
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 22 September 2021.

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Minutes of the Local Planning Panel Meeting held on 22 September 2021

Present Chair - Elizabeth Kinkade
 Member Lindsay Fletcher
 Member Cecilia Cox
 Member Helena Miller

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. DEVELOPMENT APPLICATION REPORTS

Nil

5. CONFIDENTIAL REPORTS**5.1 Planning Proposal - Leumeah**

Executive Summary

- Council has received an owner-initiated Planning Proposal Request (PPR) seeking an amendment to Campbelltown Local Environment Plan 2015 (CLEP 2015) to increase the maximum height of building under the CLEP 2015 from 12m to 55 m and 43 m and to establish a floor space ratio for the site.
 - The subject land is an irregular lot that has a site area of 7875 m² and is located on the southern side of Leumeah Railway Station. The property is zoned B2 Local Centre. The site is currently occupied by 2 commercial uses being the Club Hotel and Liquor Stax.
 - The PPR is accompanied by an urban design report providing a conceptual site layout and a building design for the site. The report also includes a concept master plan for the wider area which shows building envelopes and pedestrian linkages through the site.
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- The PPR has been assessed in accordance with the relevant state and local strategic planning framework, including the Reimagining Campbelltown City Centre Master Plan.
- Councillors were briefed on the PPR on 20 July, 2021.
- Advice from the Campbelltown Local Planning Panel (the Panel) is being sought to assist Council's determination of the matter in accordance with Section 2.19 of the *Environmental Planning and Assessment Act, 1979*.

Panel Consideration and Advice

The Panel was mindful of the location of the site and its proximity to public transport.

The Panel considers that the site is suitable for urban growth and future development as it is part of the Leumeah town centre. Further it agrees that the Planning Proposal request meets the strategic merit test having regards to the relevant strategic planning strategies and the site specific merit test having regard to these studies and the site opportunities and constraints.

However the Panel is of the view that the proposed heights of 55 and 43 metres are significantly higher than that which would ordinarily be anticipated for an urban village. The Panel is also concerned about:

- The height of the proposal having regard to the hierarchy of centres detailed in the Reimagining Campbelltown City Centre Master Plan and Leumeah's status as subservient to the main centre of Campbelltown; and
- The need to transition the scale down towards the existing residential development on the opposite side of adjacent roads.

Accordingly it is recommended that advice from the Design Excellence Panel should be obtained prior to Council making a decision on an appropriate height limit. It is also recommended that an appropriate Floor Space Ratio should be determined based on the agreed ultimate height control.

The Panel further notes that Council will need to consider whether the B2 zone is the appropriate zone for the proposed development and for the Leumeah Town Centre more generally and satisfy itself in this regard.

The Council should also carefully plan how other neighbouring properties are engaged with the process, particularly having regard to the proposed through site link that will rely upon redevelopment of neighbouring properties to be achieved.

The following technical matters also need to be addressed in more detail:

- Overshadowing impacts
 - Noise from the freight rail corridor
 - Traffic and transport impacts including road infrastructure for the broader precinct
 - Clarification as to whether direct vehicular access to Pembroke Road is acceptable
 - Consistency with the 9.1 Direction number 4.3 in regards to flooding
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- Mechanisms to ensure that the proposed publicly accessible open space and public facilities are delivered, and
- Draft controls for a site specific development control plan.

The proposal should not further proceed for a Gateway determination until these matters have been satisfactorily addressed.

The next meeting of the Local Planning Panel will be held on 27 October 2021.

Chairperson

Meeting Concluded: 3.22pm