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**Minutes of the Local Planning Panel Meeting held on 26 June 2019.**

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**Present**            Chair - Keith Robert Dedden  
                         Member Philip Hayward  
                         Member Scott Lee  
                         Member Helena Miller

**1.     ACKNOWLEDGEMENT OF LAND**

An Acknowledgement of Land 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    Gilead Estate - Community Facilities and Temporary Sales Office**

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**Executive Summary**

- Lendlease Communities have submitted a Planning Proposal Request that seeks to amend Schedule 1 of Campbelltown Local Environmental Plan 2015 to permit the use of Lot 1 DP 1240836 for a business premises to enable the future use of the Community Facility for a sales and information centre.
- The Planning Proposal Request is required to facilitate the relocation of the Community Facility from the existing site zoned B1 Neighbourhood Centre due to constraints associated with Planning for Bushfire Protection.
- It is recommended that the Planning Proposal Request has strategic merit and is likely to result in improved outcome, whereby the future community centre is built and occupied for a sales and information centre for the first three to five years of the precinct's development. Beyond this period, the facility would be dedicated to Council for its ongoing use as a community facility.

## **Public Address**

The Local Planning Panel meeting was addressed by Pat Durman, Saul Deane and Sue Gay who are objecting to the proposal.

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

## **Panel Considerations and Reasons for Decision**

The Panel inspected the site and took note of the requirements for an asset protection zone surrounding the protected vegetation which precluded the location of the proposed community facility in the pre-planned location.

The Panel was concerned about allowing a business premises use in a RE1 Public Recreation zone and also considered that it would be better to limit the allowance for a sales and information centre to part of Lot 1 in DP 124836 consistent with the size of the proposed community facility rather than the entire lot. Accordingly, the Panel came to the view that a more restrictive definition should be included and that the future lot should be clearly identified prior to the making of the LEP amendment.

## **Decision of Panel**

1. That the Campbelltown City Council Local Planning Panel (The Panel) support the Planning Proposal Request to amend the Campbelltown Local Environmental Plan 2015 by way of an amendment to Schedule 1 (additional permitted uses). However, the Panel recommends that the amendment only apply to that part of Lot 1 in DP 124836 to be identified by future subdivision of a size that reflects the future proposed community centre. Further the Panel recommends that the Schedule 1 amendment provide for the use of that land for a sales and information centre only and not for the more broad definition of a Business Premises. The new definition of sales and information centre should be inserted into the Schedule 1 amendment.
2. That the Panel further advise Council that it considers that the Planning Proposal Request has sufficient strategic and site specific merit to advance to Gateway Determination stage, on the grounds that the Planning Proposal:
  - i. Is sufficiently consistent with metropolitan, district and local planning outcomes, objectives and strategies.
  - ii. Is required to facilitate the relocation of the Community Facility from the existing site zoned B1 Neighbourhood Centre due to constraints associated with Planning for Bushfire Protection.
  - iii. Would enable early delivery of a community facility for the benefit of future residents.

## **Voting**

The Local Planning Panel voted 4/0

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