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# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

Local Planning Panel Meeting held at Campbelltown Civic Centre on Wednesday, 19 December 2018.

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**Minutes of the Local Planning Panel Meeting held on 19 December 2018**

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**Present**            Chair Ian Reynolds  
                         Member Cecelia Cox  
                         Member Scott Lee  
                         Member Helena Miller

**Also Present**

**1.     **ACKNOWLEDGEMENT OF LAND****

An Acknowledgement of Land was presented by the Chairperson .

**2.     **APOLOGIES****

Nil

**3.     **DECLARATIONS OF INTEREST****

Item 4.2 - The Chair declared that in 2014 he provided advice to the Land and Housing Corporation as stated in the declaration form.

**4.     **REPORTS****

**4.1   **Planning Proposal No. 26 Mercedes Rd and No. 39 Lagonda Drive, Ingleburn****

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**Executive Summary**

- At its Ordinary Meeting on 11 September 2018, Council considered a submissions report on the Caledonia Precinct Planning Proposal and resolved, in part, to prepare and submit a draft Planning Proposal for Gateway Determination to rezone property Nos. 26 Mercedes Road and 39 Lagonda Drive, Ingleburn consistent with the proposed zoning of adjoining lands.
- Council also resolved to forward the Caledonia Precinct Planning Proposal for the remainder of the precinct to the Department of Planning and Environment for finalisation.
- The subject properties were not part of the original Gateway Determination for the wider precinct, and may become isolated should the adjoining lands be fully developed.
- On the grounds that Council has resolved to forward a Planning Proposal to the Department for Gateway Determination in response to the previous submissions report, it is recommended that Campbelltown City Council Local Planning Panel endorse the plan.

## **Public Address**

The Local Planning Panel was addressed by Redentor Tandog from Red Planning Services on behalf of the owner of 26 Mercedes Road, Ingleburn.

Panel members asked questions that were responded to directly at the meeting.

## **Panel Considerations and Reasons for Decision**

That the Campbelltown City Local Planning Panel:

1. Considered the verbal submission from Redentor Tandog from Red Planning Services, noted the matters raised and had regard to such representation in making its decision.
2. Endorses referral of the Planning Proposal for properties Nos. 26 Mercedes Road and 39 Lagonda Drive, Ingleburn for Gateway Authorisation.
3. Considers that the planning Proposal is consistent with relevant Strategies
  - a. Greater Sydney region Plan
  - b. Western City District Plan
  - c. Campbelltown Community Strategic Plan
  - d. Campbelltown Local Environmental Plan 2015
  - e. Campbelltown (Sustainable City) Development Control Plan 2015
  - f. Relevant Section 9.1 Local Planning Directions
4. Considers that relevant site-specific issues can be adequately addressed as part of future consideration of the Planning Proposal.
5. Considers that the Planning Proposal will correct anomalies arising as a result of the adjoining "Caledonia Precinct" Planning Proposal.
6. Requests that the owners be advised of its advice.

## **Voting**

The Local Planning Panel voted 4/0

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## **4.2 Supplementary Report - Stage 3 Claymore Urban Renewal Concept Plan: subdivision creating 113 residential allotments, one residue allotment, associated civil and landscaping works in Stage 3A and 3B**

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### **Executive Summary**

- The development application proposing subdivision to create 113 residential Torrens title allotments, one residue lot and associated civil works in Stages 3A and 3B within the Claymore public housing estate in accordance with the Claymore Urban Renewal Concept Plan was considered at the Local Planning Panel on 26 September 2018.
- The development application was deferred in order for the applicant to submit advice detailing how the requirements of Condition 7 of Schedule 4 of the Concept Approval can be adequately addressed as that condition prevents approval.
- A Section 75W Modification to the Concept Plan was approved on 6 December 2018 by the Department of Planning and Environment to allow a planning agreement to be provided prior to the subdivision certificate being released for Stage 3.
- This amended report details how the requirements of Condition 7 of Schedule 4 of the Concept Approval has been modified to enable determination of the development application.
- It is recommended to the Panel that the application be approved, subject to the amended recommended conditions of consent previously considered.

### **Public Address**

The Local Planning Panel was addressed by Michael File on behalf of the applicant.

Panel members asked questions that were responded to directly at the meeting.

### **Panel Considerations and Reasons for Decision**

1. The Panel notes that the Application was considered by the Campbelltown Local Planning Panel at its meeting of 26 September 2018 and was deferred to enable the applicant to submit advice detailing how the requirements of Condition 7 of Schedule 4 of the Concept Approval for the Claymore Urban Renewal Project could be adequately addressed (Condition 7 required execution of a relevant Planning Agreement between the Applicant and Council prior to lodgement of the Development Application).
2. The Panel further notes that Condition 7 of Schedule 4 of the Concept Approval for the Claymore Urban Renewal Project Concept Approval has been amended to require execution of a relevant Planning Agreement between the Applicant and Council prior to approval of any subdivision certificate, an arrangement contemplated by recommended Condition 55.
3. The proposal is permissible with consent.

4. There were no public objections lodged against the proposal.
5. Approval is in the public interest as it will enable the ongoing implementation of the Claymore Urban Renewal Project.
6. As a Crown Development Application, a consent authority must not impose a condition of consent except with the approval of the applicant. The Panel has been advised that Landcom has previously agreed to the recommended conditions of consent with the exception of Condition 23 which is amended as agreed between the applicant and Council.

### **Decision of the Panel**

That the development application 1700/2017/DA-SW for the subdivision of land creating 113 Torrens Title residential allotments, one residue allotment and associated Civil Works in Stages 3A and 3B of the Claymore Urban Renewal Concept Plan be approved subject to the conditions set out in Attachment 1 to the Report relating to Item 4.2 contained in the Business Paper considered by the Campbelltown Local Planning Panel at its meeting of 26 September 2018 with the following alterations:

1. Condition 23 is amended to say:

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare a street lighting plan for the written approval of Council's Executive Manager Infrastructure, which addresses the following:

- i. Light distribution drawing shall be provided.
- ii. All street light luminaires are to be LED.
- iii. The street lighting plan must consider the impact of the street tree planting (at planting and mature height and form) on the lighting's effectiveness.

### **Voting**

The Local Planning Panel voted 4/0

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The next meeting of the Local Planning Panel will be held on 27 February 2019 at 3.00pm in the Council Chambers, Level 3, Civic Centre, Campbelltown.

### **Chairperson**

The public section of the meeting concluded at 3.30.