
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at on Wednesday, 23 March 2022 .

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Minutes of the Local Planning Panel Meeting held on 23 March 2022

Present Chair Hon. Terence Sheahan
 Member Florencio 'EJ' Cuaresma
 Member Lindsay Fletcher
 Member Glennys James

Also Present**1. ACKNOWLEDGEMENT OF COUNTRY**

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 Subdivision of one existing allotment to create 18 Torrens title residential allotments and one residue lot for landscaping, including the removal of trees, bulk earthworks, construction of a new road, stormwater drainage, retaining walls and pedestrian access to the Scenic Hills**

Executive Summary

- The land is situated within the Southwest Growth Centre, and is located on the corner of Leppington House Drive and Pimelea Avenue. The site is located on the western edge of the Scenic Hills.
 - The application proposes the subdivision of land to create 18 residential lots, one residue lot and associated civil works, including the removal of trees, bulk earthworks, construction of a new road, stormwater drainage, retaining walls and pedestrian access to the Scenic Hills.
 - The site is zoned R2 Low Density Residential and E3 Environmental Management under State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP).
 - General Terms of Approval have been issued from NSW Rural Fire Service.
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- The land is subject to a Biodiversity Certification Agreement (BCA), and biodiversity certification has been conferred on the land under Section 126G(1) of the Threatened Species Conservation Act (TSC Act).
- The application is accompanied by a clause 4.6 exception to the minimum residential dwelling density development standard.
- The written request seeks a variation to the minimum required residential density of 15 dwellings per hectare. The proposed subdivision would provide for a minimum residential density of 12.5 dwellings per hectare.
- The proposal, subject to conditions, is generally consistent with the Campbelltown Growth Centre Precincts Development Control Plan.
- The land is subject to a Local Voluntary Planning Agreement between Council and the landowner. The land is subject to Special Infrastructure Contributions payable to the NSW Department of Planning and Environment.
- The application was publicly notified and one submission objecting to the proposed development was received.

Public Address

The Panel was addressed by the applicant's town planner, Mr Paul Grech from GLN Planning and Ms Skye Packman on behalf of Stockland. The Panel had no questions for them.

Panel Consideration and Reasons for Decision

The Panel notes the character of the surrounding area, including proximity to the Scenic Hill Trail to be provided to Leppington House Park, part E3 Environmental Management zoning of the land and change in grade from R112.42 to RL128.59 from west to east.

The Panel noted that one submission was received during the exhibition period that raised concern in relation to the potential for two storey dwellings to obstruct solar access and privacy impacts on adjoining development. The Panel notes the nearest residential dwellings are separated by Leppington House Drive and Pimelea Avenue and would not impact on any private rear open space areas.

The proposed variation of the minimum density of residential development under Clause 4.1B(3) of the Growth Centres SEPP is supported by a Clause 4.6 variation which is considered to justify the density contravention.

The land is located within Precinct 13 of the subdivision as a whole, which would achieve the required minimum density of 15 dwellings per hectare. While only 18 lots are provided, instead of 22, this is primarily because 26 per cent of the land is designed to be dedicated for open space.

Decision of the Panel

1. The Panel has considered the Applicant's request to vary the development standard contained in Clause 4.1B of the Growth Centres SEPP and considers that:
 - a. the applicant's submission adequately addresses the matters required under cl.4.6;
 - b. the development remains consistent with the objectives of the standard and the objectives of the zone;
 - c. there are sufficient environmental planning grounds to justify the variation; and
 - d. compliance with the standard is unreasonable and unnecessary in the circumstances of this case as the proposed variation will not generate unacceptable impacts on adjoining or nearby properties and will not result in development inconsistent in form and scale with that planned for the locality.

For the above reasons, the Panel is satisfied that the variation from the SEPP development standard is in the public interest.

2. That 1676/2021/DA-SW be approved subject to the conditions as recommended.

Voting

4/0

The next meeting of the Local Planning Panel will be held on 27 April 2022.

Chairperson

Meeting Concluded: 3:10pm