
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 26 March 2025.

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Minutes of the Local Planning Panel Meeting held on 26 March 2025

Present Chair - Dr Mark Carleton
Expert Member - Anthony Hudson
Expert Member - Thomas Mithen
Community Member - Sonia Ahmad

Also Present**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 Modification Application - 102 Amundsen Street, Leumeah**

Executive Summary

- This Section 4.55(1A) application proposes to modify an approved single dwelling development by removing a tree and replacing steps to the front porch with an accessible ramp.
- The proposed development is fully compliant with the provisions of the Biodiversity and Conservation SEPP, the Campbelltown Local Environmental Plan 2015 and the Campbelltown (Sustainable City) Development Control Plan 2015.
- Based on an assessment of the application against section 4.15 of *Environmental Planning and Assessment Act 1979* the application has been found to be satisfactory and is recommended for approval.

Panel Consideration and Reasons for Decision

- a. The Panel agrees with the conclusions of the Council officer's assessment report. The Panel considers that the proposal is consistent with Campbelltown Local Environmental Plan 2015 and Campbelltown Sustainable City Development Control Plan 2015.

- b. The removal of the tree is justified by the need to facilitate accessible entry to the dwelling, and would be adequately compensated for, by either replanting or a monetary payment.

Decision of the Panel

That Modification Application 1926/2024/DA-DW/A for the modification of an approved single dwelling development by removing a tree and replacing steps to the front porch with an accessible ramp be approved subject to the modified conditions of consent in attachment 1 to the Council report except for condition 24 which is to be amended to include the following words at the end of the first paragraph of the condition " or are approved for removal by this consent".

Voting

4/4

5. CONFIDENTIAL REPORTS

5.1 Planning Proposal Request - Gilead

Executive Summary

- This report relates to a proponent-led planning proposal request seeking to repeal Interim Development Order No 15 that currently applies to No.717 Appin Road, Gilead and remove it as 'a deferred matter' under the Campbelltown Local Environment Plan 2015 (CLEP 2015). The planning proposal also seeks to rezone 715 and 717 Appin Road, Gilead from a Non-Urban zone under Interim Development Order No.15 to enable a residential community, a small local centre, open space and preservation of a heritage item (Meadowvale) and its curtilage.
 - The subject land is located on the western side of Appin Road at Gilead. The site has an area of approximately 70.2 ha, and forms part of the Gilead Precinct within the Greater Macarthur Growth Area identified in Greater Macarthur 2040. The broader region, historically used for agriculture, grazing, and rural purposes, is undergoing a transition, driven by recent rezonings further north and south. A scoping proposal has been submitted for the land immediately south of the site.
 - Feedback has been received from State Government Agencies and internal specialist staff which identify several matters that need to be addressed through further information or clarified.
 - The planning proposal is inconsistent with the Cumberland Plain Conservation Plan (CPCP), specifically by seeking to facilitate development on portions of the site that are identified as 'avoided land'. The Department of Planning, Housing and Infrastructure (DPHI) has recently confirmed they are considering an application for changes to the CPCP, with the final CPCP modification package likely to be submitted to the NSW
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Minister for Climate Change, Energy, Heritage and the Environment in early 2026.

- Whilst the planning proposal is considered to have strategic merit with Greater Macarthur 2040 in terms of delivering housing, it does however have challenges as a site-specific proposal in delivering a coordinated and equitable development outcome for the Gilead precinct. A number of issues have been identified during the assessment of the planning proposal that need to be addressed. These issues relate to urban design (density and access), staging and isolation, mapping, environmental and heritage conservation, bushfire, flood risk management, open space and social infrastructure, road layout, traffic impacts, and infrastructure capacity and provision.
- The review of this planning proposal request and the preparation of this report has been undertaken by an independent planning consultant.

Panel Consideration and Advice

1. The Local Planning Panel is of the view that the Planning Proposal has strategic merit subject to further work to be carried out prior to any report going to Council to consider whether or not it proceeds to a gateway determination.
2. **Strategic Alignment:** Whilst it is considered that the Planning Proposal has strategic merit and consistency with the local and regional plans, particularly in respect of additional housing supply in a master planned context, in a designated and urban release area, it raises a range of site specific matters that are not yet satisfactorily resolved particularly in respect of a co-ordinated, equitable outcome.
3. **Detail and outstanding issues:** The Panel is of the view that the Planning Proposal requires the following detailed site specific issues to be considered further and resolved:
 - a. **Open Space, Social Infrastructure Provision and Delivery:** The quantum, location, configuration and utility of public open space to be updated to meet industry and Council standards and ensure adequate and safe recreational areas for passive and active open space, without an over-reliance of provision on adjoining land holdings or unacceptable designation within easements.

The provision of social infrastructure and relationship to the broader catchment should be further refined.
 - b. **Infrastructure and Accessibility:** A comprehensive infrastructure strategy that addresses servicing, (including in particular reticulated water and sewer) traffic and transport (inclusive of the western transport corridor provision and access from Appin Road) and community infrastructure. The timing and coordination of the provision of these facilities as part of the development is required.
 - c. **Ecology/Biodiversity:** The inconsistency with the CPCP needs to be addressed (noting that an application to amend the CPCP for the site is under consideration). Also further work is needed to address any adverse impacts on the adjoining Beulah Reserve and groundwater dependent ecosystems which could be impacted by stormwater runoff/management.

- d. **Heritage:** The European heritage assessment needs to be more rigorous and address impacts upon nearby State Heritage Items, heritage curtilage/s and potential adaptive reuse spatial requirements. The Aboriginal Due Diligence Assessment needs to move to the next level of assessment including indigenous community engagement.
 - e. **Integration and Connectivity:** The Planning Proposal fails to demonstrate comprehensive integration with adjoining landowners/development proposals. The distant timing of the Transport corridor and its integration is not adequately addressed. This should include a staging plan for future development.
 - f. **Hazard Management:** Revised understanding of the flood risk and vehicle and pedestrian crossing of Woodhouse Creek is required, together with a holistic review of bushfire management and integrated ecological conservation and climate resilience.
 - g. **Urban Design:** The Master Plan requires review, including promoting the integration of land use and transport and in particular medium density/low rise apartment housing opportunities, in association with the western transit corridor. Also further work is required about the utility and amenity of private open space, the interface of development with conservation areas and wildlife corridors together with hazard management and sustainability.
4. **Revise the Proposal:** The Panel advises that the Planning Proposal be revised to address the issues documented and outlined by the Panel above before any report to Council to consider whether or not it proceeds to a gateway determination.

Voting

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The next meeting of the Local Planning Panel will be held on 23 April 2025.

Chairperson

Meeting Concluded: 5.01pm