
Minutes of the Local Planning Panel Meeting held on 25 July 2018

Present Member Ian Reynolds
 Member Jenny Rudolph
 Member Cecilia Cox

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson .

2. APOLOGIES

Member Mary-Lynne Taylor

3. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

4. REPORTS

4.1 Planning Proposal - 71 St Andrews Road, Varroville

Executive Summary

- A Planning Proposal request to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to rezone land at 71 St Andrews Road Varroville, from E3 Environmental Management to part R2 Low Density Residential and part E3 Environmental Management.
- A previous Planning Proposal request for the site was rejected by Council in 2016 due to concerns regarding potential impacts on existing bushland and the Scenic Hills. The reduction of the proposed urban footprint and preservation of additional bushland on the land as a potential biobanking site directly responds to the previous concerns raised by Council.
- The current Planning Proposal is considered to have broad level strategic planning merit due to its consistency with the urban-rural interface of the locality and the adjoining East Leppington Growth Centre.
- In accordance with the Local Planning Panels direction for draft planning proposals, advice is sought from the Panel concerning the merits of the proposal.

Public Address

The Local Planning Panel meeting was addressed by the applicant, Mr Gerard Turrisi.

Panel members asked questions that were responded to directly at the meeting.

Panel Considerations and Reasons for Decision

The Panel noted the proposed objectives and intended outcomes of the Planning Proposal request having regard to the following:

1. Development of the subject site for residential purposes has been pre-supposed by the development pattern approved on land adjoining to the west.
2. The site is adjoined on two sides by land developed for residential purposes pursuant to the Growth Centres SEPP and that an electricity easement forms a third boundary of the land proposed to be developed. As a result, the land proposed to be rezoned for residential purposes is currently isolated and appears no longer suitable for its current use.
3. Appropriate future development of the land, with development consent, would provide an improved transition between the adjoining residential lands and other neighbouring land uses than is currently provided were the site remain in its current zoning and use.
4. The land forms part of the Scenic Hills area designated by Campbelltown City Council. However, due to local topography, sight lines to the Scenic Hills would not be compromised by the proposal.
5. The proposal to utilise part of the site for bio banking purposes is supported subject to appropriate arrangements being entered into between the Council and the proponent to secure its long term viability. In this regard, the Panel consider an E3 Environmental Management zoning may not adequately secure the long term ecological integrity of the lands to be retained for environmental purposes. The Panel encourages Council to consider other options that would not provide a dwelling entitlement.
6. The Planning Proposal request is generally consistent with the changed urban-rural interface of the locality defined by recent development in the adjoining East Leppington Growth Precinct.
7. Although the Planning Proposal request would result in a small increase in housing supply in the area, the proposal has not satisfactorily addressed the current strategic framework established by the District Plan. Therefore, Council should satisfy itself of an appropriate strategic justification prior to seeking Gateway Determination.
8. Council's assessment of issues that require further consideration post Gateway Determination is supported. However, the following additional matters should also be addressed:
 - a) impact of the gas pipeline on the development footprint; and
 - b) strategy to ensure the existing urban edge is not replicated by future development and a sensitive interface is achieved.
9. As advised by the applicant at the Panel meeting, a development application has been lodged on 25 July 2018 to clear vegetation from the site. The Panel suggests that the Council carefully consider whether it should assess/determine the proposed removal of vegetation prior to finalisation of the Planning Proposal, as it may prejudice the rezoning assessment and associated environmental strategy.

Voting

The Local Planning Panel voted: 2/1

The open session of the Panel Meeting concluded at 3:45pm and the Panel then adjourned to consider the of business and information presented to the Panel during its hearing.

The next meeting of the Local Planning Panel will be held on Wednesday 22 August 2018 at 3.00pm in the Council Chambers, Level 3, Civic Centre, Campbelltown.

Ian Reynolds
Chairperson