



21 September 2020  
Our Ref: 5285N.4PS

Campbelltown City Council  
PO Box 57  
Campbelltown  
NSW 2560

planning consultants

Dear Sir/Madam

**Re: 634/2020/E-PP Proposed Rezoning of RE2 Private Recreation Land to R3 Medium Density Residential – The Meadows, Bardia**

DFP Planning has been commissioned on behalf of Jessica Investments Pty Ltd to respond to the Campbelltown Local Planning Panel's recommendations dated 22 July 2020 in respect of the Planning Proposal referred to above.

**1.0 Background**

On 3 March 2020, DFP Planning, on behalf of Jessica Investments Pty Ltd, lodged a Planning Proposal in respect of the land referred to as Stage 12 of the Meadows (the site). The Planning Proposal sought to amend Campbelltown Local Environmental Plan 2015 (CLEP) as it relates to Lot 39 and Lot 40 in DP 280076 to rezone both lots from RE2 Private Recreation to R3 Medium Density Residential.

On 22 July 2020, the Planning Proposal was considered by Campbelltown Local Planning Panel, who provided the following recommendations to amend the planning proposal as submitted:

- a) *Lot 39 to be zoned residential. Any future residential development on Lot 39 should consider amenity, open space, noise and other considerations within the DCP to improve future urban design outcomes. The residential concepts provided with the current Planning Proposal do not achieve these desired urban design outcomes.*
- b) *Lot 40 to the north of the established community facility should remain zoned RE2 and be incorporated as a pocket park or similar and/or incorporated into the community facility / community scheme as a public benefit for the existing and additional residents. The embellishment of this space should also be linked to any approved proposal.*
- c) *The rezoning of Lot 39 to residential requires, based on the applicant's documentation, the erection of an acoustic wall between the site and the M31 Motorway and the construction of the wall within a screened landscaped setting should be a requirement linked to any rezoning of the land. Landscaping associated with the acoustic wall would constitute a public benefit to the residents of the development as well as when viewed from the adjacent motorway. Assurance is required that the acoustic wall will be built in order to benefit the community.*
- d) *The existing housing to the west of Lot 39 should also receive a public benefit from the future development by way of improved acoustic amenity and landscaping,*

*inclusive of street trees on both sides of the street and bollards to address illegal dumping.*

- e) *The bushland lot zoned RE1 Public Recreation is not suited for active or passive recreation purposes and should not be considered as providing this function in any determination concerning the merits of the proposal.*

4. *The Panel recommends to the Council that it considers negotiating a Planning Agreement with the applicant in order to deliver the public benefits identified above.*

## 2.0 Amended Proposal

In response to the Panel's recommendations, the applicant is seeking to modify the Planning Proposal as follows:

- Rezoning of Lot 39 DP 280076 from RE2 Private Recreation to R3 Medium Density Residential to provide for approximately 22 residential lots.
- Lot 40 DP 280076 to retain the RE2 Private Recreation zoning and to be developed into a pocket park (**Figure 1**). A masterplan has been provided at **Attachment 1**.
- Lot 40 to be added to the Community Title lot (Lot 1 DP270983) for the estate to provide amenity benefits for all residents of The Meadows.

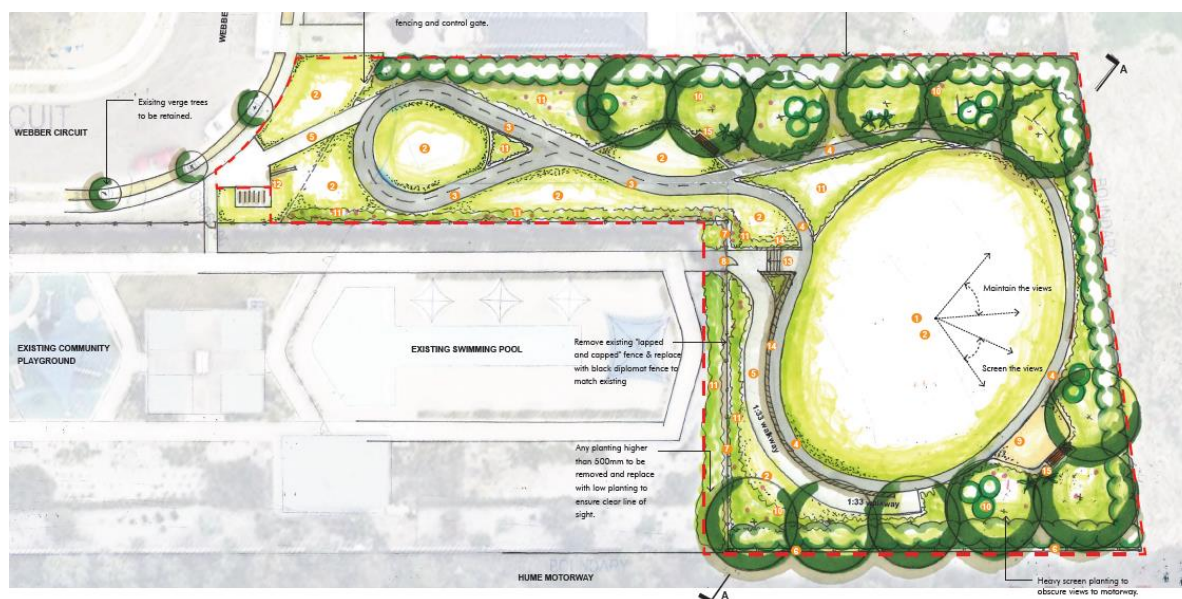


Figure 1 Concept Plan for Pocket Park

## 3.0 Response to Planning Panel's Recommendations

### 3.1 Future Residential Development on Lot 39

The Panel has indicated that the residential concepts provided with the Planning Proposal do not achieve the desired urban design outcomes with regard to amenity, open space, noise and other considerations within the DCP.

The residential subdivision of Lot 39 and subsequent residential development will be subject to a Development Application (DA) to Campbelltown City Council where residential amenity will be assessed against the development controls within Campbelltown Local Environment Plan (LEP) 2015 and Campbelltown (Sustainable City) Development Control Plan (DCP) 2015. Consistency with the desired urban design outcomes controls of the LEP and DCP will be addressed during assessment of the subdivision DA.



It is considered that the amenity of future residents on lots created as a result of the subdivision of Lot 39 are capable of being managed.

### 3.2 Development of a Pocket Park on Lot 40

A masterplan for the pocket park on Lot 40 has been prepared at **Attachment 1**. As indicated in **Figure 1** above, the park includes the following mix of passive and active recreation facilities:

- Multi-purpose open gather/ kick-about space;
- Open turf area;
- A mixture of one-way (1 metre wide) and two-way (2 metres wide) bike tracks;
- Concrete footpaths (with a maximum fall of 1:33);
- Acoustic wall – 3.5 metres in height;
- 1.8 metre tubular steel fence (Diplomat, to match existing pool fence);
- Automatic self-closing swing gate to pool enclosure;
- Open gravel area;
- Dense landscape planting buffer to provide privacy screening adjacent to acoustic fence;
- Low planting to ensure passive surveillance and open views;
- Concrete stairs to provide accessibility between pool and multipurpose gathering space;
- Low retaining & seating wall; and
- Bench seats.

It is proposed to add Lot 40 to the Community Title of The Meadows to ensure the embellished open space provides amenity benefit for all residents in the estate.

### 3.3 Acoustic Wall

As detailed in the Planning Proposal, an acoustic wall is proposed from the northern corner of Lot 40 DP 280076 to the southern corner of Lot 1 DP270983 as indicated in **Figure 2**, to provide acoustic amenity to residents of the future subdivision of Lot 39 and improved acoustic amenity to existing residents of The Meadows. Landscaping is proposed along the acoustic wall for screening purposes (**Figure 3**).



Figure 2 Proposed location for installation of acoustic wall



Figure 3 Landscaping along the acoustic wall

The acoustic wall proposed is the AcoustiMax 100 at 3.5 metres in height, as detailed in the Planning Proposal. Product data provided with the Planning Proposal states that when installed to a height of at least 2 metres above road level, the acoustic fence will result in a sound reduction of 15-20dB, which is a fourfold audible reduction in laymen's terms. Given that the proposed acoustic fence will be installed at a height of 3.5 metres, this is considered to be a conservative estimate for the reduction of road noise.

**Figure 4** indicates the existing environmental noise levels (measured as part of the Acoustic Report submitted with the Planning Proposal) and the impact the acoustic wall is predicted to have on acoustic amenity.

Locations	Traffic Noise Levels	
	Daytime (7am-10pm)	Night-time (10pm- 7am)
Eastern Boundary (Facing M5 Motorway)	73 dB(A)	71 dB(A)
Eastern Building Façade Ground Level (predicted*)	59 dB(A)	57 dB(A)
Eastern Building Façade Top Level (predicted*)	65 dB(A)	63 dB(A)

\*prediction of noise levels at the facades take into account the attenuation from the proposed acoustic barrier

Figure 4 Acoustic mitigation outcomes of acoustic wall

Further acoustic mitigation measures will be required in the construction of housing within Lot 39 to achieve the internal noise level criteria of 35dB(A)  $L_{eq}$  9 hour in the bedrooms and 40dB(A)  $L_{eq}$  9 hour in the living room. These measures are detailed in the Acoustic Report prepared by Acoustic Logic (submitted with the Planning Proposal) and can be imposed as a restriction as



to user under Section 88B of the Conveyancing Act 1919 as part of the application for subdivision of Lot 39.

### **3.4 Amenity benefits to existing housing to the west of Lot 39**

The residential subdivision of Lot 39 will address illegal dumping in this area by way of access control, territorial reinforcement, and natural surveillance. The residential subdivision will resolve this issue and therefore bollards will not be required. Street trees are proposed along both sides of the road in the masterplan.

In addition, existing residents will benefit from the acoustic wall and the development of the pocket park by way of reduced road noise and improved outdoor passive and active recreation opportunities.

### **3.5 Bushland block to the south of Lot 39**

The Local Planning Panel indicated that the bushland block to the south of Lot 39 should not be considered as providing active or passive recreation functions when considering the amenity merits of the proposal. This area is already part of the Community Title lot. Consideration of this space for recreation is not required to meet the desired amenity outcomes for residents, and this area does not form part of the Planning Proposal.

### **4.0 Mechanism for implementation**

In order to address the amenity benefits for residents, the DA for the subdivision of Lot 39 will include the following details:

- Acoustic wall along the boundary with the Hume Highway;
- Landscape planting along the acoustic wall;
- Construction of the pocket park on Lot 40, generally in line with the Masterplan at **Attachment 1**; and
- Inclusion of Lot 40 as part of the Community lot.

The undertaking of these works can be linked to the approval of a residential subdivision application on Lot 39 and the application to amend the Community Title lot. These works can be conditioned in such a manner that the subdivision certificates cannot be issued until such time as these works are completed. This is considered to be a more efficient mechanism for the purposes of achieving the desired amenity outcomes for residents of The Meadows and a Planning Agreement is not necessary.

### **5.0 Conclusion**

The applicant has responded to the recommendations of the Campbelltown Local Planning Panel and has modified the Planning Proposal to create a Pocket Park on Lot 40. The Community Title for The Meadows will be modified to include Lot 40 as part of the Community Lot. Therefore, the park will be provided for the benefit of all residents. The Panel indicated their in-principal support of rezoning Lot 39 from RE2 Private Recreation to R3 Medium Density Residential subject to this change.

The Planning Proposal indicates that a 3.5 metre high acoustic wall will be installed along the site boundary with the Hume Highway (from the northern corner of Lot 40 DP 280076 to the southern corner of Lot 1 DP270983) to improve acoustic amenity (15-20dB reduction in existing acoustic conditions).

This wall will not only provide an acoustic amenity benefit for future residents of lots created as a result of the subdivision of Lot 39, it will also have acoustic benefits for all residents of The



Meadows. The installation of this wall can be required as a condition of the DA for the subdivision of Lot 39.

It is considered that the amended Planning Proposal will provide a superior social and amenity outcome for all residents of The Meadows through the provision of the pocket park and acoustic wall. The residential subdivision of Lot 39 will improve natural surveillance and territorial reinforcement in this location, which will resolve the illegal dumping issue.

Accordingly, we recommend that Council endorse the amended Planning Proposal and forward it to the Minister for Gateway Approval.

Yours faithfully  
**DFP PLANNING PTY LTD**

**PENNY SMITH**  
**PRINCIPAL PLANNER**

**Reviewed**

psmith@dfpplanning.com.au

Attachment 1: Masterplan for Pocket Park





planning consultants

# ATTACHMENT I

# Pocket Park Landscape Sketch Concept

Pocket Park, The Meadows Bardia  
144 Webber Circuit, Bardia

Campbelltown LGA

September 2020

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Project Ref: 43-20

Revision B





OPEN TURF AREA FOR COMMUNITY GATHERING/  
MULTI-PURPOSE OPEN SPACE



OUTDOOR "KICK-A-BOUT" SPACE



LEARN TO RIDE



JUNIOR BIKE TRACK





SITE BOUNDARY

- Black oxide concrete with linemarking
- Concrete- broom finish
- Turf
- Stabilised gravel area

#### KEY

- Multi-purpose open gathering / kick-a-bout space
- Open Turf area
- Two-way bike track - 2m
- One-way bike track - 1m
- Concrete footpath
- Acoustic wall - 3.5 meters

- 1.8 m height diplomat fence to match existing & compliant with pool fence regulation
- Automatic self-closing swing gate
- Open gravel area
- Dense planting landscape buffer to provide privacy screening and reduce the noise

- Low planting to ensure passive surveillance and open views
- Retain existing bike rack and billboard
- Concrete stairs to provide accessibility to multi-purpose gathering space
- Low retaining & seating wall - 500mm max
- Bench seat

Landscape Concept  
Scale: 1:300 at A3

## Pocket Park, The Meadows Bardia Landscape Concept Sketch Plan

Client:  
 **MONARCH**  
LEADERS IN LAND & PROPERTY SINCE 1955

Project No: 43-20  
Drawn: LZ  
Scale: 1:300 @ A3  
Revision: B  
Date: 10.09.20



**distinctive**



Material Palette



Concrete footpath- Broom finish  
to match existing



Concrete - Black oxide finish



Turf - Kikuyu



Stabilised gravel



Steel edge



Sandstone dimension block wall



Line marking on bike track



1.8m diplomat style fencing



Timber bench seat  
to match existing



Trees



Acer x fremanii "Jeffersred "



Cupaniopsis anaarcadioides



Jacaranda mimosifolia



Magnolia grandiflora 'Little Gem'



Pyrus calleryana 'Capital'



Waterhousia floribunda

Shrubs



Acmena smithii 'Minor'



Buxus microphylla 'Japonica'



Grevillea banksii 'Alba'



Raphiolepis 'Oriental Pearl'



Strelitzia juncea



Westringia fruticosa 'Grey Box'

Groundcovers



Gazania 'Silver Leaf'



Lomandra longifolia 'Tanika'



Myoporum parvifolium

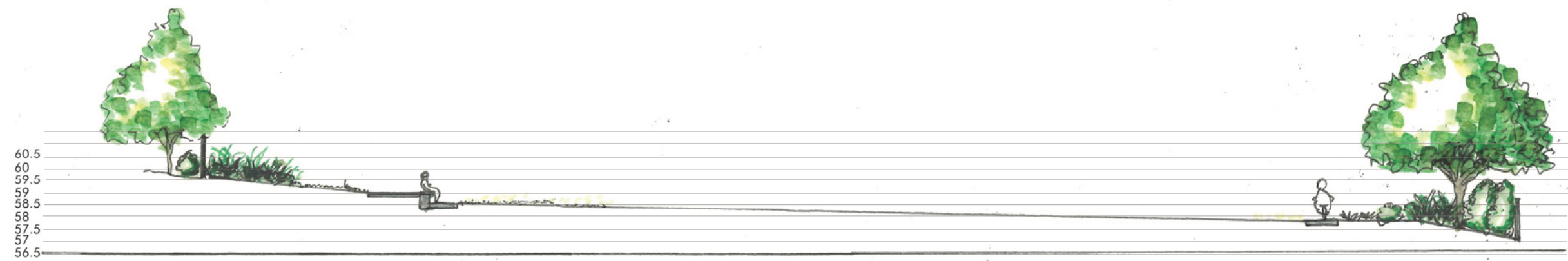


Senecio serpens



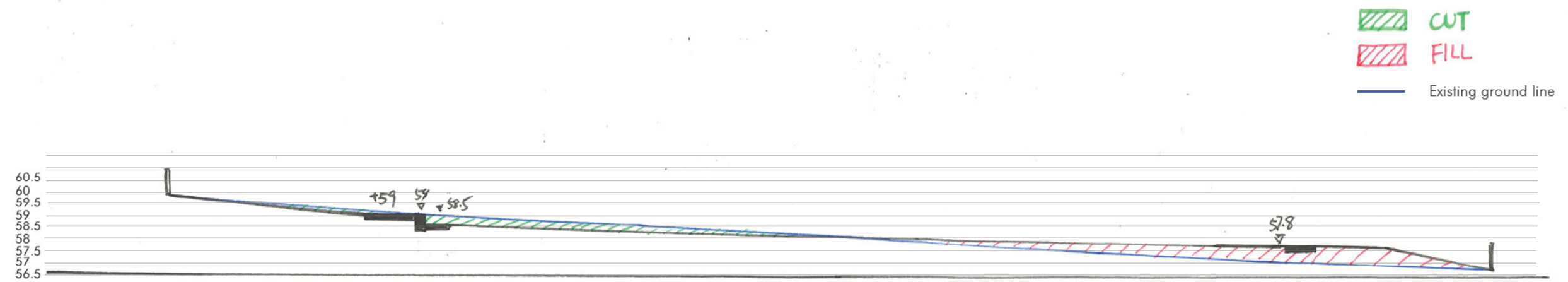
Trachelospermum Jasminoides





Landscape section AA

Scale: 1:200 @A3



Cut & fill section AA

Scale: 1:200 @A3