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# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 22 November 2023.

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**Minutes of the Local Planning Panel Meeting held on 22 November 2023**

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**Present** Chair - Stuart McDonald  
Member Lindsay Fletcher  
Member Scott Lee  
Member Philip Hayward

**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**

Nil

**5. CONFIDENTIAL REPORTS FROM OFFICERS****5.1 Planning Proposal – Queen Street, Campbelltown**

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**Executive Summary**

- FPD Planning Pty Ltd submitted a Planning Proposal Request (PPR) and supporting studies to Council seeking an amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) in relation to the site know as 34 Queen Street, Campbelltown.
  - The PPR seeks to amend the CLEP 2015 by rezoning a portion of the site from MU1 – Mixed Use to R4 – High Density Residential, increasing the permissible height of buildings from 26 m to 28 m and 52 m and introducing a maximum floor space ratio of 2.85:1 for the site.
  - On 4 October 2023 a letter was sent to 11 State Agencies requesting preliminary comments. Of the 11 State Agencies sent the letter, 9 public authorities provided preliminary comments.
  - The Councillors were briefed on the PPR by the applicant on 24 October 2023.
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- After considering the PPR, Council staff have prepared the Planning Proposal (PP) document attached to this Report.
- Advice on the PP is sought from the Panel.

### **Panel Consideration and Advice**

1. The Panel acknowledges that the Planning Proposal (PP) would provide additional housing within the Campbelltown CBD and in close proximity to existing major train, bus and road infrastructure.
  2. The Panel notes and accepts the Council Officer advice provided to the Panel that the PP is generally consistent with the Glenfield to Macarthur Urban Renewal Corridor Strategy, the Greater Sydney Region Plan, the Western City District Plan, the Campbelltown Local Strategic Planning Statement and Local Housing Strategy, as well as the draft Greater Macarthur 2040 Plan.
  3. The Panel also notes that preparation by the Council of the "City Centre Planning and Design Framework" (Framework) building upon Council's strategic "Re-imagining Campbelltown CBD" is imminent and will commence in the near future. The PP site falls within the area to be considered by the Framework and so will form part of the wider CBD strategic work to be undertaken by the Council.
  4. Given the above strategic context, the Panel is of the opinion that the PP, subject to the further work identified in the Council's report to the Panel, is likely to demonstrate strategic merit.
  5. The Panel accepts the Council Officer advice provided to the Panel that the PP has site specific merit but notes that this is again subject to the further work identified in the Council officer report to the Panel. The PP provides the opportunity for the urban revitalisation of the site within the Campbelltown CBD and close to transport as well as assist in creating an activated precinct at the northern end of Queen Street, linking with the approved mixed development adjoining at 22-32 Queen Street.
  6. The Council Officer report to the Panel identifies that further technical analysis is required to be undertaken by the proponent before the PP may be reported to the Council to consider whether or not the matter proceed to a Gateway determination. These technical matters include traffic impacts and flooding. In addition to the technical issues, the report to the Panel identifies that the PP and draft DCP require more refinement regarding site planning and design issues including the location, quantity and quality of publicly accessible open space and also communal open space to meet the needs of the future population on the site. Further site planning and design issues identified include opportunities for pedestrian and vehicular links to adjoining land.
  7. Notwithstanding the proposal's broad strategic merit, the Panel concurs that the above-mentioned additional work identified by the Council officers is required before a PP is further progressed.
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8. In addition to the technical, site planning and design matters raised by the Council officers, the Panel reinforces that any PP presented for a Gateway determination should demonstrate that the potential “up-zoning” and anticipated future development on the site will provide:
- well located, sufficient and high quality communal open space and deep soil zones at ground level, capable of accommodating and sustaining canopy trees and a range of outdoor recreation opportunities for future residents.
  - residential dwellings that will be consistent with the Apartment Design Guide objectives, Design Criteria and Design Guidance regarding internal amenity and environmental performance; and
  - public physical and social infrastructure improvements/benefits identified by the Council.
9. The Panel’s advice to the Council is that any PP for the site proceed on the basis that the matters raised in items 6 and 8 have been satisfactorily addressed.
10. The Panel’s further advice is that the Council consider appropriate public outcomes/benefits that may be reasonably delivered by the Proponent in association with the substantial “up-zoning” of the land the subject of the PP including, but not limited to, the provision of public open space, including, unrestricted “publicly accessible” open space on the site. These agreed Council/Proponent outcomes should be formally documented as part of the PP process.
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The next meeting of the Local Planning Panel will be held on 13 December 2023.

**Chairperson**

Meeting concluded: 3.31 pm.