
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at Campbelltown City Council on Wednesday, 28 November 2018.

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Minutes of the Local Planning Panel Meeting held on 28 November 2018

Recording of Meetings

The Chair advised that private electronic recording of the Local Planning Panel meeting and the use of electronic media during the meeting proceedings is not permitted. This includes: devices such as laptops, mobile phones, tape recorders and video cameras.

Webcast Notice

The Chair advised that the Local Planning Panel meetings are recorded and webcast live in line with provisions under the *Environmental Planning and Assessment Act 1979* No. 203. This notice is made as required under Section 18 of the *Privacy and Personal Information Protection Act 1998* (PPIPA). The webcasts are publically available for viewing on Council's website.

Workplace Health and Safety

The Chair advised those present that in the unlikely event of a fire, Council staff would provide directions of how to evacuate from the premises and all present should follow those directions.

Political Donations

All members of the public addressing the panel must declare prior to commencing their address any political contributions or donations that have been made over the past four years exceeding \$1000 to any political party or candidate that contested the last Campbelltown City Council election in 2016.

Minutes of the Local Planning Panel Meeting held on 28 November 2018

Present Chair Keith Dedden
 Member Edward Saulig
 Member Scott Lee
 Member Helena Miller

1. **ACKNOWLEDGEMENT OF LAND**

An Acknowledgement of Land was presented by the Chairperson .

2. **APOLOGIES**

Nil

3. **DECLARATIONS OF INTEREST**

Edward Saulig declared a non-pecuniary conflict of interest in regard to item 4.5 and removed himself from deliberations on this matter.

4. **REPORTS****4.1 **Planning Proposal - 22 - 32 Queen Street, Campbelltown****

Executive Summary

- Pacific Planning Pty Ltd submitted a draft Planning Proposal Request (PPR) to Council seeking an amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) in relation to 22-32 Queen Street, Campbelltown.
 - The PPR sought an amendment to the CLEP 2015 Height of Building Map to increase the permissible height of building for the subject site from 26m to heights of 34 metres, 49.5 metres, 65 metres, 77 metres and 87 metres over parts of the site.
 - The Council was briefed by the applicant on 4 September 2018.
 - In response to concerns raised during the Councillor Briefing, the applicant has submitted a revised Planning Proposal, Urban Design Report and Landscape Report.
 - The proposed building heights for the site as amended are 37m, 53m, 56m, 59m and 62m. This is a reduction of 25m compared to the original planning proposal that was presented to Council. The revised Planning Proposal is included in Attachment 1.
 - While the redevelopment of the subject site to create a precinct with high quality public domain features and a distinguished architectural design is supported in principle, it is
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recommended that the applicant be requested to further reduce the proposed heights to a height that is in keeping with the sites location and relationship to Campbelltown CBD.

Public Address

The Local Planning Panel was addressed by:

- Matthew Daniel, Pacific Planning, Development Manager
- James Matthew, Pacific Planning, Town Planner
- Tony Owen, Tony Owen Partners, Architect
- Andrew Hrsto, Director, Aland
- Martin Musgrave, PPM Consulting, Economist

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

Panel Considerations and Reasons for Decision

The panel listened to and read the representations from the applicant, owners representative and consultants. This information together with the Council staff report was considered by the panel and it was felt that the proposal submitted had not been justified in terms of the additional maximum building height requested and particularly in the absence of the Reimagining Campbelltown CBD study completion.

The panel does support the redevelopment of this site as a gateway to Campbelltown CBD and is looking for a desirable architectural outcome with community benefits. This is on the basis that the site is of sufficient size to accommodate redevelopment in the short term, with no further site amalgamation required.

The panel encourages the Council to hasten the progress of phase 2 of the project Reimagining Campbelltown CBD.

Decision of the Panel for advice to Council

1. The planning panel supports in principle a proposal to redevelop the subject site to create a precinct with high quality public domain and a distinguished architectural design with demonstrated community benefits commensurate with the scale of the project and the opportunities provided by its location.
 2. The panel considers that the information submitted to date does not however present a compelling case for the proposed increase in maximum height limits and considers that further work is required prior to submitting the matter for Gateway determination and prior to the preparation of the Reimagining Campbelltown CBD process.
 3. The panel recommends that the applicant be invited to submit further information in this regard in the form of concept development application and site specific DCP which demonstrates that the proposal will provide:
 - a. an appropriate built form which includes a signature building to act as a gateway to the Campbelltown CBD and appropriate streetscape to Queen Street
 - b. a larger public park well located to facilitate access by the wider community and of sufficient dimension to meet demand for open space in the precinct
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- c. integration with adjacent sites and improved vehicular access and movements to the neighbouring school site to the east and the adjoining sites to the south (34 - 38 Queen Street) with a view to through connection to Chamberlain Street
- d. a revised traffic assessment study to address the concerns raised by Council's engineers
- e. an appropriate relationship to the adjacent heritage building including setbacks, building form and use on the first 2 levels and pedestrian access to the heritage building from the site
- f. an economic feasibility study that examines the viability of mixed use development across the 20,465.7sqm site, any potential impact on retail and commercial uses in the Campbelltown CBD and whether an alternate land use zoning is appropriate for all or part of the site

Voting

4/0

4.2 Planning Proposal - Request to rezone land for urban and conservation purposes - Appin Road Gilead

Executive Summary

- A Planning Proposal Request (PPR) has been submitted by Macro Plan Dimasi in respect of land in the ownership of the Brticevich Family (and also land in the ownership of the Office of Strategic Lands) to rezone No's 880, 894, 900 and 880A-900A Appin Road, Gilead for urban and conservation purposes.
 - The PPR seeks to permit, with development consent, approximately 505 dwellings, a neighbourhood shop and supporting open space and water management facilities. Residue bushland and riparian areas would be zoned and managed principally for environmental conservation purposes.
 - The subject lands are located in the Greater Macarthur Priority Growth Area, and identified by the Greater Macarthur Land Release Investigation – Preliminary Strategy and Action Plan (2015) to be developable land within the Menangle Park and Mount Gilead Priority Precinct.
 - The Department of Planning and Environment is finalising a draft Land Use and Infrastructure Implementation Plan that is likely to include a Koala Management Strategy that would preclude urban development on the eastern side of Appin Road in lieu of preserving the Georges River corridor for biodiversity conservation purposes.
 - It is therefore recommended that the draft Planning Proposal Request not proceed to Gateway Determination at this time, due to inconsistencies with metropolitan, district and local planning outcomes, objectives and strategies and preliminary ecological, accessibility and service infrastructure deficiencies.
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Public Address

The Local Planning Panel was addressed by Mr Martin Abell.

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

Panel Considerations and Reasons for Decision for advice to Council

1. The Panel considered the verbal submission by the Applicant, noted the matters raised and had regard to such representation in making its decision.
2. That the Campbelltown City Local Planning Panel advise the Council that it does not support the Planning Proposal Request on the grounds that it has insufficient strategic and site specific merit to advance to Gateway Determination given that:
 - a. The Planning Proposal Request whilst prepared in accordance with the 2015 Preliminary Strategy and Action Plan, is now inconsistent with current metropolitan, district and local planning outcomes, objectives and strategies following the release of 'Greater Macarthur 2040: An Interim Plan for Growth of the Macarthur Area' (November 2018).
 - b. A decision in respect of the potential advancement of a relevant Planning Proposal to a Gateway Determination needs to have clear regard to the recently released draft land use and infrastructure plan 'Greater Macarthur 2040: An Interim Plan for the Growth of the Macarthur Area' (November 2018) and the Greater Macarthur Structure Plan (land release areas) (November, 2018).
 - c. The Greater Macarthur Structure Plan in seeking to conserve the Koala Population identifies the subject land as a proposed indicative Koala Corridor and removes the previous classification (2015) as urban capable.
 - d. The Planning Proposal Request does not exhibit sufficient preliminary ecological, accessibility and service infrastructure merit to be advanced.

Voting: 4/0

4.3 Alterations and additions to existing industrial building and use for industry and warehousing - 20 Williamson Road, Ingleburn

Executive Summary

- The application proposes the construction of alterations and addition to an existing industrial building and use for general industrial and warehousing distribution at 20 Williamson Road, Ingleburn.
 - The proposed development generally complies with the Campbelltown Local Environmental Plan 2015 and the Campbelltown (Sustainable City) Development Control Plan 2015.
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- The proponent requests a 15% variation to the height of building development standard.
- The application was not required to be notified to nearby and adjoining neighbours.
- It is recommended to the panel that the application be approved, subject to the recommended conditions of consent detailed in attachment 1.

Public Address

The Local Planning Panel was addressed by Ros Read and Craig Lee.

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

Panel Considerations and Reasons for Decision

1. The proposed development is consistent with the zoning and complies with the relevant provisions of the Campbelltown Local Environmental Plan 2015 and the Campbelltown (Sustainable City) Development Control Plan 2015.
2. The proposed development will contribute positively to the local economy.
3. There is no adverse visual impact from the proposal given the size and scale of the development within the context of the existing industrial land use
4. The clause 4.6 request submitted by the applicant adequately justifies the proposed variation to the Height Standard in Clause 4.3 of the CLEP 2015 given the minor nature of the departure which facilitates ancillary structures essential for the operation of the proposed use. The imposition of the standard is therefore considered to be unreasonable and unnecessary in the circumstances of the case.

Decision of the Panel

Development Application 1998/2018/DA-I for the construction of alterations and additions to an existing industrial building and use for general industrial and warehousing distribution at 20 Williamson Road, Ingleburn, is approved subject to the conditions of consent detailed in attachment 1 of the report with the following amendments:

- i. Condition 9 is amended to say:

All works, storage and display of goods, materials and any other item associated with the premises shall be carried out wholly within the building and the silos.

- ii. Condition 10 is amended to say:

A bund wall shall be constructed around all liquid storage areas to prevent any spillage entering into the stormwater system. The bunded area shall provide a volume equal to 110% of the largest container stored and graded to a blind sump so as to facilitate emptying and cleansing.

Voting

4/0

4.4 Subdivision into two Torrens Title allotments - Farrow Road Campbelltown

Executive Summary

- The site is known as Lot 241 DP1222763 and is located at Farrow Road Campbelltown and owned by Campbelltown City Council. It has an area of 3.785 hectares.
- The application proposes the subdivision of Lot 241 DP1222763 into two lot Torrens Title lots with areas of 3.14 hectares and 0.65 hectares.
- The site is zoned 4(b) (Industry B Zone) under Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP 2002) and the land may be subdivided with development consent. The proposed subdivision is consistent with the objectives of the zone.
- The site is surrounded by public roads on all sides except the north east with frontage to both Blaxland Road and Farrow Road. The adjoining land that shares a boundary to the north east is used for a concrete batching plant. An Aldi supermarket, the residential areas of Blair Athol and a 7eleven service station are located on the opposite side of Blaxland Road.
- The proposal is consistent with the relevant controls and objectives for subdivision under the Campbelltown (Sustainable City) Development Control Plan 2015 - Volume 3 Deferred Areas.
- The application was not required to be notified or publicly exhibited.
- The application is recommended for approval, subject to the conditions in attachment 1 to this report.

Public Address

Nil

Panel Considerations and Reasons for Decision

1. The proposed development is consistent with the zoning and complies with the relevant provisions of the Campbelltown Local Environmental Plan 2002 and the Campbelltown (Sustainable City) Development Control Plan 2015.
 2. The proposed lot sizes are appropriate for the locality and will enable development with characteristics similar to other development to the north of the subject land.
 3. The proposed subdivision will facilitate the separate development of each of the proposed lots.
 4. The proposed subdivision of itself has no significant impacts. The future use of each of the proposed lots will be subject to its own assessment and approval process and such
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use should be considered in the light of the Glenfield to Macarthur Urban Renewal Corridor Strategy which identifies this site as future high rise residential land.

Decision of the Panel

Development Application 2321/2018/DA-S for the subdivision of Lot 241 DP 1222763, Farrow Road, Campbelltown into two Torrens Title allotments is approved subject to the conditions of consent detailed in Attachment 1 of the report.

Voting

4/0

4.5 Construction of a dwelling addition - 2 Greenway Street, Ruse

Executive Summary

Edward Saulig left the meeting at 6.25pm prior to the consideration of item 4.5 having declared a conflict of interest in this matter.

An application was lodged on 2 November 2018 for the construction of a dwelling addition at 2 Greenway Street, Ruse. The site is in an established low-density residential area. The subject site is not classified as bush-fire prone land, nor is it affected by any easements or restrictions upon title.

Public Address

Nil

Panel Considerations and Reasons for Decision

1. The proposed alterations and additions are considered to be consistent with the following objectives under Part 3.4.1 of the Campbelltown (Sustainable City) Development Control Plan 2015:
 - a. Ensure that the massing and scale of new development are complementary to the desired future character of residential neighbourhoods – The proposed extension will result in the incorporation of contemporary external finishes, where such finishes will add to the variation of building materials and enhance the appearance of the existing development. Furthermore, the endorsed side setback rather than enforcing a secondary street setback is considered appropriate as the extension does not result in a greater encroachment of the existing building towards the secondary street frontage in Sirius Street.
 - b. Ensure the provision of equitable access to natural light and ventilation for the occupants of all residential dwellings – The proposed sunroom is considered to improve the amenity of occupants, as the room is specifically designed to be a habitable room for occupants to enjoy solar access.
 2. The proposed alterations and additions are considered to be consistent with the following objectives of the R2: Low Density Residential within the CLEP 2015:
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- a. To provide for the housing needs of the community within a low density residential environment.
- b. To minimise overshadowing and ensure a desired level of solar access to all properties

Decision of the Panel

Development Application 3909/2018/DA-AL for the construction of a dwelling addition at 2 Greenway Street, Ruse, is approved subject to the conditions of consent detailed in attachment 1 of the report.

Voting

3/0

The next meeting of the Local Planning Panel will be held on 19 December 2018 in the Council Chambers, Level 3, Civic Centre, Campbelltown

Chairperson

The public section of the meeting concluded at: 4.30pm

The full meeting concluded at 6.30pm.