
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held on Wednesday 26 June 2019.

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Minutes of the Local Planning Panel Meeting held on 26 June 2019.

Present Chair - Keith Robert Dedden
 Member Philip Hayward
 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**

There were no Declarations of Interest made at this meeting.

4. **REPORTS****4.1 **Gilead Estate - Community Facilities and Temporary Sales Office****

Executive Summary

- Lendlease Communities have submitted a Planning Proposal Request that seeks to amend Schedule 1 of Campbelltown Local Environmental Plan 2015 to permit the use of Lot 1 DP 1240836 for a business premises to enable the future use of the Community Facility for a sales and information centre.
- The Planning Proposal Request is required to facilitate the relocation of the Community Facility from the existing site zoned B1 Neighbourhood Centre due to constraints associated with Planning for Bushfire Protection.
- It is recommended that the Planning Proposal Request has strategic merit and is likely to result in improved outcome, whereby the future community centre is built and occupied for a sales and information centre for the first three to five years of the precinct's development. Beyond this period, the facility would be dedicated to Council for its ongoing use as a community facility.

Public Address

The Local Planning Panel meeting was addressed by Pat Durman, Saul Deane and Sue Gay who are objecting to the proposal.

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 requirements for an asset protection zone surrounding the protected vegetation which precluded the location of the proposed community facility in the pre-planned location.

The Panel was concerned about allowing a business premises use in a RE1 Public Recreation zone and also considered that it would be better to limit the allowance for a sales and information centre to part of Lot 1 in DP 124836 consistent with the size of the proposed community facility rather than the entire lot. Accordingly, the Panel came to the view that a more restrictive definition should be included and that the future lot should be clearly identified prior to the making of the LEP amendment.

Decision of Panel

1. That the Campbelltown City Council Local Planning Panel (The Panel) support the Planning Proposal Request to amend the Campbelltown Local Environmental Plan 2015 by way of an amendment to Schedule 1 (additional permitted uses). However, the Panel recommends that the amendment only apply to that part of Lot 1 in DP 124836 to be identified by future subdivision of a size that reflects the future proposed community centre. Further the Panel recommends that the Schedule 1 amendment provide for the use of that land for a sales and information centre only and not for the more broad definition of a Business Premises. The new definition of sales and information centre should be inserted into the Schedule 1 amendment.
2. That the Panel further advise Council that it considers that the Planning Proposal Request has sufficient strategic and site specific merit to advance to Gateway Determination stage, on the grounds that the Planning Proposal:
 - i. Is sufficiently consistent with metropolitan, district and local planning outcomes, objectives and strategies.
 - ii. Is required to facilitate the relocation of the Community Facility from the existing site zoned B1 Neighbourhood Centre due to constraints associated with Planning for Bushfire Protection.
 - iii. Would enable early delivery of a community facility for the benefit of future residents.

Voting

The Local Planning Panel voted 4/0

4.2 Planning Proposal Request – Nos. 111-127 Eagleview Rd and Nos.18-20 Ben Lomond Rd, Minto

Executive Summary

- APP Corporation on behalf of Folkestone Lyon Group has submitted a Planning Proposal Request (PPR) that seeks to rezone the majority of the site from E4 Environmental Living to R2 Low Density Residential and three smaller portions to RE1 Public Recreation and to reduce the minimum subdivision allotment size from 2ha to 300m² and 700m² for dual occupancy, with a consequential amendment to remove the height of buildings development standard applicable to the proposed RE1 Public Recreation land. No change is proposed to the existing 9m Height of Buildings development standard that applies to the site.
- The Site is within the East Edge Scenic Protection Lands (EESPL) and due to its transitional role at the interface between urban development in Minto and the Georges River Nature Reserve, is zoned E4 Environmental Living under Campbelltown Local Environmental Plan 2015 (the CLEP). Notwithstanding, in June 2016 Council resolved to consider rezoning proposals for land in the EESPL on the grounds that the site is considered suitable for large lot residential development with a minimum area of 4,000m².
- The Council was briefed on the PPR by Council Officers on 7 May 2019.
- The proposal has been assessed as being incongruous with the character of existing urban development to the west of the site and environmental lands to the east, primarily as a consequence of the excessive density proposed. Accordingly, it is recommended that the Campbelltown City Local Planning Panel not support the proposal in its current form.

Public Address

The Local Planning Panel meeting was addressed by the applicant Mr Josh Owen from APP.

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 landscape character and surrounding pattern of development along Ben Lomond Road and Eagleview Road. The Panel also noted the undulating topography of the site and challenge of accommodating small lot housing that would integrate with the desired character of the locality and compromised utility of the proposed open space.

The Panel also received advice from Council officers in relation to the report considered by Council on 14 June 2016 regarding the Priority Investigations Areas of the East Edge Scenic Protections Lands which articulated the adopted policy position of Council in relation to the subject site.

Decision of Panel

1. That the Campbelltown City Council Local Planning Panel (the Panel) not support the Planning Proposal Request to rezone Property Nos. 111-127 Eagleview Road and 18-
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- 20 Ben Lomond Road, Minto from E4 Environmental Living to R2 Low Density Residential and to reduce the minimum subdivision allotment size from 2 hectares to 300 square metres.
2. That the Panel further advise Council that it considers the Planning Proposal Request has insufficient strategic merit to advance to Gateway Determination stage, having regard to the following:
 - i. The Panel considered the verbal submission by the Applicant, noted the matters raised and had regard to such representation in making its decision.
 - ii. The Planning Proposal Request in its current form is inconsistent with metropolitan, district and local planning outcomes, objectives and strategies.
 - iii. There is insufficient strategic merit and justification for the proposed density given the distance of the site from the Minto Local Centre and Minto Railway Station, location and role as a transition between low density urban land to the west and environmental land to the east.
 - iv. The proposed density would be inconsistent with the existing and desired future character of the site and surrounding land and would adversely impact on the aesthetic values of the site and locality;
 - v. The proposal fails to provide for housing diversity and insufficient information has been provided to support the assertion that the proposal will provide affordable housing.
 - vi. The provision of public open space within the site would be compromised by its proposed dual use for stormwater infrastructure.
 - vii. Inadequate information has been submitted with the regard to potential heritage, biodiversity, bushfire, stormwater and traffic impacts.
 3. That the Panel also recommend that Council advise the applicant that any future proposal should address/include the following:
 - i. The site capability having regard to the landscape qualities of the site and its surrounds, including topography and scenic quality;
 - ii. The transitional role of the site between land zoned R2 Low Density Residential and E4 Environmental Living to the west and the environmental lands to the east and lot sizes that are commensurate with that transition;
 - iii. A design led master plan that provides for mainly larger lots (“lifestyle lots”) that are consistent with the matters raised above and which provides for a market not otherwise currently catered for in the locality.
 4. That the Panel request Council Officers to advise the applicant and owners of the subject land of the Panel's advice.

Voting

The Local Planning Panel voted 4/0

4.3 Use of Campbelltown Sports Stadium for a motorcycle stunt show - 12 Old Leumeah Road, Leumeah

Executive Summary

- Council is in receipt of a development application that proposes the use of a recreation
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facility (major) (Campbelltown Sports Stadium) for a non-sporting event being a motorcycle stunt show at 12 Old Leumeah Road, Leumeah. The subject site is zoned part B2 Local Centre, part RE1 Public Recreation and part SP2 Infrastructure (Drainage) under the provisions of the Campbelltown Local Environmental Plan (LEP) 2015.

- The application was notified to adjoining and nearby properties between 16 April 2019 and 07 May 2019 and one submission objecting to the proposal was received.
- The owner of the subject site is Campbelltown City Council and as such the determining authority pursuant to Part 4, Division 4.2, Section 4.8 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is the Campbelltown Local Planning Panel.
- An assessment under Section 4.15 of the EP&A Act has been undertaken and it is recommended to the panel that the application be approved, subject to the recommended conditions of consent detailed in attachment 1.

Panel Considerations and Reasons for Decision

The panel inspected the site and noted the truck routes for bump in and bump out and the times of operation of the event and on site works. The panel also read and took account of the single objection received and the issues raised relating to noise, limited parking and approval of this proposal being a precedent for similar events. The panel also noted that the conditions of consent provided some mitigation of the noise impact during this event. In relation to the issue of the timing of the sale of the tickets it is considered that this is a matter of risk for the applicant rather than a matter of environmental planning.

The panel noted the long history of events held at the stadium including large scale sporting events. The panel also noted that there are already procedures and facilities in place for managing these events including an emergency management plan, security management plan, stadium traffic management plan and waste management plan.

The proposal will add to the types of entertainment available to the community and increases the utilisation of a large public asset. The proposal is consistent with the relevant planning controls including the objectives of the B2 Local Centre, RE1 Public Recreation and SP2 Infrastructure (drainage) zones.

The impacts of the proposed development are able to be appropriately managed.

Decision of Panel

The application is approved subject to the conditions detailed in attachment 1.

Voting

The Local Planning Panel voted 4/0

The open session of the Panel Meeting concluded at 4:00pm and the Panel then adjourned to consider the of business and information presented to the Panel during its hearing.

The next meeting of the Local Planning Panel will be held on Wednesday 24 July 2019 at 3.00pm in the Council Chambers, Level 3, Civic Centre, Campbelltown.

Keith Robert Dedden
Chairperson