

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	29 August 2025
DATE OF PANEL DECISION	29 August 2025
PANEL MEMBERS	Justin Doyle (Chair), David Kitto, Brian Kirk, Isabella Wisniewska
APOLOGIES	None
DECLARATIONS OF INTEREST	Louise Camenzuli declared a conflict of interest as her firm has represents the applicant on other sites.

Papers circulated electronically on 22 August 2025.

MATTER DETERMINED

PPSSWC-431 - Campbelltown - 2309/2024/DA-SW - 6 Leist Way, Claymore - Stages 7 & 8 Claymore, subdivision of land to create 234 Torrens title residential allotments and associated site, civil, remediation and street tree landscape works including the removal of 376 trees

PANEL CONSIDERATION AND DECISION

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

Revised conditions

At the Panel briefing on 7 July 2025, Council and the Applicant agreed to consult on and finalise the recommended conditions of consent for the development.

On 15 August 2025. Council provided the updated recommended conditions for the development to the Panel. The Applicant supports these conditions.

Development application

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

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the DA for the reasons outlined in Council's assessment report.

In particular, the Panel concluded that:

- The development is consistent with the approved Part 3A concept plan for the redevelopment of the Claymore housing estate
- The development is consistent with the provisions of the relevant environmental planning instruments, including *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, *State Environmental Planning Policy (Resilience and Hazards) 2021* and the *Campbelltown Local Environmental Plan 2015*
- The integrated approval authorities have granted their general terms of approval for the development, which have been incorporated into the recommended conditions
- The biodiversity impacts of the development are consistent with the impacts approved under the Part 3A concept plan for the redevelopment of the Claymore housing estate
- The cut and fill of the development have been minimised to the greatest extent possible given the challenging topography of the site and the proposed retaining walls are justified

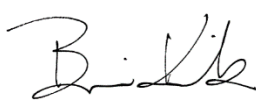
- The development will have negligible impacts on the Georges River catchment in accordance with the requirements in *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- The impacts of the development are acceptable and can be suitably controlled with the recommended conditions
- With the remediation required under these conditions, the site will be made suitable for the development in accordance with the requirement in Section 4.6 of *State Environmental Planning Policy (Resilience and Hazards) 2021*
- The proposal will facilitate the redevelopment of the Claymore housing estate and the provision of additional housing in Western Sydney, consistent with the strategic objectives of the approved Part 3A concept plan and other environmental planning instruments
- The development is in the public interest.

CONDITIONS

The DA was approved subject to the recommended conditions in Council’s revised assessment report, dated 15 August 2025.

CONSIDERATION OF COMMUNITY VIEWS

Council exhibited the DA between 18 June and 28 August 2024 and received no submissions.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Brian Kirk
 David Kitto	 Isabella Wisniewska

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-431 - Campbelltown - 2309/2024/DA-SW
2	PROPOSED DEVELOPMENT	Stages 7 & 8 Claymore, subdivision of land to create 234 Torrens title residential allotments and associated site, civil, remediation and street tree landscape works including the removal of 376 trees
3	STREET ADDRESS	6 Leist Way, Claymore
4	APPLICANT/OWNER	Applicant/Owner: New South Wales Land and Housing Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - Campbelltown Local Environmental Plan 2015 - Draft environmental planning instruments: Nil - Development control plans: - Campbelltown Development Control Plan 2015 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 15 August 2025 - Written submissions during public exhibition: Zero (0) - Total number of unique submissions received by way of objection: Zero (0)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 18 November 2024 <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Brian Kirk <u>Council assessment staff</u>: Alex Long, Karl Okorn <u>Applicant representatives</u>: Gulliver Cooter, Simon Kinsey - Briefing: 7 July 2025 <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Brian Kirk, Isabella Wisniewski <u>Council assessment staff</u>: Kha Huynh, Kristy Griffiths <u>Applicant representatives</u>: Gulliver Coote
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report