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# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

**Local Planning Panel Meeting held at 3.00pm on Wednesday, 13 December 2023.**

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**Minutes of the Local Planning Panel Meeting held on 13 December 2023**

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**Present**            Chair - Elizabeth Kinkade  
                         Member Glennys James  
                         Member Helena Miller  
                         Member Cecelia Cox

**1.      ACKNOWLEDGEMENT OF COUNTRY**

An Acknowledgement of Country 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    Development Application - Construction of retaining walls - 25 Roald Place, Leumeah**

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**Executive Summary**

- Council has received a development application for construction of retaining walls at 25 Roald Place, Leumeah.
- The subject site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015 (CLEP 2015).
- The development application was not notified as this was not required by the Campbelltown Community Participation Plan.
- It is recommended that the application be approved, subject to conditions.

**Panel Consideration and Reasons for Decision**

The Panel agrees with the conclusions of the Council officer's assessment report.

The Panel notes the proposed development is consistent with the objectives of the R2 Low Density Residential zone under the Campbelltown Local Environmental Plan 2015 (CLEP 2015) and complies with the applicable planning controls under the Campbelltown (Sustainable City) Development Control Plan 2015.

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The proposed development, subject to conditions imposed, will not have any unacceptable impacts on the environment or surrounding locality.

### **Decision of the Panel**

That development application 4152/2023/DA-0 for the construction of retaining walls at 25 Roald Place, Leumeah be approved subject to the conditions of consent in attachment 1.

### **Voting**

4/0

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## **5. REPORTS FROM OFFICERS CONSIDERED IN CLOSED SESSION**

### **5.1 Planning Proposal Request - Campbelltown**

#### **Executive Summary**

- Think Planners Pty Ltd submitted a Planning Proposal Request (PPR) to Council seeking an amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) in relation to the site known as 1 Bugden Place, Campbelltown.
- The Planning Proposal Request (PPR) seeks to remove the application of Clause 7.9 (3)(b) of the CLEP 2015, which requires the site to “only accommodate non-residential land uses” on the ground floor. Clause 7.9 (3)(b) of the CLEP 2015 applies to all land in Zone E2 Commercial Centre and Zone MU1 Mixed Use within Campbelltown Local Government Area (LGA).
- A ‘Market Retail Assessment’ and “Urban Design Study” were submitted with the PPR to justify and support the proposed amendment to Clause 7.9 (3)(b) of the CLEP 2015.
- A detailed assessment of the PPR against the relevant regional and local strategic planning strategies has been undertaken. The potential loss of employment potential within the City Centre as a result of this PPR is inconsistent with some strategy elements and it is considered that insufficient justification for the inconsistency has been provided so far.
- Advice on the PPR is now sought from the Panel.

#### **Panel Consideration and Advice**

The Panel acknowledges that the development of the site in accordance with the MU1 zoning would provide additional housing and employment floor space within the Campbelltown City Centre and close to public transport and a regional shopping centre. The Panel supports the redevelopment of the site in accordance with objectives of the MU1 zoning and considers this site to be of high strategic value as a mixed-use site.

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The Panel also notes that the PPR is not consistent with all Local and Regional Strategies due to the potential reduction in employment land uses. This includes:

- the Campbelltown Strategic Review of Employment Lands which recommends an increase in employment land uses to meet the demand of a growing population.
- The Western City District Plan
- Reimagining Campbelltown City Centre Master Plan
- The Glenfield to Macarthur Urban Renewal Corridor Strategy
- Campbelltown Local Strategic Planning Statement
- Campbelltown Community Strategic Plan 2032

Given the site context, the Panel accepts that there may be some potential for a redistribution of the retail and commercial floor space from ground level to ensure that there is an appropriate interface with the adjoining public roads noting that an active street frontage is not desirable for all street frontages. The minimum existing quantum of employment ground level floor space should be delivered on the site. As an alternative to providing all of this on the ground floor, it could be achieved by providing commercial levels above the ground floor or by providing a building that is commercial only in a suitable location on the site. It should not be automatically assumed that residential land uses are the better use in these locations.

The existing controls provide the opportunity for the urban revitalisation of the site within the Campbelltown City Centre, close to transport, health and retail facilities as well as assisting in creating an activated pedestrian link between the site and Macarthur Station.

It is considered that the proposal does not demonstrate strategic and/or site-specific merit. It is recommended that the applicant engage with Council to determine the best way to achieve the employment outcomes anticipated for the site while concurrently delivering the important housing outcomes.

## **Voting**

4/0

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The next meeting of the Local Planning Panel is scheduled for 28 February 2023.

## **Chairperson**

Meeting Concluded: 3.31 pm.