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# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 22 July 2020

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**Minutes of the Local Planning Panel Meeting held on 22 July 2020**

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**Present**            Chair Stuart McDonald  
                         Member Jenny Rudolph  
                         Member Edward Saulig  
                         Member Scott Lee

**Also Present****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**

Nil

**5.     CONFIDENTIAL REPORTS FROM OFFICERS****5.1    Planning Proposal: Ingleburn Gardens**

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**Executive Summary**

- Don Fox Planning (DFP) on behalf of Jessica Investments Pty Ltd has submitted a Planning Proposal Request (PPR) that seeks to rezone residual land in 'The Meadows', Ingleburn Gardens Estate from RE2 Private Recreation to R3 Medium Density Residential and to implement a 9m Height of Building Control.
- The site is within the existing area known as 'Ingleburn Gardens Estate' which encompasses residential, community and residual lots. Stage 12 of Ingleburn Gardens Estate is known as 'The Meadows' and received development consent on 4 June 2016 for 210 community title lots and one residual lot.
- The residual lot incorporates Lot 39 DP 280076 and Lot 40 DP 280076 that are the subject of the Planning Proposal Request.
- Councillors were briefed on the PPR by Council Officers on 2 June 2020 who raised no concern with the proposal, subject to appropriate landscape screening or art treatment of the proposed acoustic walls.

- It is recommended that the PPR has strategic merit as it would support future development consistent with the local context, subject to attenuating noise from the M31 Motorway via sound walls and dwelling insulation.

## **Public Address**

The Local Planning Panel meeting was addressed by the applicant, Peter Icklow from Jessica Investment Pty Ltd in closed session.

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

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

Panel members were able to inspect the site individually due to Covid19 considerations as well as being provided a virtual tour via Council's Mapping System and Google Street View.

The Panel was presented with information regarding the Ingleburn Gardens Masterplan Concept including details of what was envisaged for the land now under consideration. The Panel noted that the wider area in which the subject land is located was identified as a school site but this did not proceed and was replaced by residential development.

The two lots that are subject of the Planning Proposal, while in the location of the previously envisaged school, were nonetheless identified in the Ingleburn Gardens Masterplan Concept to be part of the 50m wide landscaped acoustic treatment separating the urban land from the M31 Motorway. The description in the masterplan is "landscaped acoustic barrier (mound/wall)".

The Panel noted that this "landscaped buffer" was a characteristic across the whole northern part of Ingleburn Gardens, and that the northern sections had been physically constructed. The Panel also noted that the south eastern vegetated area is to be retained and additional planting needs to be undertaken to assist with visual and noise screening.

The Panel notes the Planning Proposal request is in response to residual land owned by the developer and created from the previous subdivision that included the existing community facility/pool. The Panel also notes that access to the site is via Webber Circuit already comprises newly constructed dual occupancy dwellings as well as being in close proximity to the M31 Motorway.

The Planning Proposal request seeks to rezone two residue Torrens Title lots that are zoned RE2 Private Recreation (consistent with the landscaped strip identified in the masterplan) to Residential R3.

## **Decision of the Panel**

1. The Panel recommends to the Council that the Planning Proposal in its current form should not proceed as it represents a significant departure from the Ingleburn Gardens Masterplan Concept that identified the land the subject of the proposal as a landscaped acoustic barrier (mound/wall) and hence the zoning as RE2 Private Recreation.
  2. The Panel is of the opinion that the Planning Proposal in its current form does not demonstrate site specific merit or provide a public benefit.
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3. The Panel recommends to the Council that an amended proposal should seek to deliver the following outcomes and public benefits in order to demonstrate site specific merit:
    - a. Lot 39 to be zoned residential. Any future residential development on Lot 39 should consider amenity, open space, noise and other considerations within the DCP to improve future urban design outcomes. The residential concepts provided with the current Planning Proposal do not achieve these desired urban design outcomes.
    - b. Lot 40 to the north of the established community facility should remain zoned RE2 and be incorporated as a pocket park or similar and/or incorporated in to the community facility / community scheme as a public benefit for the existing and additional residents. The embellishment of this space should also be linked to any approved proposal.
    - c. The rezoning of Lot 39 to residential requires, based on the applicant's documentation, the erection of an acoustic wall between the site and the M31 Motorway and the construction of the wall within a screened landscaped setting should be a requirement linked to any rezoning of the land. Landscaping associated with the acoustic wall would constitute a public benefit to the residents of the development as well as when viewed from the adjacent motorway. Assurance is required that the acoustic wall will be built in order to benefit the community.
    - d. The existing housing to the west of Lot 39 should also receive a public benefit from the future development by way of improved acoustic amenity and landscaping, inclusive of street trees on both sides of the street and bollards to address illegal dumping.
    - e. The bushland lot zoned RE1 Public Recreation is not suited for active or passive recreation purposes and should not be considered as providing this function in any determination concerning the merits of the proposal.
  4. The Panel recommends to the Council that it considers negotiating a Planning Agreement with the applicant in order to deliver the public benefits identified above.
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The open session of the Panel Meeting concluded at 3:05pm 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 26 August 2020 at 3.00pm in the Council Chambers, Level 3, Civic Centre, Campbelltown.

Stuart McDonald  
**Chairperson**