

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	23 October 2025
DATE OF PANEL DECISION	23 October 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Isabella Wisniewska, Joshua Cotter
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 20 October 2025.

MATTER DETERMINED

PPSSWC-529 - Campbelltown - 309/2025/DA-SW – 47 Norman Crescent, Claymore - Stage 6 - Subdivision of land for 198 lots for the purpose of residential lots, public reserve, residue lot and road dedications and subdivision works including construction of roads, roadworks, site regrading and retaining walls, associated drainage, utility services and street landscaping.

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.

Development application

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

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The DA seeks approval for stage 6 for subdivision of land for 198 lots for the purpose of residential lots, public reserve, residue lot and road dedications and subdivision works including construction of roads, roadworks, site regrading and retaining walls, associated drainage, utility services and street landscaping. The development application is approved subject to the conditions in the council assessment report.

In particular, the panel notes that the development is consistent with all applicable planning controls, including the Campbelltown Local Environmental Plan and State Environmental Planning Policies, and is supported by all relevant reporting agencies. The land is mapped as an urban release area and has been zoned to provide for future residential development and will contribute to the housing needs of the area with attendant social and economic benefits. The proposed dimensions, areas and orientation of the allotments are adequate to facilitate the siting, design and construction of future residential development. An appropriate condition to ensure the environmental condition of the land is suitable for the proposed development has also been imposed.

Finally, at the briefing on 4 August 2025 a key issue was discussed relating to the consistency of staging numbers under this application with the concept plan approval. This has been addressed in the final assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. Only one submission was received seeking details of the “cost of works” for the project, but otherwise did not raise any concerns in relation to the project.

PANEL MEMBERS	
Justin Doyle (Chair) 	Louise Camenzuli 
David Kitto 	Isabella Wisniewska 
Joshua Cotter 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-529 - Campbelltown - 309/2025/DA-SW
2	PROPOSED DEVELOPMENT	Stage 6 - Subdivision of land for 198 lots for the purpose of residential lots, public reserve, residue lot and road dedications and subdivisions works including construction of roads, roadworks, site regrading and retaining works, associated drainage, utility services and street landscaping.
3	STREET ADDRESS	47 Norman Crescent, Claymore
4	APPLICANT/OWNER	Applicant: Landcom 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 - State Environmental Planning Policy (Housing) 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: 14 October 2025 - Written submissions during public exhibition: 1 - Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 4 August 2025 <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Louise Camenzuli, Isabella Wisniewska, Joshua Cotter <u>Council assessment staff</u>: Kha Huynh, Karl Okorn - Applicant representatives: Ray Zhang, Dan Brindle
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report