

adequately addressed in the application.

The Panel notes the submissions in support of increasing student numbers at the school. It appears that this issue may be ongoing and likely to become more significant over time. This would be best dealt with by the school developing a short, medium and longer term strategy to accommodate increase demand including potentially on an alternative/additional site in consultation with the Council.

Decision of the Panel

Development Application 1625/2019/DA-U for the increase in the maximum number of students from 600 students to 690 students at 10 Benham Road, Minto is refused for the reasons outlined in attachment 1.

Voting

The Local Planning Panel voted 4/0

5. CONFIDENTIAL REPORTS FROM OFFICERS

5.1 Planning Proposal - Menangle Park

Executive Summary

- Premise (Australia Pty Ltd) has submitted a Planning Proposal Request (attachment 3) that applies to land known as Lots 1,2 and 3 DP 713646, Property No. 60 Menangle Road Menangle Park (Glenlee Estate).
 - The Planning Proposal Request seeks to rezone the land from RU2 Rural Landscape to part E2 Environmental Conservation, part E3 Environmental Management, part E4 Environmental Living and part RE1 Public Recreation, and reduce the existing building height of 8.5 m to 5.0 m in respect of the proposed development precincts and establish minimum lot sizes ranging from 600 m² to 2,000 m² and residue minimum lot sizes of 2 ha and 5 ha for elements of the revised curtilage.
 - The proposal demonstrates strategic and site specific merit, by providing for under supplied housing type in a manner that fulfils the draft Campbelltown Housing Strategy and objectives and principles of the Local Strategic Planning Statement, in a manner that respects the environmental sensitivities of the site including its unique heritage.
 - The proposed zoning and dedication of the significant ridge for public open space and ongoing conservation strategy of the important heritage elements and setting of the State Significant holding are a key public benefit.
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- As the site forms part of the Menangle Park Urban Release Area, future subdivision would be dependent upon development of adjoining lands to provide the necessary lead-in services.
 - The Campbelltown Local Planning Panel (the Panel) is requested to provide its advice and commentary as to whether it deems the Planning Proposal Request to have sufficient planning merit to allow it to progress further through the Gateway process.
 - That the Campbelltown Local Planning Panel provide its advice and commentary as to whether the Planning Proposal Request should be advanced through the Gateway process.

Panel Consideration and Advice

1. The Panel received a briefing from the applicant and heritage specialist upon making a request in accordance with the Operational Guideline, held at 3:45 pm to 4:10 pm after closure of the Ordinary meeting. The briefing covered the following issues:
 - The history and significance of the State Heritage Item
 - Existing and future use of the homestead
 - Significance of the curtilage in respect of areas 4 (Northern Bowl) and 5 (Southern Corner)
 - How future development would be controlled
 - How the proposed benefits of the voluntary planning agreement would be delivered for the Homestead
 1. That Campbelltown City Council Local Planning Panel considers that the proposal has sufficient strategic and site specific merit in regard to the values of the Glenlee House (State Heritage Item), natural environment, dwelling diversity, open space provisions and consistency with relevant requirements of the Regional and District Plans to warrant progressing to the Gateway stage and advises the Council that it supports the Planning Proposal Request to amend the Campbelltown Local Environmental Plan 2015 as outlined in the Officer's report proceeding to Gateway provided that:
 - a. The proposal includes an appropriate mechanism or control to limit dwelling size and provide for an adequate landscape setting for dwellings and ancillary development;
 - b. A development control plan is prepared prior to exhibition of the planning proposal which reflects the recommendations for precinct based development controls as outlined in the Heritage Impact Statement for area 4 (Northern Bowl) and area 5 (Southern Corner). In addition, further controls should be included in relation to building footprints, clustering of buildings and maximum number of buildings on lots within area 5 (Southern Corner).
 - c. The homestead and southern pastures grouping be consolidated into a single E3 Environmental Management zone with an associated amendment to the minimum lot size map to support consolidation into a single holding.
 2. The Panel noted the planning proposal request is not supported by a formal offer to enter into a voluntary planning agreement, and consider the applicant should commit to
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submitting a formal irrevocable offer that addresses land dedication and conservation actions in perpetuity prior to consideration of the matter by Council.

Voting

4/0

The next meeting of the Local Planning Panel is scheduled for 26 May 2021.

Chairperson

Meeting Concluded: 3.43pm