
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at Campbelltown City Council
on Wednesday, 23 October 2019 .

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Minutes of the Local Planning Panel Meeting held on 23 October 2019

Present Chair - Keith Dedden
 Member Philip Hayward
 Member Scott Lee

Also Present

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson .

2. APOLOGIES

Member Helena Miller

3. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

4. REPORTS

4.1 Menangle Park Planning Proposal

Executive Summary

- Dahua Group Australian Pty Ltd (Dahua) has submitted a Planning Proposal Request (PPR) that seeks to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) in respect of land within the Menangle Park Urban Release Area (MPURA). The PPR does not apply to land within the existing village that is under separate fragmented ownership.
- The PPR is based upon the proponent's revised vision for the MPURA and seeks to expand and rationalise the current urban zonings, realign some existing zones, introduce the R4 High Density Residential zone, expand and relocate the B2 Local Centre zone, introduce a B1 Neighbourhood Centre zone and zone two critically endangered ecological communities for conservation.
- The PPR is supported by a revised development control plan that upon review, would replace the existing version of the Menangle Park DCP in Volume 2 of the Campbelltown Sustainable City Development Control Plan 2015 (CSDCP 2015).

The key elements of the proposed DCP / Masterplan amendments include:

- a. Approximately 4,000 dwellings (an increase of 1,000 dwellings in the site) in a range of densities, lot sizes and dwelling types across the Dahua holdings to
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- increase gross dwelling density from approximately 12 to 18 dwellings per hectare.
- b. The relocation and expansion of the local centre comprising 30,000m² of retail/employment within the northern portion of the site with access to and from Stage 1 of the Spring Farm Parkway, adjacent to Howes Creek and associated open space.
 - c. The introduction of a new neighbourhood centre (adjacent to the proposed new school and open space) providing approximately 3,500m² of retail floor space.
 - d. A revised road and street network to provide improve permeability throughout the site including a new north–south green active transport link (approximately 1.25ha in total area).
 - e. A total of 34.81 hectares of active and passive open space, including a new 5 ha site for new sporting fields.
 - f. A total of 43.96 hectares of land for environmental conservation.
 - g. Opportunity to enhance and relocate the community facility within the town centre to support the proposed increase to the population.
 - h. A two-hectare primary school site adjacent to the neighbourhood centre and associated open space.

It is considered that the PPR has strategic merit and would allow a more diverse and sustainable urban release outcome, with an enhanced range of dwelling opportunities, supporting commercial and community facilities, greater conservation of sensitive ecological areas, increased open space and appropriate road and stormwater management infrastructure supported by a local voluntary planning agreement.

Public Address

The Local Planning Panel meeting was addressed by the applicant, Mr Kith Clark

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

Panel Considerations and Reasons for Decision

The Panel inspected the site and took note of the consolidated holdings that form part of the proposal and future opportunity it provides for orderly development. The Panel also noted the topography and natural features of the site and relationship of the proposal with these, including the relocated town centre, primary school site, proposed Spring Farm Parkway and new spine road, and proposal to increase housing diversity, which generally complies with relevant SEPPs, the Regional and District plans and Council's draft Local Strategic Planning Statement and Community Strategic Plan.

Decision of the Panel

1. That the Campbelltown City Council Local Planning Panel (the panel) advise the Council that it supports the Planning Proposal Request to amend the Campbelltown Local Environmental Plan 2015 as outlined in the Officer's report subject to the following key amendments:
 - a) The proposed use of the R5 Large Lot Residential zone for land addressing the Nepean River be amended to E4 Environmental Living with a minimum lot size of 4000 square metres.
 - b) Areas of critically endangered Elderslie Banksia Scrub community proposed to be zoned RE1 Public Recreation should be zoned E2 Environmental Management.
 - c) That the Spring Farm Parkway extension and land adjoining the north facing ramps onto the M31 Roads be zoned SP2 Infrastructure and be subject to Roads and Maritime Services being the responsible authority for acquisition and ownership.
 - d) Amend the Floor Space Ratio standard in Clause 4.4 (2A) to exclude its application for areas shown on the Urban Release Area Map.
 - e) The local planning panel is of the view that at 11.5 hectares, the proposed large B2 zone appears to be of excessive area to provide for the requested 30,000 square metres of gross floor area. The area of the proposed B2 zone therefore requires review commensurate with the proposed increase of gross floor area from 15,000 to 30,000 square metres.
 - f) The final B2 area be determined following a more detailed economic modelling study and land use assessment of the zoned area and its impact on existing and proposed surrounding commercial centres. This work should be undertaken prior to referral for Gateway Determination.
 - g) That Dahua commit to enter into a Voluntary Planning Agreement with Council for the provision of infrastructure within its land holdings, including early provision of public transport.
2. That the PPR, as amended in 1 above, has strategic merit in regard to the natural environment, dwelling diversity, and consistency with relevant requirements of the Regional and District Plans.

Voting

The Local Planning Panel voted 3/0

The open session of the Panel Meeting concluded at 3:25pm and the Panel then adjourned to consider the business and information presented to the Panel during its hearing.

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

Keith Dedden
Chairperson