
 Justin Doyle (Chair)	 David Kitto
 Brian Kirk	 George Brticevic
 Karen Hunt	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-353 – Campbelltown – 2413/2023/DA-SW - 12 Fullwood Place, Claymore
2	PROPOSED DEVELOPMENT	Subdivision creating 198 Torrens title allotments being 192 residential lots (88 in Stage 9 and 104 in Stage 10), one residue lot for Claymore Community Centre, one lot being for Fullwood Reserve (part), one drainage reserve, one lot for public road and one residue lot adjacent to Glenroy Drive and including associated site, civil and street tree landscape works including the removal of 321 trees. (as described in Schedule 1).
3	STREET ADDRESS	Lot 3202 DP 807572, Lot 29 DP 258940, Lot 30 DP 258940, Lot 31 DP 258940, Lot 32 DP 258940, Lot 33 DP 258939, Lot 1999 DP 1203428, Pt Lot 2000 DP 1203428 Claymore Neighbourhood Centre, 9 Gould Road, Lot 29 Dobell Road, Lot 30 Dobell Road , Lot 31 Dobell Road, Lot 1999 Dobell Road, Pt Lot 2000 Glenroy Drive, Lot 29 to 32 and Lot 1999 Dobell Road, Lot 33 Fullwood Place, Lot 2000 Glenroy Drive and Lot 3202 Gould Road, CLAYMORE
4	APPLICANT/OWNER	Applicant: FACS Owner: New South Wales 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 (Industry and Employment) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 11 Georges River Catchment Campbelltown Local Environmental Plan 2015 Draft environmental planning instruments: Nil Development control plans: campbelltown (Sustainable Cities) Development Control Plan 2015 Planning agreements: No Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</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: 10 July 2024 Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 4 September 2023: <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Brian Kirk, David Kitto, George Brticevic, Karen Hunt <u>Council assessment staff</u>: Alexandra Long, Kristy Griffiths <u>Applicant</u>: Gulliver Coote, Luis Valarezo, Ziwar Sattouf, Niall McAteer, Matthe Theris

		<ul style="list-style-type: none">• Final briefing to discuss council’s recommendation: 22 July 2024<ul style="list-style-type: none">○ <u>Panel members</u>: Justin Doyle (Chair), Brian Kirk, David Kitto, George Brticevic, Karen Hunt○ <u>Council assessment staff</u>: Alexandra Long, Karl Okorn
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report