

8.2 Amendment to Campbelltown (Sustainable City) Development Control Plan Volume 2 - The Meadows, Ingleburn Gardens

Reporting Officer

Executive Manager Urban Release and Engagement
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.8 - Enable a range of housing choices to support different lifestyles

Officer's Recommendation

1. That Council endorse public exhibition of the proposed draft amendments to the Campbelltown (Sustainable City) Development Control Plan 2015, Volume 2 Part 6 Edmondson Park Smart Growth DCP for a minimum period of 28 days as detailed in attachment 1.
2. That where submissions are received during the public exhibition period, a further report be provided to the Council.
3. That where no submissions are received during the public exhibition period, Council approve and finalise the Development Control Plan and publish it on the Campbelltown City Council website.
4. That following finalisation of the Development Control Plan, Council notify the applicant.

Purpose

The purpose of this report is to seek Council's endorsement to exhibit a draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP), Volume 2 Part 6 Edmondson Park Smart Growth (the Smart Growth DCP), to update site specific development controls for the precinct known as Ingleburn Gardens.

The minor amendment to CSCDCP is required to facilitate the proposed rezoning of Lot 39 DP 280076, Webber Circuit, Bardia which would also be exhibited concurrent to the exhibition of the draft CSCDCP.

History

In March 2020, a Planning Proposal Request (PPR) was lodged with Council to rezone Lot 39 and 40 DP 280076, within Ingleburn Gardens from RE2 Private Recreation to R3 Medium Density Residential.

The PPR was considered by the Campbelltown Local Planning Panel (the Panel) at its meeting of 22 July 2020, who advised, in part, the proposal be revised to delete Lot 40 and embellish the lot for a park to be managed within the community scheme.

In response to the Panel's advice, a revised PPR was considered at the Ordinary Meeting of Council on 10 November 2020, whereby it was resolved to support an application for Gateway Determination from the Department of Planning, Industry and Environment (DPIE). On 28 January 2021, a Gateway Determination was issued by DPIE, authorising public exhibition of the Planning Proposal.

To ensure that Council's development guidelines are consistent with the Planning Proposal, an amendment to the CSCDCP Volume 2, Part 6 Edmondson Park Smart Growth Development Control Plan is required to address matters discussed in this report.

Report

This report provides a summary of housekeeping amendments to Part 6 Edmondson Park Smart Growth of the CSCDCP (the Smart Growth DCP) required to support the public exhibition of the associated Planning Proposal in attachment 2.

The proposed amendments to the Smart Growth DCP are detailed below and shown in yellow highlight in attachment 1.

1. Mapping update

As existing maps still reflect the old school proposal, an update is required to reflect approved development and the proposal to permit medium density housing on Lot 39. The existing masterplan concept, staging sequence and streetscape and urban form maps would be replaced by the amendment with updated maps that conform the requirement for an acoustic barrier to the M31 Motorway and provision of a pocket park on Lot 40.

2. Building Form

The existing controls provide for side and rear setbacks of 1m. Concern is raised that this control would be inconsistent with development of land adjoining the M31 Motorway. Accordingly, it is recommended that future development of Lot 39 be required to achieve a minimum rear setback of 8 m to the M31 Motorway. An increased setback may be required at the development application stage pending recommendation of an acoustic report that would be registered on future allotments.

3. Open Space and Landscaping

Existing controls require land adjoining the M31 Motorway that is zoned for private open space to be retained, revegetated with native vegetation and include an acoustic barrier with maintenance access.

As the Planning Proposal seeks to develop Lot 39 for residential purposes, it is proposed to amend the CSCDCP to require an acoustic barrier and native vegetation screening plan in association with residential development. The acoustic barrier would be constructed at the cost of the developer prior to the first subdivision certificate being issued and comprise the following:

- Easements for maintenance and access
- Landscape screening plan; and
- Artwork plan

The acoustic barrier would be entirely contained within private land and maintained by the body corporate.

4. Pocket Park

Existing Lot 40 DP 280078 was originally proposed by Jessica Investments Pty Ltd for rezoning from RE2 Private Recreation to R3 Medium Density Residential. As this proposal was not supported by the LPP, the applicant has agreed to embellish the land for a private pocket park and incorporate the land into the community scheme. This would require the embellishment works be completed prior to the registration of land resulting from the subdivision of Lot 39 DP 280076.

Conclusion

The proposed minor amendments to Part 6 of the Campbelltown (Sustainable City) Development Control Plan 2015 are required to facilitate the proposed rezoning of Lot 39 DP 280076.

Accordingly, it is recommended that Council endorse public exhibition of the draft amendments to the Campbelltown (Sustainable City) Development Control Plan 2015 for community input.

Attachments

1. Smart Growth Development Control Plan (contained within this report)
2. Planning Proposal – The Meadows (contained within this report)

6. PETITIONS

7. CORRESPONDENCE

Nil

8. REPORTS FROM OFFICERS

8.1 Development Application Status

It was **Moved** Councillor Oates, **Seconded** Councillor Chivers:

That the information be noted.

072 The Motion on being Put was **CARRIED**.

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It was **Moved** Councillor Oates, **Seconded** Councillor Lound:

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A Division was recorded in regard to the Resolution for Item 8.2 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, D Lound, R Manoto, B Gilholme, M Chivers, B Moroney, P Lake, W Morrison and T Rowell.

Voting against the Resolution were Nil.

073 The Motion on being Put was **CARRIED**.
