
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 25 March 2020.

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Minutes of the Local Planning Panel Meeting held on 25 March 2020

Present Chair - Stuart McDonald
 Member Philip Hayward
 Member Scott Lee
 Member Helena Miller

Also Present

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson .

2. APOLOGIES

Nil

3. DECLARATIONS OF INTEREST

Helena Miller declared that for agenda item 5.1, she is currently working on another site for one of the land owners and as such has declared a conflict of interest in relation to this matter.

4. REPORTS

4.1 Demolition of existing dwelling and construction of two semi-detached dwellings and associated site works - 52 Brenda Street, Ingleburn

Executive Summary

- Development Application 3372/2018/DA-M proposes the demolition of the existing dwelling and construction of two semi-detached dwellings and associated site works at 52 Brenda Street, Ingleburn.
 - The site consists of two existing allotments, being Lot 17 and Lot 18 Section K DP 1703, originally registered in 1816.
 - The subject site is zoned R2 – Low Density Residential under the provisions of the Campbelltown Local Environmental Plan 2015 (CLEP 2015).
 - The application was notified to adjoining and surrounding properties from 16 October 2018 for 14 days. No submissions were received.
 - The subject site comprises two existing Torrens titled allotments of 224.82sqm each with a total site area of 449.64sqm. Under Clause 4.1C of the CLEP 2015 semi-
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detached dwellings require a minimum site area of 700sqm and as such the proposal does not comply with this clause.

- The site is 250.36sqm less than the minimum qualifying site area required for semi-detached dwellings within an R2 Zone, and equates to a contravention of this clause by 35.77 percent. The proposed development however is consistent with several other developments approved in the neighborhood as the proposed development would have been consistent with the planning rules applying to the site under Campbelltown LEP 2002.
- A planning proposal has been prepared to reinstate the previous planning rules. This planning proposal has received a positive gateway determination and is expected to be publicly exhibited in the near future.
- The site is considered suitable for the proposed development and is considered to be in the public interest.
- An assessment under Section 4.15 of the EP&A Act has been undertaken and it is recommended to the panel that the application be approved subject to the attached conditions.

Panel Considerations and Reasons for Decision

1. The panel inspected the site and received advice from Council's assessment officer.
2. The panel notes that there are no objections to the development.
3. The panel noted the subdivision pattern and built form character of the locality, including the existence of small lots and semi-detached dwellings, generally with pitched roofs.
4. The panel considers in this case that compliance with Clause 4.1C of the Campbelltown Local Environmental Plan, 2015 regarding the development standard for minimum site area for semi-detached dwellings in the residential R2 zone would be unreasonable and that the proposed development is more consistent with both the existing and likely future character for this neighbourhood than a compliant development.
5. The panel accepts the applicants written request made under Clause 4.6 of the Campbelltown Local Environmental Plan, 2015 that justifies the contravention of the minimum site area development standard.
6. The proposed development is consistent with Campbelltown Local Environmental Plan, 2015 and the objectives of the R2 zone. The site is suitable for the development, has no unacceptable external impacts, and is capable of accommodating the necessary infrastructure including car parking.

Decision of the Panel

- A. That Development Application 3372/2018/DA-M for the demolition of the existing dwelling and construction of two semi-detached dwellings and associated site works at 52 Brenda Street, Ingleburn, be approved, subject to the conditions detailed in
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attachment 1 to this report with the following amendments:

- i. The following dot point is added to condition 2
- Amended elevations and a roof plan are to be provided with a pitched or skillion roof that alters and improves the appearance of the dwellings from the street to be consistent with the streetscape character of recent semi-detached development near the site in Brenda Street in accordance section 3.4.1.1 of the Campbelltown (Sustainable City) Development Control Plan 2015
- ii. Condition 46 is amended by adding the following words to the end of the second paragraph:

“This includes the tree located on Phoenix Avenue adjacent to the site boundary”

Voting

The Local Planning Panel voted 4/0

Additional Advice

- B. The panel recommends that the Council give consideration to the necessity or otherwise of appropriate conditions of development consent in circumstances where there may be a need for cross easements for structural support as defined under the *Conveyancing Act, 1919*.
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5. REPORTS FROM OFFICERS CONSIDERED IN CLOSED SESSION

5.1 Planning Proposal at Minto

Officer's Recommendation

That the Campbelltown Local Planning Panel provide advice on the draft planning proposal for the Minto Urban Renewal Area.

Panel Considerations and Advice

1. The Panel commends the Council for taking a proactive approach to planning for the future development of the Minto Urban Renewal Area.
 2. The Panel notes that proposal arises from a considerable body of strategic work including the Glenfield to Macarthur Urban Renewal Corridor Strategy and the Minto Precinct Plan and generally seeks to implement the Precinct Plan.
 3. The Panel considers that the Minto Urban Renewal Planning Proposal has strategic and site specific merit and recommends to the Council that it proceeds to seek a Gateway Determination to progress the proposal to the next stage.
 4. The Panel endorses the Council officer's recommendations within the report regarding
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the inclusion of minimum floor space ratio standards including a minimum non-residential floor space ratio standard within the proposed B4 Mixed Use Zone. The Panel also notes Council officer's advice at the meeting briefing that the Council is undertaking a Strategic Review of Employment Lands and that any recommendations arising from this Review may inform the Council's final position regarding appropriate planning controls for retail and commercial outcomes in Minto.

5. The Panel supports the scale of development as expressed in storeys and as detailed in the report. The Panel recommends that Council gives further consideration to the proposed maximum building height standard within the B4 mixed use zone given the suggested outcomes on Page 9 of the report regarding the numbers of storeys associated with these heights. The Panel notes that any height standard needs to carefully consider the minimum floor to floor heights for non-residential use as well as building services at roof level.
6. The Panel notes the Council officer's advice contained on Page 18 of the report regarding the number of additional studies that will be required and considers that these studies will be critical in ensuring the desired outcomes.
7. The Panel acknowledges and supports the rationale regarding future open space outcomes as contained within the report.
8. The Panel supports preparation of a Site Specific Development Control Plan to be undertaken simultaneously with the planning proposal in order to develop a package of guidelines to support the Planning Proposal.

Voting

The Local Planning Panel voted 3/0 .

5.2 Planning Proposal Request - Campbelltown

Officer's Recommendation

That the Campbelltown Local Planning Panel provide advice on the Planning Proposal Request subject of this report.

Advice of the Panel to Council

1. Without the benefit of considering the Reimagining Campbelltown CBD master plan and any recommended hierarchy of centres within that plan, the Panel, at this time, does not have sufficient information to form a view on the strategic and site specific merit of the proposal.
2. The panel recommends that the Council considers the Planning Proposal following the adoption of the Reimagining Campbelltown CBD master plan, noting that its exhibition is imminent.
3. The panel recognises the strategic importance of the site.

4. The panel acknowledges the Council's and State Government's aspirations for the locality as expressed in the Western City District Plan, the Glenfield to Macarthur Urban Renewal Corridor Strategy and Reimagining Campbelltown Phase 1.
5. The panel notes the Council officers advice of the need for further investigation into a wide range of matters. In the event that the Council resolves to support the Planning Proposal proceeding to a Gateway determination the Panel suggests to the Council that considerably more investigation is required.
6. If the proposal does proceed to a Gateway Determination, the panel recommends that the Council give consideration to appropriate mechanisms to deliver affordable housing across the site.
7. The panel does not have sufficient information to form a view on the site and strategic merit of the proposal and notes that this needs to be included in a report to Council before a decision is made on the proposal.

Vote

The Local Planning Panel voted 4/0 .

The open session of the Panel Meeting concluded at 3.12pm and the Panel then adjourned to consider the business and information presented to the Panel during its hearing.

The next meeting of the Local Planning Panel will be held on Wednesday 22 April 2020 at 3.00pm in the Council Chambers, Level 3, Civic Centre, Campbelltown.

Stuart McDonald
Chairperson