

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-394 Campbelltown
DA Number	2/2024/DA-CW
LGA	Campbelltown City Council
Proposed Development	Construction of landscaping and open space infrastructure embellishment works to the new Fullwood Reserve and surrounding parklands comprising civil and stormwater management works, revegetation, carpark and playing field upgrades and construction of an all abilities play area
Street Address	Lot 1 Beryl Close, EAGLE VALE NSW 2558, Fullwood Reserve, Epidote Close, EAGLE VALE NSW 2558
Applicant	Homes New South Wales
Owner	NSW Land and Housing Corporation
Date of DA lodgement	12-Jan-2024
Total number of Submissions	The application was not required to be notified, in accordance with Council's Notification Policy.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	The capital investment value of the proposal is \$14,996,038,000. Pursuant to Section 4.5(b) of the EP&A Act and Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011, The Sydney Western City Planning Panel is the consent authority for the proposal.
Pre DA Meeting	A pre da meeting was held 7 th August 2023.
Preliminary Briefing	A Preliminary briefing was held 18 March 2024. Record of Briefing at Attachment 2
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • Campbelltown Local Environmental Plan 2015 • Campbelltown (Sustainable City) Development Control Plan 2015 • Campbelltown (Sustainable City) Development Control Plan 2015 – Volume 2: Site Specific DCPs: Part 9 – Urban Renewal Areas Airs Claymore • Campbelltown Local Strategic Planning Statement
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Site Plans • Civil Drawings • Landscape Drawings • Statement Of environmental effects • Aboriginal Cultural & Heritage Assessment • Access & Inclusion Review • Noise Impact Assessment • Arborist Report • Bushfire Assessment Report • Engineering Design Report • Geotechnical Report • Detailed Site Investigation Northern Fullwood reserve

	<ul style="list-style-type: none"> • Preliminary Contamination Report • Detention Basin & Flood Study • Amended Vegetation Management Plan • Salinity Assessment • Traffic Impact Assessment • Waste Management Plan
Concurrence	Crown Development
Recommendation	Approval subject to attached conditions
Report prepared by	Alexandra Long
Meeting date	19 August 2024

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?
e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not Applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Not Applicable

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Executive Summary

Council is in receipt of a development application for the landscaping and open space infrastructure embellishment works to the new Fullwood Reserve and surrounding parklands.

The subject site is zoned RE1 Public Recreation under the provisions of the Campbelltown Local Environmental Plan 2015 (CLEP 2015).

The application was not required to be notified, in accordance with Council's Notification Policy.

The proposed works seek to deliver high quality landscape and open space infrastructure to cater for the recreational and passive needs of the local community that is consistent with the NSW Government Architect's Greener Places design framework and the Claymore Infrastructure Delivery Plan. It is an item within the Claymore Renewal Project Planning Agreement between Council and NSW Land and Housing Corporation.

The capital investment value of the proposal is \$14,996,038,000. Pursuant to Section 4.5(b) of the EP&A Act and Schedule 6 clause (4) of State Environmental Planning Policy (Planning Systems) 2021, the Sydney Western City Planning Panel is the consent authority for the proposal.

An assessment under Section 4.15 of the Environmental Planning and Assessment Act 1979 has been undertaken and the application is recommended for approval, subject to the recommended conditions.

Background

The Claymore public housing estate is one of five public housing areas in Campbelltown built in the 1970s and early 1980s. The housing estate was previously one of the largest public housing estates in South Western Sydney, containing 1,123 public housing dwellings. Significant parts of the Claymore public housing area utilised the Radburn urban design principles, which are now considered unsuitable in a public housing context.

Redevelopment of the Claymore public housing estate is being undertaken by the NSW Land and Housing Corporation in accordance with the Claymore Urban Renewal Concept Plan (Concept Plan) granted by the Minister for Planning and Infrastructure on 24 May 2013. The subject development application is identified as Fullwood Reserve within the Concept Plan.

The redevelopment of the Claymore public housing estate is facilitated by the Concept Plan. The Concept Plan increases dwelling numbers from 1,123 to approximately 1,490 dwellings, including 100 seniors housing units. Further, the Concept Plan increases social mix within the estate with 70 per cent of housing stock to be privately owned and 30 per cent to be retained as public housing. The Concept Plan also includes the creation of a new Claymore town centre and new and upgraded urban infrastructure such as pathways, lighting, open space, community facilities, drainage and a new road network.

The Concept Plan was modified on 22 October 2013 to allow a planning agreement to be provided prior to the lodgement of any development application for subdivision relating to Stage 3 of the Concept Plan.

Stages 1 and 2

On 9 October 2014, the Sydney West Joint Regional Planning Panel approved Stages 1 and 2 of the Concept Plan (development application 1141/2014/DA-SW) which created 247 Torrens title residential allotments, two allotments for future medium density development, four residue allotments and associated subdivision works including construction of new roads, drainage, site retaining and retaining, utility services and landscaping. The Stages 1 and 2 subdivision works have been completed.

Stage 3

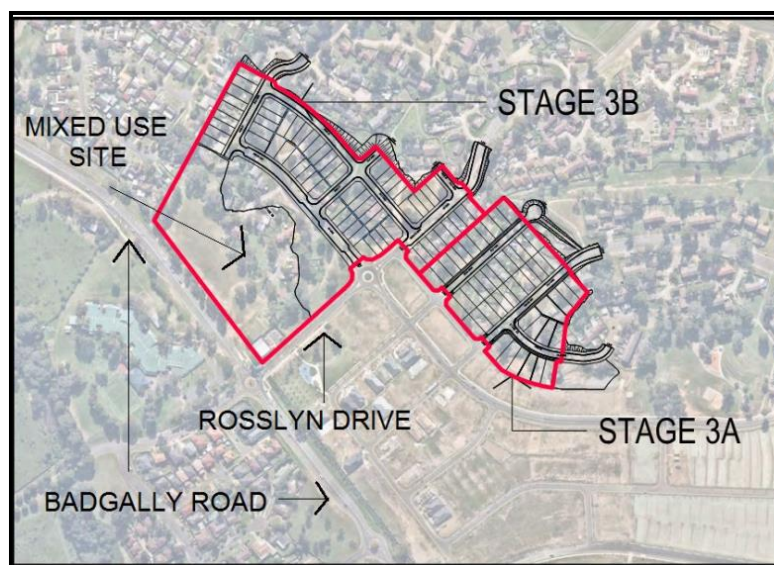


Figure 1: Stage 3 Redevelopment.

19 December 2018 approval was granted for application 1700/2017/DA-SW for the subdivision of land creating 113 Torrens title residential allotments, 17 residue lots, including one lot that would contain the future proposed retail centre and community facilities and three lots comprising roads, and associated civil works in Stages 3A and 3B of the Claymore Urban Renewal Concept Plan, subject to conditions.

21 November 2019, application 1700/2017/DA-SW/B was modified to update property and development descriptions, provide a turning head to road 09, and connect Bryant Way to Ruby Way subject to amending Condition No.1.

20 August 2020, application 1700/2017/DA-SW/C was modified to remove four (4) trees, prune three (3) trees and amend condition 19 regarding footpath width, involving modification of Condition 1 and 19.

Stage 11

Application number 11/2021/DA-SW, for the subdivision of land comprising 92 Torrens title residential allotments, 1 residue allotment and associated site, civil and landscape works, including the removal of 190 trees, was granted approval by the Sydney Western City Planning Panel at its meeting 30 June 2022 subject to conditions.

Stage 11 Modification A (11/2021/DA-SW/A)

Under the delegated authority of Council, modification of development consent for Stage 11 was granted consent (26 May 2023) being for the subdivision creating 91 Torrens titled residential allotments, 1 residue lot and associated site, civil and landscape works involving minor earthworks and drainage works associated with the subdivision on Council land comprising Lot 154 DP 774619 being part of land to which the consent relates to include the provision of remediation containment cells and the removal of Tree 144. More specifically the modification involved:

- Delete Condition 7 – Batter & Drainage Works

- permit on-site containment beneath proposed road areas of soils impacted with asbestos and heavy metals
- correct a mis-description in the consent (incorrect report reference)
- Removal of Tree 144; and
- Other errors in working within conditions.

Stage 4 (906/2020/DA-SW)

Application 906/2020/DA-SW, for the subdivision of land comprising 181 torrens title allotments, being 180 residential allotments, and 1 residual lot (future Davis Park), and including land remedial works via the construction of containment cells under identified roadways, associated site, civil and street tree landscape works, including the removal of 312 trees within the Claymore public housing estate, generally in accordance with the Claymore Urban Renewal Concept Plan, was granted approval by the Sydney Western City Planning Panel at its meeting 14 September 2022, subject to conditions.

Stage 5

Application 4604/2020/DA-SW, for the 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 200 trees, identified as Stage 5 of the Claymore public housing estate in accordance with the Claymore Urban Renewal Concept Plan, was granted approval by the Sydney Western City Planning Panel at its meeting 08 December 2022, subject to conditions.

Sydney Western City Planning Panel Briefing

Sydney Western City Planning Panel were briefed regarding the proposal on Monday 18 March 2024.

The record of the preliminary briefing identified the following points:

Applicant

- *Homes NSW gave a detailed presentation on the proposal, which is an essential component of the Claymore Urban Renewal Project that was approved by the Minister on 24 May 2013 under the former Part 3A of the Environmental Planning and Assessment Act 1979.*
- *Homes NSW is required to deliver the upgrades to the Fullwood Reserve under the Claymore Voluntary Planning Agreement.*
- *Homes NSW indicated that it has worked closely with Council and other key stakeholders to develop the proposal, which includes major stormwater works, upgrades to the existing sport fields and the provision of several new recreational facilities.*

Council

- *Council advised that the DA does not need to be exhibited.*
- *Council is waiting for advice from the NSW Office of Environment and Heritage on the potential Aboriginal heritage impacts of the project.*
- *It is also waiting for Homes NSW to submit amended plans to address issues raised by Council's Open Space section.*
- *The key assessment issue is likely to the proposed stormwater management system, and Council expects to get detailed advice from its engineering section shortly and then issue an RFI to Homes NSW.*

Panel

- Panel members queried whether the toilet facilities would be open to the public at all times and whether additional seating could be provided for spectators on the western side of the northern field. Council and Homes NSW indicated that these matters had been considered during the development of the proposal, and that the preference is to provide seating on the eastern side of the northern field due to the space constraints on the western side of the field.
- Based on these discussions, the Chair indicated that it should be possible to expedite the assessment of the DA and determine it in June 2024.

The complete minutes of the briefing are at Attachment 2.

The Site and Locality

Claymore redevelopment area is an irregularly shaped 125 hectare site bound by Badgally

Road to the southwest, the Hume Highway to the southeast, and the western and northern boundaries adjoin the existing Eagle Vale residential area. The site is approximately 2 kilometres north of Campbelltown CBD and is accessed from Badgally Road to the south,

Dobell to the south and west and Gould Road to the north.

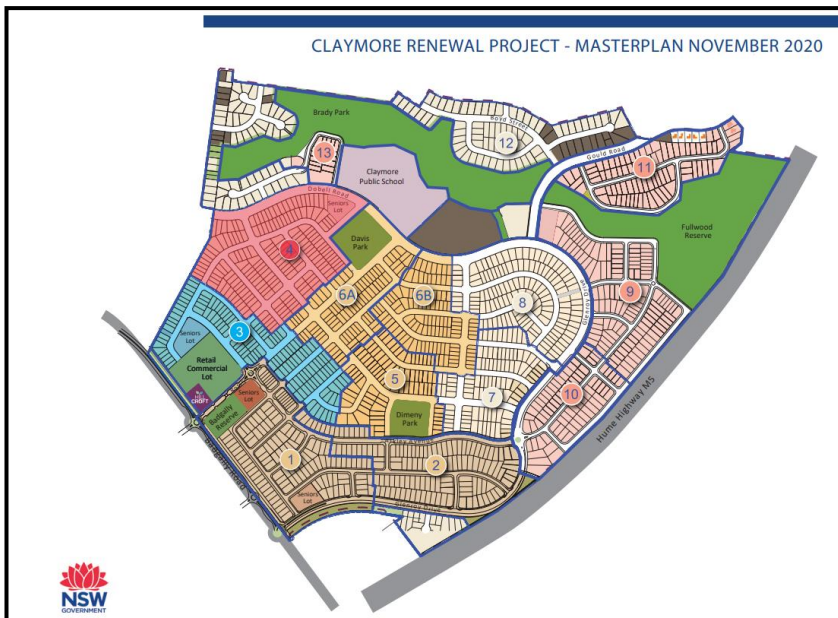
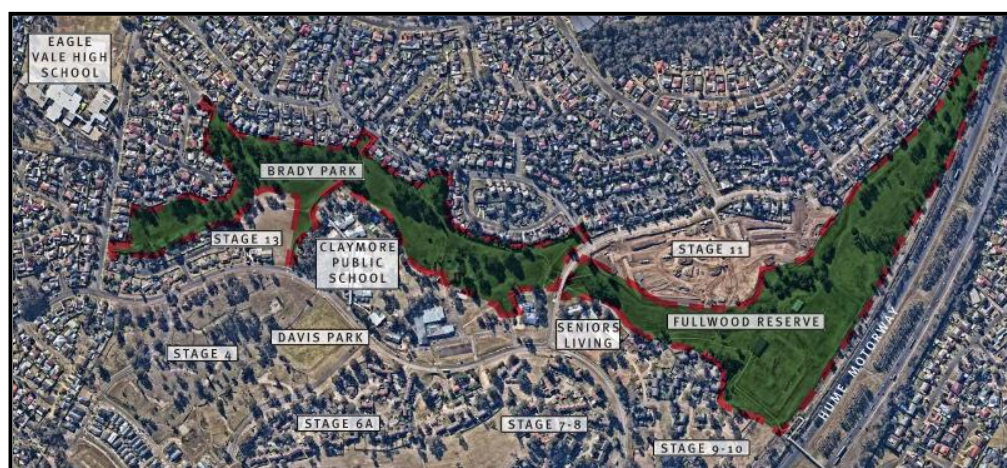


Figure 2: Claymore Urban Renewal Concept Plan area.

Fullwood Reserve comprises Lot 3 in DP 1285108 and Lot 9091 in the proposed plan of subdivision for Stage 9 and is the residue lot following the Stage 9 and 11 subdivisions. It adjoins Stage 11 subdivision to the north, Stage 9 subdivision to the south Gould Road to the west and the Hume Motorway to the east. The reserve also adjoins the rear of dwelling houses on Gould Road in the in Eagle Vale. Fullwood Reserve has been part of the urban fabric of Claymore since the creation of the residential suburb.



Figures 3 & 4 – Fullwood Reserve in context & the Site

The proposed embellishment works to Fullwood Reserve fall within the area of the Concept Plan.

An excerpt of the Concept Plan showing the area affected by the proposed embellishment works is identified as follows:

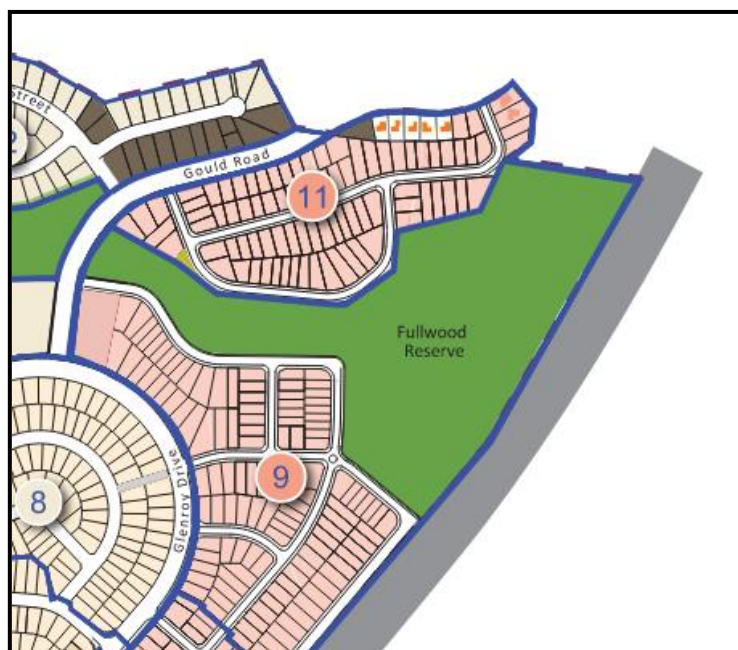


Figure 5 - Extract of Concept Plan

The Claymore ISDP identifies the area of Fullwood Reserve to be approximately 8.88 hectares.

Site Constraints Table

Site Constraints	Applicable to this site
Bushfire Prone Land	Not Applicable
Flood Affected	Applicable
Overland flow affected	Applicable
Mine Subsidence	Not Applicable
Noise Affected Property	Not Applicable
Aboriginal Sensitivity Zone	Applicable
Koala Habitat	Not Applicable
Jemena Gas Line	Not Applicable
Transgrid Electrical Easement	Not Applicable
Easements	Not Applicable
Tree Removal	Applicable
Biodiversity Impacts	Applicable
Heritage Item	Applicable

Proposal

This development application seeks approval for the open space embellishment and landscaping works to Fullwood reserve and comprises of the following:

- Civil and stormwater management works including:
 - a new detention basin in the northern part of Fullwood Reserve;
 - minor drainage to car parking and hardstand areas;
 - bulk earthworks to form the detention basin and car parking areas.
- Revegetation works to meet the terms of approval of the Concept Plan, planning agreement, Vegetation Management Plan and Bushland Revegetation Strategy and additional tree planting along footpaths and along M5;
- Park embellishment works to Fullwood Reserve including:
 - sports facilities upgrade:
 - fields enlarged to meet future NRL code provision;
 - bleachers; tiered sandstone log /turf spectator seating;
 - new sports field fence with fence gate to both fields (total 4 gates)
 - Drinking/bottle refill fountain;
- Carpark upgrades:
 - main carpark; 90 bays (4 x DDA) with new driveway into Fullwood Reserve;
 - secondary carpark; formalised 6 bays (1 x DDA) plus vehicle turnaround area;
- Playground:
 - younger children's playground: 2 bay swings, circuit track, in-ground trampoline, bed rocker, rope hammock, talking tubes, rotating ball, climbing, sliding, nature play opportunities;
 - rubber wet pour under equipment
- Riparian revegetation:
 - opportunities to reintroduce native creek line species and mass plant areas to create pleasant microclimatic zones within the parkland.
- Recreation facilities:
 - accessible pedestrian bridge to improve park connectivity;
 - new park signage to improve wayfinding within the reserve;
 - fitness station – static and dynamic outdoor fitness equipment for all ages;
 - BBQ and picnic shelters, picnic settings and bins;
 - shaded seating opportunities;
 - lighting every 15 m along cycleway connecting to Brady Park and
 - shared pathway/cycleway network.

- Tree removal associated with bulk earthworks for new detention basin.

Fullwood reserve is to be embellished with landscaping and open space infrastructure to create a new vibrant and attractive space for the growing community.

Images of Indicative Elements

The applicant has included indicative imagery of the proposed play space, mass planting, seating within the open space, as follows:



Indicative Riparian Planting Schedule

The applicant has provided the following riparian planting schedule comprising:

Indicative Riparian Plant Schedule				
Botanical name	Common name	Height	Pot size	Qty
Trees				
<i>Angophora subvelutina</i>	Broad leaved Apple	15m	25L	21
<i>Casuarina glauca</i>	Swamp She-oak	15m	25L	21
<i>Casuarina cunninghamiana</i>	River She-oak	30m	25L	21
<i>Eucalyptus longifolia</i>	Woollybutt	30m	25L	21
<i>Melaleuca styphelioides</i>	Prickly Paperbark	15m	25L	21
Shrubs				
<i>Dodonaea viscosa</i>	Sticky Hop Bush	2m	5L	1083
<i>Indigofera australis</i>	Australian Indigo	2m	5L	1083
<i>Melaleuca decora</i>	White Feather Honeymyrtle	1m	5L	1083
<i>Ozothamnus diosmifolius</i>	White Dogwood	1m	5L	1083
Native Grasses				
<i>Dianella longifolia</i>	Blueberry Lily	0.4m	50 x 50 x 90mm	33833
<i>Dichelachne micrantha</i>	Short Haired Plume Grass	0.4m	50 x 50 x 90mm	22063
<i>Echinopogon ovatus</i>	Forest Hedgehog Grass	0.4m	50 x 50 x 90mm	20299
<i>Imperata cylindrica</i>	Crago Grass	0.5m	50 x 50 x 90mm	22062
<i>Rytidosperma caespitosum</i>	Wallaby Grass	0.2m	50 x 50 x 90mm	27062
<i>Themeda triandra</i>	Kangaroo Grass	0.2m	50 x 50 x 90mm	33833

Design Intent

The park has been designed by JMD design, landscape architects. The Architects highlighted the following behind the intent of the design:

"To optimize the recreation opportunities provided within the park, LAHC have been successful in gained funding to amplify play facilities enabling the provision of an inclusive all abilities play space.

The design principle of accessibility is extended beyond the physical to include opportunities for play and social interaction for people of all ages, abilities and cultures as well as access to nature in a variety of forms. Associated with the all-abilities play space is quality green, open and public space with enhanced tree canopy to provide an immersive experience. The design has been developed in consultation with Community, Council and DPE.

The all-abilities playground included approximately 14 pieces of equipment in soft fall as well as a variety of natural elements which provide sensory and imagination play opportunities such as a native grass maze, mounded scramble slope, and stepping stones through a mixture of plantings. The park will be extensively planted and provided with shade sails for generous shade provision; picnic shelters, tables, seats, as well as a drinking fountain add amenity.

The presence of the bio-basin and overland flow path is accepted and integrated into the park providing an opportunity for increased biodiversity as well as environmental education and interpretation."

Watercycle Management Plan

McBarron Creek running through Fullwood Reserve and Brady Park drains the Claymore Urban Renewal Project area. A new detention basin is proposed in the northern part of the reserve.

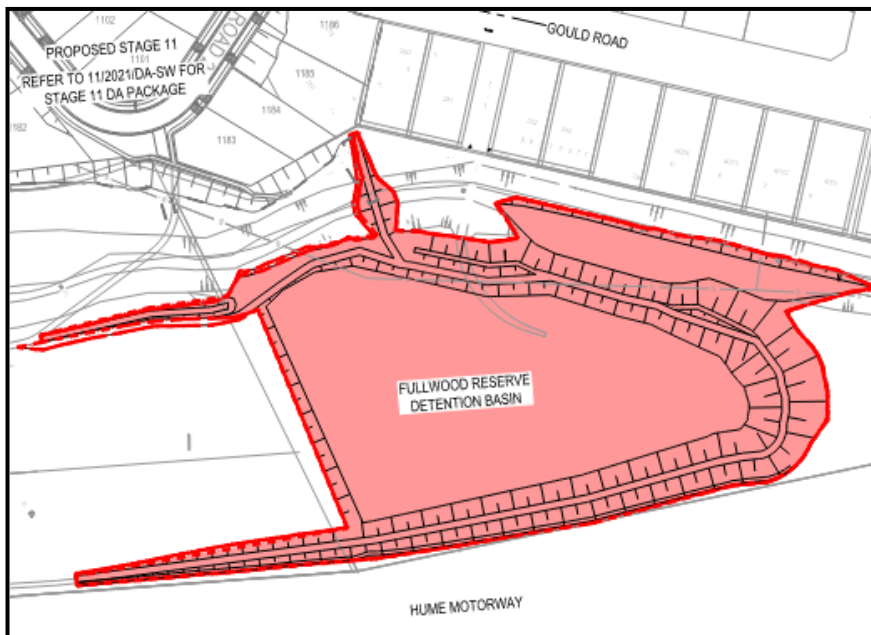


Figure 5 – Fullwood Reserve Detention Basin

The proposed detention basin has been designed in accordance with the requirements of Northrop Water Cycle Management Plan and is intended to manage the increased runoff from the CURP and maintain existing flow regimes downstream of the CURP. This is achieved through the introduction of the end of line detention storage and hydraulic controls.

The Engineering Design Report in support of the proposal as prepared by the SMEC group, demonstrates compliance with Campbelltown City Council's DCP and Engineering Guidelines, the Northrop Water Cycle Management Plan for the Claymore Renewal Project as well as generally meeting the requirements set out in the Claymore Infrastructure Services Delivery Plan (ISDP).

The report notes that engineering investigations and concepts have been developed for each of the following:

- Road design
- Stormwater quality
- Stormwater quantity

The results indicating that it is feasible to service the proposed development and also achieve compliance with regulatory and authority requirements.

Acoustic

Renzo Tonin & Associates completed an assessment of environmental noise impacts from the activities occurring within the proposed Fullwood Reserve.

Noise impact from activities occurring within the proposed Fullwood Reserve upon the most affected Claymore Renewal Project Stage 9 residential receiver locations has been quantified and compared to the nominated noise requirements. It was concluded to comply with the relevant noise criterion.

Bulk Earthworks

Earthworks are required to form the detention basin and car parking areas. Minimal additional earthworks are proposed associated with the installation of play equipment, general play areas, seating and other furniture and facilities.

Overall, there will be approximately 1,130m³ of material to be brought to the site, primarily to construct the detention basin. Erosion and sedimentation controls will be installed prior to works commencing and maintained for the duration of works

Site Contamination

Contamination investigations were undertaken for the southern and northern parts of Fullwood Reserve to determine if significant surface or subsurface soil contamination is likely to exist on the site that may present a risk to human health and/or the environment as a result of previous and current land use. The study for the southern part of the reserve concluded as follows:

The previous contamination assessment (JBS&G 2021a) did not identify gross or widespread contamination within the southern portion of Fullwood Reserve. Minor fly-tipping adjacent to residential areas, anthropogenic inclusions in deep fill zones adjacent the creek line, and identification of asbestos containing material (ACM) on the surface at one sampling location (outside the current site area) was identified.

Noting the identification of surface ACM and anthropogenic inclusions in fill, it was considered there is potential for further asbestos to be identified within reserve areas. As such, it was considered that the site could be made suitable for the intended land use subject to further investigation within areas of concern and it was recommended that a Remedial Action Plan (RAP) should be developed to facilitate appropriate remediation of asbestos impacts identified and an Asbestos Management Plan be developed to mitigate potential risk to workers/site users until remediation is undertaken.

The study for the northern part of the reserve concluded as follows:

Based on the investigation completed, no gross or widespread contamination has been identified within the northern portion of Fullwood Reserve and it is considered that the site can be made suitable for ongoing open space use including tree planting and construction of a basin. It is noted that minor previously identified impacts including ACM adjacent historical location S09_TP20 (JBS&G 2021a, outside the current site area) and the identification of anthropogenic materials (particularly along the McBarron Creek alignment) creates the potential for further ACM to be identified within the site in fill or amongst the surface.

Based on the conclusions presented in these studies, JBS&G have recommend that, in order to manage ACM identified is adjacent areas and to manage potential uncontrolled fill and unexpected finds, a RAP including an Unexpected Finds Protocol (UFP) should be developed for the broader Fullwood Reserve.

EPA Records

A search of the NSW EPA database was undertaken for the subject site as follows:

- NSW EPA protection of the Environment Operations Act 1997 (POEO Act) public register of licenses, applications and notices (maintained under Section 308 of the POEO Act).

No contamination records under the POEO Act pertain to the site or immediate surrounding properties.
- NSW EPA contaminated land public register of record of notices (under Section 58 of the Contaminated Land Management Act 1997 (CLM Act)).

No notices have been issued under the CLM Act for the site or surrounding area.
- NSW contaminated sites notified to the EPA (under Section 60 of the CLM Act).

The site or land immediately surrounding the site do not appear on the EPA contaminate dland register or list of sites notified to EPA.
- Per-and polyfluoroalkyl substances (PFAS) Investigation Program.

The site and properties within the surrounding area were not listed by the EPA on the NSW Government PFAS Investigation Program.

Aboriginal Cultural Heritage

A supporting Cultural Heritage Assessment prepared by Extent Heritage advised that the environmental assessment conducted under Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the overall Project included an Aboriginal Cultural Heritage Assessment Report (ACHAR) and Aboriginal Technical Report (ATR), which were completed by Archaeological and Heritage Management Services (AHMS) in 2015 (AHMS 2015a, 2015b).

Proposed works within Fullwood Reserve, extend outside of the original ACHAR boundary, therefore requiring an additional ACHAR in order to fulfil the environmental assessment requirements.

It has been identified that within the study area there is one registered Aboriginal site (AHIMS 52-2-4879) consisting of an artefact scatter across a large exposure (30m x 10m) consisting of four stone artefacts (two silcrete and two indurated mudstone/tuff [IMT]). Aerial photography of this site indicates that it has been highly disturbed due to ground works in the area, resulting in the artefacts

being moved and brought to the surface. Some discrete areas of medium archaeological potential has been identified, due to low levels of disturbance and proximity to McBarron Creek. However, majority of the study area has been subject to significant disturbance (e.g., the construction of the sports fields and McBarron Creek channelling) and has low to nil potential, because deposits have been truncated and topsoil removed.

The consultants advised that a full coverage archaeological survey of the study area was completed on 10 August 2023, with representatives of six Registered Aboriginal Parties (RAPs). The survey relocated AHIMS 52-2-4879 but found no additional sites within the study area.

Based on this assessment, it has been recommended that further archaeological investigations will need to be undertaken in order to identify the impact that the project will have on the archaeological resource, so that informed management recommendations and mitigation measures can be developed to minimise impacts to the identified Aboriginal heritage.



Figure 6 – AHIMS Site 52-2-4879

European Heritage

The site does not comprise any individually listed items of local heritage significance as listed by Schedule 1 of the Campbelltown Local Environmental Plan 2015.

Utility Services

Utilities such as water, electricity, gas and NBN, are available and can be readily augmented to meet the needs of the proposal.

Construction Management

The proposed development has the potential for noise and dust emissions during construction. It is anticipated that conditions will be imposed to ensure construction activity will take place in accordance with accepted criteria for construction activity.

Construction will be managed to minimise disturbance to neighboring properties. Construction techniques would seek to avoid the generation of waste and to achieve a reduction in building waste to landfill by reusing and recycling construction material waste where possible.

A Construction Management Plan would be required prior to the commencement of construction works. This is to include construction traffic management and construction noise and vibration management measures as conditioned in attachment 1.

Clause 34A Certification

The Project was approved under former NSW biodiversity legislation, which has since been replaced by the NSW Biodiversity Conservation Act 2016 (BC Act). An application was made by LAHC for certification of the development under Clause 34A of the Biodiversity Conservation (Savings and Transitional) Regulation 2017. Certification under Clause 34A allows for recognition of past offsetting agreements for Part 3A concept plan approvals under the NSW Environmental Planning and Assessment Act 1979 and does not require further biodiversity assessment or approval under Part 7 of the BC Act.

Clause 34 A certification was approved for the Claymore Urban Renewal Project Area in December 2021. As such, no further biodiversity matters are required to be assessed unless the proposed works extend beyond the Clause 34A certification boundary, or the impacts are increased because of the proposed works causing further biodiversity impacts.

Arboricultural Impact Assessment

An arboricultural impact assessment was prepared by Arborsaw dated December 2023, to identify trees to be removed as part of the proposed works.

Overall, 278 trees were identified and inspected in Fullwood Reserve. 78 trees within and adjacent to the proposed works were assessed in the arboricultural impact assessment and 53 of these are to be removed. The 53 Trees to be removed include; Three (3) x A, 31 x B, 14 x C and Five (5) x R Retention Value Trees. The primary reasons for tree removal across the site is the Bulk Earthworks for the Detention Basin that results in major soil level changes within the TPZs.

The Arborist identified that 25 trees can be retained if the tree protection measures in the report are adhered to. Trees nominated for retention include; Two (2) x A, 16 x B and Seven (7) x C Retention Value Trees. All 25 trees for retention require generic protection measures including Tree Protection Fencing. Four (4) Trees numbered 373, 379, 418 & 485 require specific protection measures including Arborist supervision of works as works are planned in the immediate vicinity of the TPZ's. In order to ensure the 25 trees nominated for retention remain viable during and post construction, tree protection measures including, the engagement of a project arborist, Arborist supervision, tree protection fencing, tree protection signage, mulching, a restriction of activities within Tree Protection Zones (TPZ's) and compliance reporting must be incorporated into the project.

It is noted that extensive planting and revegetation is planned for within the wider landscape plans of Fullwood Reserve. The proposed tree plantings include shade tree plantings for the carpark and playground areas as well as areas for the revegetation of the Cumberland Plain and River Flat Eucalypt Forest plant communities.

Vegetation Management Plan

C. Playground

D. Riparian Vegetation Works

- a. Reintroduce native creekline species and mass plant areas to create pleasant microclimatic zones within the parkland.
- b. Rocks and water slowing
- c. Additional tree planting along footpaths and along M5.

E. Water Cycle Devices

- a. Detention basin proposed in turf kick about area

F. Recreation Facilities

G. Shareway

A key element of the new space is increased access to quality green, open and public space with enhanced tree canopy. Extensive landscaping including trees, mass planting areas, turf and a feature maze of native grasses is sought to be provided.

All Abilities Playground

A component of the embellishment works includes construction of a playground with a range of equipment and activities designed for play and social interaction for people of all ages, abilities and cultures. The all-abilities playground will have approximately 15 pieces of equipment and associated soft fall, and wet pour rubber.



Figure 8 – All Abilities Playground

The Architects sought to optimise the recreation opportunities provided within the park, as LAHC were successful in obtaining funding to amplify play facilities enabling the provision of an inclusive all abilities play space within the concept design.

Key features of the playground include:

- In ground wheelchair trampoline;
- Combi swing;
- Talking tubes;
- Rotating ball bucket seat;
- Inclusive bed rocker;
- Rope hammock;
- Accessible carousel;

- Water play;
- Distorting mirror;
- Robinia village playhouse;
- Painted cluster climbers;
- Concrete embankment slide;
- Climbing holds and rope;
- Nature lay logs and steppers;
- Tunnel.

Access

Road access

Vehicular access to the reserve and its associated car parking is to be provided from Dobell Road via new roads (Road No 1 and Road No 2) and is to be constructed as part of the Stage 9 subdivision works. Vehicular access includes:

- Vehicular access to the main car parking area (90 vehicles) from the eastern end of Road No 1;
- Vehicular access for emergency, service and delivery vehicles and to the existing northern carpark providing 6 spaces and a vehicle turnaround area;
- Access for maintenance vehicles at the above points and also service vehicle access from Gould Road opposite Axinite Place and to the Stage 11 bioretention basin from Abrahams Way.

Pedestrian and cycle access

Pedestrian and cycle access is proposed from a number of points including:

- new streets that front the park as part of the Stage 9 and 11 subdivisions;
- existing pedestrian access under Gould Road maintained with access to/from Gould Road on either side of McBarron Creek;
- connections to M5 pedestrian overpass maintained;
- existing pedestrian access points to the northern part of Fullwood Reserve maintained;
- new pedestrian linkage towards Eagle Vale via a new pedestrian bridge across McBarron Creek.

A defined park pathway system is proposed to be clearly legible by visual and signage means with controlled vehicular access that prevent motorbikes and inappropriate vehicular access by deterrent fencing, bollards and planting.

Accessibility

Fullwood Reserve has been designed to be inclusive and accessible. An Access and Inclusion Review was undertaken by Funktion and conclude as follows:

"Having reviewed the proposed landscape design, it is our opinion that at this stage of the design, the access provisions for people with physical and sensory disabilities in the proposed upgrades to Fullwood Reserve complies with the functional accessibility requirements of the Disability Discrimination Act 1992 (DDA), AS1428.1 2009, AS1428.4.1 2009 and AS1428.2.

With the implementation of the recommendations in ongoing detailed design, the provision of access for people with a disability in the proposed new work can provide continuous accessible paths of travel and the equitable provision of accessible facilities to provide inclusive design to meet the anticipated requirements of visitors to the park”.

Salinity

Salinity investigations undertaken for Fullwood Reserve indicate that the soils are non-saline and non-aggressive with sub surface or natural clay soils appeared to consist of higher sodicity. The salinity report recommends measures to be incorporated into a construction environmental management plan to manage erosion and other soil limitations during the construction process.

Report

The development has been assessed in accordance with the heads of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, and having regard to those matters, the following issues have been identified for further consideration.

1. Strategic Context

1.1 Greater Sydney Regional Plan

The Greater Sydney Region Plan (GSRP), is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. In the transformation of Greater Sydney, the needs of a growing and changing population have been broken into three metropolis cities:

- Western Parkland City
- Central River City
- Eastern Harbour City

The GSRP identifies the need for an additional 725,000 dwellings across Greater Sydney between 2016-2036. Approximately 25 percent of this growth will come from the Western Parkland City, which the Campbelltown LGA is a part.

The proposal is consistent with the GSRP in that it will help contribute to the GSRP's projected needs by 2036.

1.2 Western City District Plan

The Western City District Plan (the District Plan) sets out more detail with respect to the anticipated growth in housing and employment in the Western City over the next 20 years.

The District Plan identifies future growth of an additional 184,500 dwellings to be provided in land release areas and urban renewal of existing areas close to existing centres. The redevelopment of Claymore will assist in achieving the revised 2021 – 2026 housing target range of 7,100 – 8,250 dwellings for Campbelltown as future subdivision and dwelling house applications are lodged.

1.3 Greater Macarthur 2040 (Draft) An interim Plan for the Greater Macarthur Growth Area

Greater Macarthur 2040 is a draft land use and infrastructure implementation plan that, when finalised, will guide precinct planning within the Growth Area. The Plan is supported by strategies for major items of State and local infrastructure and includes an updated structure plan for the land release areas of South Campbelltown.

The Growth Area within the Campbelltown Local Government Area (LGA) would provide for approximately 39,000 dwellings in the land release precincts. Approximately 19,000 of these new dwellings is expected to be delivered in new land releases within the Campbelltown LGA, including Menangle Park.

The proposal is consistent with the draft Plan and the overall Concept Plan approval.

1.4 Local Strategic Planning Statement

On 31 March 2020, the Campbelltown Local Strategic Planning Statement (LSPS) came into force when it was published on the NSW Department of Planning, Industry and Environment's e-planning portal.

The LSPS responds to a number of key strategic documents produced by the Federal and NSW State Governments, as well as by Council, to provide a 20 year land use vision for the Campbelltown LGA. The LSPS delivers four key themes, which are consistent with the Council's Community Strategic Plan. The themes that are most relevant to the proposed development are:

1. A vibrant, liveable city, and
2. A respected and protected natural environment.

The planning priorities, within these themes, that are applicable to the proposed development are:

- Planning Priority 2 - Creating high quality, diverse housing
- Planning Priority 6 - Respecting and protecting our natural assets

The application is consistent with the above strategic directions as the proposal would continue to facilitate the redevelopment of Claymore public housing estate, which will significantly improve the existing public infrastructure.

1.5 Campbelltown 2032 Community Strategic Plan

Campbelltown 2032 is the 10 year Community Strategic Plan for the City of Campbelltown. The Strategic Plan addresses five key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years:

- Outcome 1: Community and belonging
- Outcome 2: Places for people
- Outcome 3: Enriched natural environment
- Outcome 4: Economic prosperity
- Outcome 5: Strong leadership

The key outcome most relevant to the proposed development is Outcome 2: Places for people. .

The strategy most relevant to this application is:

- 2.3.1 – Ensure all people in Campbelltown have access to safe, secure, and affordable housing.

It is considered that the proposed embellishment works are generally consistent with the long term vision for the Claymore locality and the Macarthur Region as a whole having regard to the character and impact upon the community precinct.

2. Planning Provisions

The development has been assessed in accordance with the heads of consideration under Section 4.15 of the EP&A 1979, and having regard to those matters, the following have been identified for further consideration.

2.1 Determination of Crown Development Applications

Pursuant to Clause 4.33 of the Environmental Planning and Assessment Act 1979, a consent authority must not impose a condition on its consent to a Crown development application, except with the approval of the applicant.

The draft conditions of consent were provided to Homes NSW for review. At the time writing this report, agreement on the conditions was being finalised.

2.2 National Parks and Wildlife Act 1974

Section 90 of the *National Parks and Wildlife Act 1974* requires an Aboriginal Heritage Impact Permit (AHIP) issued by the Chief Executive for any development:

- *in relation to a specified Aboriginal object, Aboriginal place, land, activity or person or specified types or classes of Aboriginal objects, Aboriginal places, land, activities or persons*

Proposed works within Fullwood Reserve, Claymore extend outside of the original ACHAR boundary, therefore requiring an additional ACHAR to be prepared in order to fulfil the environmental assessment requirements.

The key findings of the Fullwood Reserve Aboriginal Cultural Heritage Assessment report as prepared by Extent Heritage, noted the following:

- *There is one registered AHIMS sites within the study area (AHIMS 52-2-4879) that has in part been formed from ground disturbance works moving artefacts to the surface.*
- *The majority of the study area has been subject to high levels of ground disturbance due to the channelling of McBarron Creek and the construction of the sports fields.*
- *Discrete patches of lower disturbance have been identified and hold medium archaeological potential due to the proximity to McBarron Creek.*
- *Based on the results of this assessment and proposed works, one registered Aboriginal site will be impacted, (AHIMS 52-2-4879) and it is likely for further unidentified sites to be present that may be harmed.*
- *Test excavations under the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (DECCW 2010) are recommended in order to investigate the levels of archaeological potential.*
- *An AHIP is required prior to be proposed works being undertaken if impacts will occur to AHIMS 52-2-4879 and any other sites identified during the test excavations.*

A condition is required for the proponent to obtain an Aboriginal Heritage Impact Permit (AHIP).

2.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 11 Georges River Catchment

The proposal falls within the Georges River Catchment and thus this policy applies. The general aims and objectives of this plan are as follows:

Clause 11.4 Aims and Objectives

- (a) *to maintain and improve the water quality and river flows of the Georges River and its tributaries and ensure that development is managed in a manner that is in keeping with the national, State, regional and local significance of the Catchment,*
- (b) *to protect and enhance the environmental quality of the Catchment for the benefit of all users through the management and use of the resources in the Catchment in an ecologically sustainable manner,*
- (c) *to ensure consistency with local environmental plans and also in the delivery of the principles of ecologically sustainable development in the assessment of development within the Catchment where there is potential to impact adversely on groundwater and on the water quality and river flows within the Georges River or its tributaries,*
- (d) *to establish a consistent and coordinated approach to environmental planning and assessment for land along the Georges River and its tributaries and to promote integrated catchment management policies and programs in the planning and management of the Catchment,*
- (e) *to provide a mechanism that assists in achieving the water quality objectives and river flow objectives agreed under the Water Reform Package.*

The proposal does not conflict with any of the relevant provisions and is therefore considered acceptable in this regard.

2.4 State Environmental Planning Policy (Transport and Infrastructure) 2021

Clause 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* sets out provisions relating to the impacts of road noise or vibration on non-road development. The proposed land use is not identified in Clause 2.120.

Furthermore, Council's Traffic Engineer reviewed the proposal and did not raise concern subject to inclusion of conditions as incorporated within the recommended conditions. This includes a condition requiring a Construction Management Plan prior to works commencing.

2.5 State Environmental Planning Policy (Resilience and Hazards) 2021 - Chapter 4 Remediation of Land

Clause 4.1 Object of this Chapter:

- (1) *The object of this Policy is to provide for a State-wide planning approach to the remediation of contaminated land.*
- (2) *In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:*
 - a. *by specifying when consent is required, and when it is not required, for a remediation work, and*
 - b. *by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
 - c. *by requiring that remediation work meet certain standards and notification requirements.*

The SEPP introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.

The application was supported by a detailed site investigation report, prepared by JBS&G, dated 08 November 2023.

The report made the following conclusions:

- “• The site was observed to comprise a parkland area in the northeastern portion of Fullwood Reserve and was mostly covered by well-maintained grasses, trees and to a lesser extent some overgrown areas. McBarron Creek was observed to traverse the western portion of the site and some bare patches were observed within pits and embankments of the McBarron Creek alignment. Minor fly-tipping was observed within the central and north-eastern areas of the site containing general and household waste (i.e. plastic, fabric, glass etc) and some rusted metal and timber (northeast), as well a discarded appliances and some green waste (central).
- The fill profile typically comprised of heterogeneous brown and grey clay soils with occasional inclusions of rootlets, gravels, and shale from the surface to depths of between 0.2 m and 1.2 m bgs. Anthropogenic material inclusions including glass, concrete, plastic, metal, and brick were mostly found in trace amounts but were noted to be more prevalent within locations along the western site boundary adjacent to McBarron Creek (TP105 to TP127).
- Soils generally transitioned to natural materials comprising brown and orange mottled clay with medium to high plasticity at depths between 0.2 m and 1.5 m bgs.
- All contaminant concentrations of soils samples analysed within investigation locations conducted (heavy metals, TRH, BTEX, PAHs, OCPs, PCBs and asbestos) were all below the LOR and/or the adopted NEPC (2013) land use suitability criteria for open space use;
- No odours or ACM were observed at the surface of the site or within any of the investigation locations conducted. Slight black staining was identified in location TP105, however no odours and no elevated PID readings were reported; and
- Based on the investigation completed, no gross or widespread contamination has been identified within the northern portion of Fullwood Reserve and it is considered that the site can be made suitable for ongoing open space use including tree planting and construction of a basin. It is noted that minor previously identified impacts including ACM adjacent historical location S09_TP20 (JBS&G 2021a, outside the current site area) and the identification of anthropogenic materials (particularly along the McBarron Creek alignment) creates the potential for further ACM to be identified within the site in fill or amongst the surface.”

Based on the conclusions presented above, it is recommended the following actions are undertaken:

- In order to manage ACM identified adjacent historical location S09_TP20 and to manage potential uncontrolled fill and unexpected finds, an RAP including an Unexpected Finds Protocol (UFP) should be developed for the broader Fullwood Reserve area including the southern portion assessed previously and the northern portion assessed her

JBS&G recommends that a RAP including an unexpected finds protocol be developed. Council's standard conditions are to be imposed accordingly.

3. Claymore Urban Renewal Concept Plan

Pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 (repealed), the Concept Plan was approved by the Minister for Planning and Infrastructure on 24 May 2013.

Clause 3B(2)(d) of Schedule 2 of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017, requires consent authorities to be satisfied that development is 'generally consistent' with the terms of the approval of the Concept Plan.

The table in Attachment 3 provides an assessment of the proposed landscape embellishment and infrastructure works against the terms of the Concept Plan.

It is considered that the proposed development is generally consistent with the terms of the Concept Plan.

4. Claymore Urban Renewal Development Control Guidelines

The terms of the Concept Plan require all subdivision applications to demonstrate consistency with the Claymore Urban Renewal Development Control Guidelines (DCG). The DCG apply to all land within the Claymore Urban Renewal area.

The DCG was prepared to guide the design of subdivision and construction of housing in the Claymore Urban Renewal area. The provisions of the DCG are site-specific and reflect the planning and design objectives of the Concept Plan.

The Aims of the DCG are noted as follows:

- *Ensure the development occurs generally in accordance with the Claymore Urban Renewal Project Concept Plan;*
- *Encourage the creation of safe, secure and liveable environments;*
- *Provide high quality affordable housing choices; and*
- *Ensure that the principles of ecological sustainability are incorporated into the design, construction and ongoing operation of development.*

Specific objectives as applicable to the proposal are identified as follow:

Environmental

1. *Create a legible and functional road network which provides good connections with the surrounding areas and encourages safe and convenient access throughout the site.*
2. *Establish quality streetscapes which add to the visual and environmental amenity of the site.*
3. *Design and integrated stormwater management system which improves the quality of the water entering and leaving the site, and which also harnesses the principles of water sensitive urban design.*

4. *Create linkages between open spaces along the streets inside the site and into the surrounding areas by an extensive street tree planting strategy.*
5. *Encourage environmentally responsible building practises including solar passive design solutions for all housing and community buildings.*

The proposed embellishment works are generally consistent with the above Aims and Objectives of the DCG.

It is noted that there are no specific controls within the DCG that applies to the embellishment of parks and open space areas.

5. **Campbelltown Local Environmental Plan 2015**

The Campbelltown Local Environment Plan 2015 establishes the area's development objectives and land zoning.



Figure 9 – Zoning Context

The site is zoned RE1 Public Recreation. In accordance with the provisions of the LEP, consent must not be granted for any type of development within this zone unless it is consistent with one or more of the zone objectives, and the use is permissible within the zone.

The zone objectives for **RE1 Public Recreation** are:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To provide for land uses compatible with the ecological, scientific, cultural or aesthetic values of land in the zone.*
- *To facilitate the multiple use of certain open space areas.*

- *To facilitate development that is ancillary or incidental to the special land uses provided for in this zone.*
- *To provide for the sufficient and equitable distribution of public open space to meet the needs of the local community.*
- *To preserve and rehabilitate bushland, wildlife corridors and natural habitat, including waterways and riparian lands, and facilitate public enjoyment of these areas.*
- *To provide for the retention and creation of view corridors.*
- *To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.*
- *To preserve land that is required for public open space or recreational purposes.*
- *To maximise public transport patronage and encourage walking and cycling.*

The proposed landscape embellishment works will contribute to the future open space requirement and passive needs of the local area whilst being consistent with the objectives of the applicable zone. The proposal will develop sustainable means of movement within the local area, encouraging the development of a safe public domain, a vibrant, accessible and attractive open space environment in support of the newly developed residential urban environment.

The table in Attachment 4 provides an assessment of the proposed landscape embellishment and infrastructure works against Council's LEP 2015.

The proposed works are compatible with the approved concept plan for the Claymore urban renewal re-development. The proposal is consistent with the objectives of the RE1 Public Recreation zone.

6. Campbelltown (Sustainable City) Development Control Plan 2015

The purpose of Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015) is to provide more detailed provisions to supplement the Campbelltown Local Environmental Plan 2015 (CLEP 2015).

Pursuant to Clause 4.15(1)(a)(iii) of the Act, Council is required to consider the relevant provisions of the applicable development control plan of the Campbelltown Local Government Area (LGA), being SCDCP 2015.

The table in Attachment 5 provides an assessment of the proposed landscape embellishment and infrastructure works against Council's (Sustainable City) DCP.

6.1 Campbelltown (Sustainable City) Development Control Plan 2015 – Volume 2: Site Specific DCPs: Part 9 – Urban Renewal Areas Airds Claymore

The proposed development has been assessed having regard to the relevant numerical and design standards within Council's (Sustainable City) Development Control Plan 2015 (SCDCP 2015).

No specific controls are applicable to the proposed works as nominated.

7. Section 4.15(1)(a)(iii) Any Planning Agreement that has been entered into under Section 93F, or any draft planning agreement that a development has offered to enter into under Section 93F

The subject site is not situated within the Western Sydney Growth Area Special Infrastructure Contribution (SIC) area.

In terms of local level contributions, the development is subject to the Claymore Renewal Project being undertaken by Land and Housing Corporation.

As such, the project is subject to the Infrastructure Services Delivery Planning Agreement in particular the following provisions:

Item 7 . Fullwood Reserve.

Description of Works as follows:

"Upgrade existing northern amenities building (Item 3 in Figure 7.1) to the value of \$300,000, upgrade playing fields including the provision of lights to fields and other areas of the parks, footpaths to ensure the connectivity to the remainder of the development, additional tree planting, picnic facilities including BBQ, shade structure, bubblers, picnic settings and bins, additional benches and new 80 bay car park.."

Core Elements

- *Maintain current playing field layout of 2 x playing fields and 1 x kick about/warm up area;*
- *Retain existing goal posts;*
- *Provide flood lights on 25m steel poles with a minimum 50 lux to whole field with provision to increase to 100 lux in the future;*
- *Provide lighting to remainder of park to Endeavour Energy's basic standard;*
- *Sports fields to be turfed as required;*
- *Provide picnic facilities including BBQ, shade structure, bubblers, picnic settings and bins;*
- *Provide 6 x benches;*
- *Provide a 2.0m wide pedestrian footpath and 3.0m wide shared adjacent to the sporting fields;*
- *Provide additional tree planting along footpaths and along M5;*
- *Provide additional planting to infiltration areas;*
- *Upgrade existing northern amenities building to the value of \$300,000 or provision of monetary contribution in lieu;*
- *Provide a new 80 bay carpark with new driveway and retro fit existing car park;*
- *Younger children's play area located adjacent to proposed carpark. Rubber softfall to be used under all play equipment. Play equipment to a value of up to \$75,000 supply and install.*

8. Section 4.15(1)(a)(iv) The provisions of the Regulations

The proposal does not contravene the Environmental Planning and Assessment Regulations.

9. Section 4.15 (1)(b) The Likely Impacts of the Development

Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 requires Council to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

The key matters for consideration when considering the development's potential impact on the natural and built environment is as follows:

- Construction & Waste Management;
- Flora and Fauna;
- Social & Economic Impacts.

Construction & Waste Management

The construction phase of the development has the potential to generate short term environmental impacts through the generation of dust, noise and vibration.

During construction, careful management of site works will be undertaken to minimise the generation of dust, noise and vibration, which will ultimately mitigate any impact on the surrounding road network, neighbouring properties and the environment.

Conditions of consent have been recommended to manage the proposed works, including the installation of erosion and sediment control measures prior to works commencing on site, and the provision of a detailed construction management plan prior to the issuing of a construction certificate.

Flora and Fauna

The potential impacts in regard to the flora and fauna recorded within the site was considered as a component of the supporting VMP prepared by Cumberland Ecology. The report confirmed that the proposed embellishment landscaping of the park will positively contribute towards the provision of key habitat features to provide for transitional habitat areas for key species.

The introduction of new native trees, shrubs and ground covers will:

- Contribute towards the creation of a new urban ecology;
- Strengthen the health and structure of native habitats for birds, possums etc;
- Expand and strengthen the underlying native vegetation communities across the site, including most prominently remnant Cumberland Plain Woodland.

Social & Economic Impacts

The proposal will not result in any significant adverse social or economic impacts, and will provide a number of benefits including a new upgraded open space facility for the community.

10. Section 4.15(1)(c) The suitability of the development

Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979 requires Council to assess the suitability of the site for the proposed embellishment works.

Fulwood Reserve will become an important focal point and meeting place for all, encouraging social interaction and foster a sense of community belonging.

No constraints or hazards have been identified which would deem the site unsuitable for the proposed embellishment works.

11. Section 4.15(1)(d) Any Submissions

Section 4.15(1)(d) of the Environmental Planning and Assessment Act 1979 requires Council to consider submissions.

Public Participation

Part 9 of Campbelltown (Sustainable City) Development Control Plan 2015 outlines Council's public participation policy in regards to Council Strategic Planning Documents (CSPDs) and the Development Application (DAs).

In accordance with Part 9 of Council's Community Participation Plan, the proposed development was not required to be notified to adjoining and nearby properties.

Referrals

Internal Referrals

The proposal was referred internally to the following departments within Council:

Environmental- Vegetation

Council's Environmental Officer –advised as follows;

"That all works consider the provisions as outlined in accordance with the Claymore Renewal Project Voluntary Planning Agreement."

Comment

Conditions to be incorporated as recommended.

Strategic Infrastructure/Contributions

Council's Strategic Infrastructure/Contributions Officer advised as follows:

"Development contributions do not apply to this development, it is an item within the Claymore VPA to be delivered (item 7)."

Comment

No action required.

Flood Specialist

Council's Flooding Specialist raised no objections to the proposed works subject to inclusion of conditions as attached.

Comment

Appropriate conditions have been incorporated into the Notice of Determination.

Development Engineer

Council's Development Engineer raised no objections to the proposed works as amended subject to inclusion of conditions as attached.

Comment

Appropriate conditions have been incorporated into the Notice of Determination.

Open Space

Council's Open Space Design Team assessed the amended Landscape package and raised no objections subject to inclusion of conditions.

Comment

Landcom have sought to balance both the requirements of Council and the Claymore ISDP.

Conditions have been incorporated within the Notice of Determination to capture the primary issues raised.

12. Section 4.15(1)(e) Public Interest

The proposed embellishment works have addressed the requirements of the relevant planning instruments including the objectives of the zone. The proposed works have demonstrated that the site is suitable for the proposed development.

13. Conclusion

The proposed embellishment works are consistent with the applicable zone objectives, and will facilitate the future open space provisions for the local community.

The proposal is compliant with the relevant development standards and controls. The proposal is also generally consistent with the Infrastructure Delivery Plan executed as part of the VPA for the Claymore Renewal area.

The proposal is considered to be consistent with the objectives and controls of the CLEP 2015, SCDCP 2015 and Claymore Design Guidelines. Therefore, the proposal is recommended for approval.

Pursuant to Clause 4.33 of the EP&A Act 1979, draft conditions were sent to the Crown on the 6 August 2024 for review. The draft conditions of consent were provided to Homes NSW for review. At the time writing this report, agreement on the conditions was being finalised.

Having regard to the matters of consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, it is recommended that Development Application 2/2024/DA-CW for landscape embellishment works to Fullwood Reserve be approved, subject to conditions as attached.

Attachment 1 – Draft Conditions

Attachment 2 – Record of Preliminary Briefing



Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-394 – Campbelltown – 2/2024/DA-CW - Fullwood Place, Claymore
APPLICANT / OWNER	Applicant/Owner: New South Wales Land and Housing Corporation
APPLICATION TYPE	Civil and stormwater management, revegetation, park embellishment, carpark upgrades and construction of recreation facilities.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
CIV	\$ 13,632,762 (excluding GST)
BRIEFING DATE	18 March 2024

ATTENDEES

APPLICANT	Gulliver Coote
PANEL	David Kitto (Acting Chair), George Bricevic, Karen Hunt
COUNCIL OFFICER	Alexandra Long, Karl Okorn
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Tim Mahoney, Sharon Edwards

DA LODGED: 12 January 2024

DAYS SINCE LODGEMENT: 69 days

TENTATIVE PANEL BRIEFING DATE: Not required at this time.

TENTATIVE PANEL DETERMINATION DATE: Late June 2024

The Chair welcomed everyone and explained the purpose of the Preliminary Briefing.

Applicant

- HomesNSW gave a detailed presentation on the proposal, which is an essential component of the Claymore Urban Renewal Project that was approved by the Minister on 24 May 2013 under the former Part 3A of the *Environmental Planning and Assessment Act 1979*.
- Homes NSW is required to deliver the upgrades to the Fullwood Reserve under the Claymore Voluntary Planning Agreement.
- HomesNSW indicated that it has worked closely with Council and other key stakeholders to develop the proposal, which includes major stormwater works, upgrades to the existing sport fields and the provision of several new recreational facilities.

Council

- Council advised that the DA does not need to be exhibited.
- Council is waiting for advice from the NSW Office of Environment and Heritage on the potential Aboriginal heritage impacts of the project.
- It is also waiting for HomesNSW to submit amended plans to address issues raised by Council's Open Space section.
- The key assessment issue is likely to the proposed stormwater management system, and Council expects to get detailed advice from its engineering section shortly and then issue an RFI to HomesNSW.

Panel

- Panel members queried whether the toilet facilities would be open to the public at all times and whether additional seating could be provided for spectators on the western side of the northern field. Council and HomesNSW indicated that these matters had been considered during the development of the proposal, and that the preference is to provide seating on the eastern side of the northern field due to the space constraints on the western side of the field.
- Based on these discussions, the Chair indicated that it should be possible to expedite the assessment of the DA and determine it in June 2024.

Next Steps

- Council to issue an RFI to HomesNSW by the end of March 2024.
- HomesNSW to respond to the RFI by the end of April 2024.
- Council to complete its assessment report by the end of May 2024.
- Council to advise the Panel if any matters arise that will delay this schedule.

Note: Council is yet to undertake its detailed assessment of the application, so this record is not a full list of the issues that may need to be considered. The merits of the application are yet to be considered by the Sydney Western City Planning Panel.

Attachment 3 – Claymore Urban Renewal Concept Plan

Schedule of Concept Plan	Requirement	Comment on Consistency
Schedule 3		
Part A – Terms of the Approval	<p>Approval of the Claymore concept plan, except as otherwise modified by this approval, including but not limited to:</p> <p>A Masterplan for the long term urban rejuvenation of the estate involving:</p> <p>(i) The increase in dwellings from 1,123 to approximately 1,490</p> <p>(ii) Retention of approximately 140 existing dwellings on separate lots</p> <p>(iii) An increased social mix within the estate of 70 per cent private and 30 per cent public housing</p> <p>(iv) Creation of a new Claymore town centre</p> <p>(v) New or upgraded urban infrastructure such as pathways, lighting, open space, community facilities, drainage and a series of new interconnecting public roads.</p>	The proposed development is considered to be generally consistent with the Concept Plan.
	Utilities and infrastructure delivery plan	Consistent
	Staging Plan	The proposed works do not inhibit the delivery of the Concept Plan and are considered to be generally consistent with the terms of the Concept Plan.
	Claymore Development Control Guidelines	Refer below for an assessment of the proposed development against the Claymore Urban Renewal Development Guidelines.
	Street Layout and building typologies	Not applicable to this application.
	Street tree and landscaping strategy	A landscape masterplan was provided in support of the proposal.

	<p>The proponent shall carry out the concept plan generally in accordance with the:</p> <p>Claymore Renewal Project Environmental Assessment Report, prepared by BBC Consulting Planners dated September 2011, as amended by Claymore Renewal Project Final Response to Submissions and Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012</p>	<p>The proposed works are generally consistent with the Environmental Assessment Report prepared by BBC Consulting Planners.</p>
	<p>Claymore Urban Renewal Development Control Guidelines (May 2012).</p>	<p>Refer below for an assessment of the proposed development against the Claymore Urban Renewal Development Guidelines.</p>
	<p>Statement of Commitments, dated May 2013</p>	<p>The proposed works are generally consistent with the Statement of Commitments.</p> <p>Further, the Statement of commitments states that the proponent would need to enter into a planning agreement and is to include the items of works in accordance with the Development Contributions Schedule at Annexure 1 of the amended Statement of Commitments.</p> <p>Accordingly, a condition of development consent has been recommended for the development to be consistent with the Statement of Commitments.</p>
	<p>The terms of this approval</p>	<p>The proposal is considered to be consistent with the terms of the Concept Plan.</p>
	<p>Inconsistency between plans and documentation.</p> <p>If there is an inconsistency between the</p>	<p>Noted.</p>

	<p>plans and the documentation referred to above, the most recent document shall prevail to the extent of the inconsistency.</p> <p>However, the modifications of this concept plan approval prevail to the extent of any inconsistency.</p>	
	<p>Limits on approval</p> <p>This approval does not allow any components of the concept plan to be carried out or construction to occur without further approval or consent being obtained, except for demolition works prescribed in schedule 6. This approval will lapse five years from the date of this approval unless works the subject of any related application are physically commenced, or before that lapse date.</p>	The proposed embellishment works do not include demolition.
	<p>Determination of future applications.</p> <p>Separate development application for each stage of development of the project shall be lodged other than for demolition works within the project area prescribed in Schedule 6, which is covered by the Ministerial Determinations pursuant to Section 75P.</p> <p>The determination of future applications for development on the site is to be generally consistent with the terms of the approval.</p>	Noted.
Part B – Modifications to the Concept Plan		
1. Concept Plan Layout	An amended Concept Plan Layout is to be submitted to the Department of Planning and Infrastructure that identifies the existing Claymore shopping centre site land use as mixed use.	The amended Concept Plan has been accepted by the Department of Planning and Infrastructure.
2. Badgally Road Town Centre	To ensure that a viable town centre is established as part of the Claymore urban renewal project, the following restrictions shall apply to the approved town centre:	The proposed embellishment works do not impact the future town centre site.

	<p>a) the town centre site area shall be restricted to an area of no greater than two hectares.</p> <p>b) the maximum gross floor area of a supermarket anchor tenant shall be restricted to between 2,500sqm and 3,000sqm and the maximum gross floor area of speciality retail stores shall be restricted to between 1,000sqm and 1,500sqm.</p>	
3.Entry Statements	Landscape entry statements are to be provided at the key entry points to the estate from Badgally Road. Details of the proposed treatments and works are to be provided and approved by Campbelltown City Council prior to the determination of the development application to which these works apply.	Noted. Not Applicable to this application.
4.Traffic and Transport	All roads that form part of the final bus route, identified within Appendix 6 of the Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012, shall be of least minor collector road standard.	Noted.
5.	No development (excluding new roads) shall be permitted to have direct access onto Badgally Road.	The proposed embellishment works do not propose direct access from Badgally Road.
6.Special Uses	In recognition of the strong community desire for the continuation of the Baptist Church and the Guardian Angles Child Care Centre, the concept plan is to either show these uses, or the functions and services they provide, continuing at their current locations or at suitable alternative sites identified within the Claymore renewal project site.	The proposed embellishment works do not impact the continuation of the Baptist Church or the Guardian Angles Child Care Centre.
Schedule 4 – Further Environmental Assessment Requirements for Applications Under Part 4		
1.General Requirements	<p>The proponent shall ensure that any future applications shall include:</p> <p>a) a detailed description of the layout and design of the proposed development, and</p>	Required project details have been provided in support of the subject development application documentation.

	b) a demonstration that the project is consistent with the requirements of this approval.	
2. Built Form and Urban Design	Each subsequent subdivision application is to demonstrate consistency with Claymore Urban Renewal Development Control Guidelines.	Refer below for an assessment of the proposed development against the Claymore Urban Renewal Development Control Guidelines.
3. Built Form and Urban Design	To ensure appropriate land use relationships between the retail and community uses are achieved, the proposed land use layout for the new town centre is to demonstrate consistency with the land use layout contained within Appendix 1 of the Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012, as amended by modification 2, Part B Schedule 3, within the relevant development application under the concept plan.	Noted.
4.	Any future development application for the creation of residential allotments or seniors living development fronting Badgally Road must refer to the document entitled Environmental Criteria for Road Noise to enable Council to properly consider potential impacts on that residential development that may arise from the developments proximity to potential road noise and to determine if there are any particular conditions of consent that should be imposed upon that development.	Not Applicable
5.	To ensure that the natural character of Badgally Road streetscape is retained and integrated into the Claymore urban renewal project, the Badgally Road vegetation buffer is to be planted in accordance with the Entry Road and Hill Tops planting schedule within the Claymore Urban Renewal - Urban and Landscape Master Plan, prepared by AECOM, dated 12 May 2012, in development applications lodged involving landscaping along the Badgally	Not Applicable

	Road streetscape.	
6.Traffic Transport	All roads that form part of the final bus route, identified within Appendix 6 of the Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012, shall be of least minor collector road standard.	Noted.
7.Development Contributions	Each development application for subdivision for each of the stages must be consistent with the Statement of Commitments or an executed planning agreement and identify how any relevant contributions of works in kind required for that stage will be delivered.	The proposed embellishment works are in accordance with the endorsed terms of the VPA and associated Infrastructure Services Delivery Plan (ISDP).
8.Biodiversity Offset Package	Prior to the determination of any future development application for development under the concept plan, the proponent must satisfy Campbelltown City Council that the biodiversity offset package has been approved by the Director-General and consistency is demonstrated within the proposed development.	Concurrence was received from the Department by letter October 2013.
9.Vegetation Management	The draft Vegetation Management plan is to be finalised and approved by Campbelltown City Council prior to determination of development applications of stages to which these works relate under the approved concept plan.	The Vegetation Management Plan, prepared by Cumberland Ecology, dated September 2014, was approved by Council on 9 October 2014. An updated VMP has been submitted in support of the application.
10.Heritage	Consistent with the Statement of Commitments made by the proponent, prior to the determination of development applications of stages to which these works relate under the approved concept plan, the proponent must demonstrate that the recommendations of the Aboriginal Cultural Heritage Assessment have been finalised.	A further AHIP is to be sought from the Department. Conditioned accordingly.
11.	Any future development application for development under the concept plan on land immediately adjoining Glenroy and	The proposed embellishment works are not considered to impact either Glenroy or

	Hillcrest shall demonstrate compliance with the recommendations of the View Corridor and Visual Curtilage Study of Glenroy and Hillcrest attached to the Preferred Project Report.	Hillcrest.
12.Site filling and disposal	Any future applications are to provide details of the nature and extent of any cut and fill that is required to be undertaken. Compliance with the relevant Campbelltown City Council's requirements (as relevant to cut and fill) should also be demonstrated.	The proposed works are considered satisfactory in terms of the extent of cut and fill required in order to facilitate the Concept Plan.
13.Uilities	The provision of utilities and services are to be carried out generally in accordance with the Infrastructure Servicing Report prepared by Mott McDonald Hughes Truman (dated June 2011). Each future application for residential subdivision and commercial/retail development shall demonstrate consistency with the Infrastructure Servicing Report.	The statement concluded that the proposal is consistent with the Concept Plan and the associated Infrastructure Servicing Report.
14.Contamination	Prior to any future application for subdivision and if required by the Phase 1 Contamination Assessment approved with the concept plan, a detailed Phase 2 contamination assessment must be carried out in accordance with the requirements of State Environmental Planning Policy No 55 - Remediation of Land.	A detailed site investigation report accompanies the application and concludes that the site has been found to be suitable for the proposed use (which is noted to remain the same).
15.Flooding	Any future application for subdivision are to demonstrate compliance with the flood management measures outlined in the Part 3A Concept Plan, Water Cycle Management Study and Flooding Analysis prepared by Mott McDonald Hughes Truman, attached to the Preferred Project Report.	<p>The final Water Cycle Management Plan for Claymore prepared by Northrop (07 October 2021, Revision D) proposed changes to the Water Cycle Management Study and Flooding Analysis prepared by Mott McDonald Hughes Truman.</p> <p>This included a refinement of the detention basin in Fullwood Reserve as proposed under the original water management strategy and retained under the</p>

		revised strategy. The location being relocated to the north to minimise biodiversity impacts and allow for a larger active recreation area.
16. Water Quality and Riparian Corridors	Any future applications for subdivision are to provide details on the proposed water sensitive urban design infrastructure, to the satisfaction of the consent authority.	The applicant has confirmed that the proposed stormwater quantity / quality management and adopted detailed design criteria will ensure that the development will meet the required levels of onsite water quantity and quality discharge.
17. Future Development		
17(a)	Include an assessment of construction impacts, including noise, traffic, soil and erosion (including acid sulphate soils where relevant), waste, and dust, and identify the mitigation and management measures that would be implemented to address these impacts	Adequate information provided.
17(b)	Demonstrate compliance with the Water Sensitive Urban Design principles established in the concept plan	Adequate information provided in support of the application.
17(c)	Where applicable, demonstrate compliance with the commitments and management procedures detailed in the Vegetation Management Plan, including the strategy for retention of trees on site	The revegetation which is to occur in Fullwood Reserve satisfies the commitments in the approved VMP.
17(d)	Demonstrate that habitable floor levels are located above the 100 year ARI flood level plus 500mm freeboard, and that appropriate flood evacuation can be provided for dwellings located below the probable maximum flood level	Not Applicable.
17(e)	Provide details on noise attenuation measures for residential land affected by the Hume Highway (M5) in accordance with the approved concept plan	Not Applicable
17(f)	Demonstrate compliance with the Planning for Bushfire Protection 2006	The subject site is not mapped as bush fire prone lands.

17.(g)	Demonstrate that ESD measures have been incorporated into the design of the buildings to reduce water and energy consumption in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Residential development does not form part of the proposed development.
17.(h)	<p>Subdivision plans in accordance with Council's requirements and illustrate the following:</p> <ul style="list-style-type: none"> i. dimensions of the proposed allotments ii. location of all structures proposed and retained on the site iii. access points iv. a detailed survey showing existing and proposed levels and quantities of fill, and v. any easements, rights of way, covenants or other restrictions either existing or required as part of the development. 	Not Applicable
18.Future Development	In addition to the requirements of 17.e) above, any future development applications for subdivision for future residential purposes within Stage 2 that may be affected by noise emanating from the Hume Highway (M5) shall be accompanied by noise assessments demonstrating satisfactory environmental and residential amenity is achieved.	The development application is not within Stage 2 of the Concept Plan.

Attachment 4 – Campbelltown Local Environmental Plan 2015

The proceeding table highlights compliance with the relevant development standards of the *Campbelltown Local Environment Plan 2015*.

Clause	Requirement	Proposed	Compliance
Part 5 Miscellaneous Provisions			
5.10 Heritage Conservation	<p>(8) Aboriginal places of heritage significance</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	AHIP required as concluded by Extent Heritage	Capable of Compliance, condition to be imposed requiring the applicant to obtain an AHIP.
5.21 Flood Planning	<p>(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—</p> <p>(a) is compatible with the flood function and behaviour on the land, and</p> <p>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) will not adversely affect the safe occupation and efficient evacuation of people</p>	The proposed development will have a neutral impact on the quality of water entering the waterway systems of the catchment. The proposed detention basin will have no significant impact on downstream flooding and will detain additional run-off from the CURP. Runoff will be treated in bioretention basins constructed as part of works prior to discharging into the waterway. Erosion and sedimentation controls will be put in place and maintained during the construction period.	<p>Complies.</p> <p>The proposed development will have no significant impact on the natural recession of flood waters into existing water systems. The detention basin will provide appropriate flood attenuation to prevent any increase in downstream flooding as a result of the development.</p>

	<p>or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p>		
Part 7 Additional Local Provisions			
7.1 Earthworks	(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	The proposal includes earthworks to facilitate the construction of play equipment and associated infrastructure works.	<p>Capable of Compliance</p> <p>The proposed earthworks are considered to satisfy the considerations of Clause 7.1 of the CLEP 2015.</p>
7.3 Riparian land and watercourses	<p>(1) The objective of this clause is to protect and maintain the following—</p> <p>(a) water quality within watercourses,</p> <p>(b) the stability of the bed and banks of watercourses,</p> <p>(c) aquatic and riparian habitats, including those with key fish habitat value as mapped by NSW Fisheries,</p> <p>(d) ecological processes within watercourses and riparian areas,</p> <p>(e) groundwater systems.</p>	Fullwood Reserve is not identified as "Riparian Protection" upon the Environmental Constraint Map	Not Applicable
7.4 Salinity	(1) The objective of this clause is to provide for the appropriate management of land that is subject to salinity and the minimisation and mitigation of adverse impacts from development that contributes to salinity.	Salinity investigations undertaken for Fullwood Reserve indicate that the soils are non-saline and non-aggressive with sub surface or natural clay soils appeared to consist of higher sodicity.	Not applicable
7.5 Preservation of the natural environment	<p>(1) The objective of this clause is to preserve the natural environment.</p> <p>(2) This clause applies to all land in the following zones—</p>		Complies

	<p>(a) Zone RU2 Rural Landscape,</p> <p>(b) Zone RE1 Public Recreation,</p> <p>(c) Zone C2 Environmental Conservation,</p> <p>(d) Zone C3 Environmental Management,</p> <p>(e) Zone C4 Environmental Living.</p> <p>(3) Despite any other provision of this Plan, development consent must not be granted to the removal of soil or bush rock from any land to which this clause applies.</p> <p>(4) Subclause (3) does not prevent the relocation of soil or bush rock within the same site.</p>		
7.10 – Essential Services	<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable road and vehicular access,</p> <p>(f) telecommunication services,</p> <p>(g) the supply of natural gas.</p>	<p>The applicant advised that part of the Concept Plan confirmed that all urban utility services are available or can be readily extended to meet the needs of the ABRP.</p>	Complies

<p>7.17 Development in Zone RE1</p>	<p>(1) The objective of this clause is to ensure that land required for public recreation is maintained for that purpose.</p> <p>(2) Development consent must not be granted to the carrying out of development on land in Zone RE1 Public Recreation if that land is owned or controlled, or is proposed to be owned or controlled, by the Council unless the consent authority has considered the following—</p> <p>(a) the need for the development of the land,</p> <p>(b) the impact of the development on the existing or likely future use of the land, and prevailing natural systems,</p> <p>(c) the need to retain the land for its existing or likely future use.</p>	<p>The proposal is generally in accordance with the Claymore ISDP and has been developed in conjunction with Council's Open Space Team.</p>	<p>Complies</p>
<p>7.20 Terrestrial Biodiversity</p>	<p>(1) The objective of this clause is to maintain terrestrial biodiversity by—</p> <p>(a) protecting native fauna and flora, and</p> <p>(b) protecting the ecological processes necessary for their continued existence, and</p> <p>(c) encouraging the conservation and recovery of native fauna and flora and their habitats, and</p> <p>(d) maximising connectivity and minimising habitat fragmentation.</p> <p>(2) This clause applies to land identified as "Areas of Biodiversity Significance" or "Biodiversity-Habitat Corridor" on the Terrestrial Biodiversity Map.</p>	 <p>Fullwood Reserve is not identified as a Biodiversity Habitat Corridor.</p>	<p>Does Not Apply</p>

Attachment 5 – Campbelltown (Sustainable City) Development Control Plan

The following details the assessment of the proposal in accordance with the relevant requirements of the Campbelltown (Sustainable City) Development Control Plan 2015.

Part 2 – Requirements Applying to All Types of Development

The general provisions of Part 2 of the Plan apply to all types of development.

Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

Campbelltown (Sustainable City) Development Control Plan			
Control	Requirement	Proposed	Complies
2.5 Landscaping			
2.5 d) ii) Landscape Concept Plan	A landscape concept plan is required to be submitted with a development application for residential subdivision.	Landscape plan details have been submitted as a component of the proposed embellishment works	Complies
2.5 e) Design Requirements	The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/ retained and shall be prepared by a suitably qualified person.	All of the aforementioned information is demonstrated on the submitted landscape plan.	Complies
2.5 f) Design Requirements	Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	Capable of compliance – has been recommended as a condition of consent.	Complies
2.7 Erosion and Sediment Control			
2.7 a) Design Requirements	An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	ESCP submitted. Recommended condition of consent for implementation prior to the commencement of any works.	Complies
2.8 Cut, Fill and Floor Levels			

Campbelltown (Sustainable City) Development Control Plan			
Control	Requirement	Proposed	Complies
2.8.1 a) Cut and Fill	A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	Cut and Fill drawings were submitted	Complies
2.10 Water Cycle Management			
2.10.3 a) Stormwater Drainage	A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/ fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	The applicant has advised that the proposed development does not result in any adverse environmental impact in terms of water cycle management.	Complies
2.10.3 b) Stormwater Drainage	The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s.	Satisfactory.	Complies
2.15 Waste Management			
2.15.1 a) Waste Management Plan	A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses.	To be conditioned accordingly	Complies