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# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

Local Planning Panel Meeting held Wednesday, 22 August 2018 .

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ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF LAND	2
2.	APOLOGIES	2
3.	DECLARATIONS OF INTEREST	2
4.	REPORTS	2
4.1	Planning Proposal – Ingleburn CBD	2

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**Minutes of the Local Planning Panel Meeting held on 22 August 2018**

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**Present**           Member Ian Reynolds  
                  Member Jenny Rudolph  
                  Member Cecilia Cox  
                  Member Scott Lee

**1.     ACKNOWLEDGEMENT OF LAND**

An Acknowledgement of Land was presented by the Chairperson .

**2.     APOLOGIES**

Nil

**3.     DECLARATIONS OF INTEREST**

There were no Declarations of Interest made at this meeting.

**4.     REPORTS****4.1   Planning Proposal – Ingleburn CBD**

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**Executive Summary**

1.   This draft planning proposal relates to the Ingleburn CBD which is located to the east of the Ingleburn Railway Station.
  2.   In December 2017, the NSW Government released the Glenfield to Macarthur Urban Renewal Corridor Strategy. This strategy included precinct plans for land near Macquarie Fields, Ingleburn, Minto, Leumeah, Campbelltown and Macarthur Railway Stations.
  3.   This proposal has been prepared as a result of the NSW Government Corridor Strategy which anticipates rejuvenation of the town centre with increased housing choice and the creation of jobs to strengthen the local community.
  4.   The proposal seeks to amend to the Campbelltown Local Environmental Plan (CLEP) 2015 in the following manner:
  5.   Amend the Height of Building map to increase the permissible building height for certain areas from 15m (approximately five storeys) to 26m (approximately eight storeys) and 9m (approximately two storeys) to 26m (approximately eight storeys).
  6.   Amend the Land Use Zoning map to rezone some land from R3 - Medium Density Residential to R4 – High Density Residential and rezone some land for RE2 to be used
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for public open space for certain areas.

7. Amend Clause 4.1C (Minimum qualifying site area and lot size for certain residential and centre-based child care facility development in residential zones) by including a qualifying area of 1800m<sup>2</sup> for mixed use development, shop top housing and 2,400m<sup>2</sup> for residential apartment buildings within the town centre. These development controls will be further refined prior to public exhibition.
8. Introduce a floor space ratio of 2.25:1 for residential apartment buildings and 2.5:1 for mixed use development. This will be further tested post gateway determination and prior to public exhibition.
9. The purpose of the draft planning proposal is to facilitate mixed use development in close proximity to existing transport networks which would strengthen the functionality and liveability of the town centre.

### **Panel Considerations and Advice**

1. The Panel Commends the Council for taking a proactive approach to planning for the future development of the Ingleburn Precinct.
2. The Panel notes the strategic merit of the proposal established by the state government's precinct planning approach.
3. The Panel supports the Planning Proposal going to Gateway, subject to:
  - a. Area C as shown on the map at page 57 of the Council report titled Map 1.4 proposed Zoning map under the CLEP be shown as R4 as indicated in the map at Page 8 of the Council report
  - b. The Proposal could benefit from a financial feasibility assessment to examine the following:
    - i. Differential FSR and heights, and
    - ii. To inform the infrastructure contributions and or other finance mechanisms to secure essential infrastructure outcomes
  - c. Further analysis on the package of FSR and height controls may be necessary in order to:-
    - i. Not lead to a uniform height and scale outcome
    - ii. Address transitional issues at the boundary between R2 and R4 zones
  - d. Support the principle of the incentive clause to obtain good design and sustainability outcomes. The incentive clause should address how the additional FSR relates to additional heights. We note the reference in the report to the Bankstown Council LEP and suggest that it may be useful to investigate the use of clauses in other councils LEPs, such as Penrith.
  - e. Consider undertaking a desktop traffic analysis in order to confirm the capability of the road network to accommodate the additional FSR and height.

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- f. Support the principle of site amalgamation to achieve appropriate outcomes across the precinct.
  - g. Consider the need for flood management and evacuation routes.
  - h. Consider undertaking a commercial and retail demand study in order to confirm the extent of mixed use in the proposed B4 zone.
4. The Panel notes and supports the proposal for multi-deck parking and that an appropriate funding strategy will need to be developed.
  5. Support a Site Specific Development Control Plan to be undertaken simultaneous with the planning proposal in order to develop a package of guidelines to support the LEP in an appropriate fashion reflecting Ingleburn's status as a special place.
  6. The Panel notes council's comments regarding the potential for a submission to the Housing Affordability Fund to fund particularly the flooding and hydrology challenges and consider such an application to be appropriate in the circumstances
  7. The appropriate zoning and development controls for areas within the Ingleburn Precinct (as defined in the Ingleburn Precinct Plan published by the NSW Government in November 2017) but outside the land subject to this Planning proposal be considered as part of the upcoming broad review of the Campbelltown LEP 2015.

## Voting

The Local Planning Panel voted 4/0 .

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The open session of the Panel Meeting concluded at 3.45pm and the Panel then adjourned to consider the of business and information presented to the Panel during its hearing.

The Panel then reconvened to publicly detail its decision and reasons. The second open session commenced at 4.42pm and closed at 4.47pm.

The next meeting of the Local Planning Panel will be held on 26 September 2018 at 3.00pm in the Council Chambers, Level 3, Civic Centre, Campbelltown.

Ian Reynolds  
**Chairperson**







