
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00 on Wednesday, 11 December 2024 .

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Minutes of the Local Planning Panel Meeting held on 11 December 2024

Present Chair - Elizabeth Kinkade
 Expert Member - Glennys James
 Expert Member - Peter Wells
 Community Member - Sonia Ahmad

Also Present**1. ACKNOWLEDGEMENT OF COUNTRY**

An Acknowledgement of Country 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 Demolition of existing structures, construction of 2 storey attached dual occupancy and swimming pool and 2 lot subdivision - 7 Kapala Avenue, Bradbury**

Executive Summary

- A development application has been received seeking consent for the demolition of the existing structures and construction of a 2 storey attached dual occupancy and a swimming pool at the rear of Dwelling B and for a 2 lot subdivision of the land.
- The subject site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan, 2015. Dual occupancies are permitted with consent in the R2 Zone.
- The application was publicly notified between 5 September and 27 September 2024. No submissions were received.
- Clause 4.4 (2A) of the Campbelltown Local Environment Plan 2015 sets out the maximum permitted Floor Space Ratio for dual occupancy developments in the R2 Low Density Residential as 0.45:1.

The proposed development results in a Floor Space Ratio of 0.60:1 or a 33 per cent

variation. With a total Gross Floor Area of 374.1m² the development proposes an additional 93.6 m² beyond what is permitted.

The applicant has requested a variation under Clause 4.6 of Campbelltown Local Environmental Plan 2015 but has not provided satisfactory justification to demonstrate there is sufficient environmental planning grounds or that compliance would be unreasonable or unnecessary in the circumstances of the case, therefore the variation is not supported.

Panel Consideration and Reasons for Decision

1. The Panel generally agrees with the Council Officer's assessment report.
2. The applicant has not demonstrated that compliance with Clause 4.4 (2A) - Floor Space Ratio, of the Campbelltown Local Environment Plan 2015 is unreasonable or unnecessary. The site does not present any unique or exceptional circumstances that would warrant an exemption from the standard. The requested variation represents a significant increase in bulk and scale, which would result in a development incompatible with the existing and desired future character of the locality.
3. The applicant has not provided adequate environmental planning grounds to justify breaching the floor space ratio development standard. The proposed GFA increase would create excessive bulk and scale, inconsistent with the area's character. It would adversely impact the streetscape and result in disproportionate visual effects from both the street and the rear reserve. This outcome does not align with the FSR standard's objectives, which aim to ensure compatibility with the locality's character and a positive streetscape contribution.

Decision of the Panel

The development application 3069/2024/DA-DO for the demolition of existing structures and construction of a 2 storey attached dual occupancy and a swimming pool at the rear of dwelling B and associated 2 lot Torrens title subdivision at 7 Kapala Avenue, Bradbury is refused for the reasons outlined below and included in attachment 1 to the Council Officer's assessment report.

Voting

4/4

4.2 Removal of the Stations of the Cross from the site - Lot 1 Narellan Road, Campbelltown

Executive Summary

- Council has received a development application for the removal of the Stations of the Cross from the site at Lot 1 Narellan Road, Campbelltown.
- The subject site is zoned RE2 Private Recreation under the Campbelltown Local Environmental Plan 2015 (CLEP 2015).
- The development application was exhibited from 26 July to 26 August 2024 as required by the Campbelltown Community Participation Plan. During this period 2 submissions proposal were received objecting to the proposal.
- It is recommended that the application be approved, subject to conditions.

Panel Consideration and Reasons for Decision

The Panel is satisfied that the proposed development appropriately addresses relevant planning considerations, ensuring the heritage item's significance is preserved in a more accessible location.

A subsequent development application will address the relocation of the statues, in accordance with the Conservation Management Plan (CMP) and broader conservation and accessibility objectives. This process will include an assessment of the new site, supported by a public accessibility strategy and interpretive plan as outlined in the CMP. These measures will protect the statues' historical and religious significance while ensuring their long-term conservation and integration as a valued community asset.

Subject to the conditions imposed, the development will not result in any unacceptable impacts on the environment or surrounding locality. The Panel concurs with the Council officer's assessment report and its conclusions.

The Panel considered issues raised in submissions.

Decision of the Panel

That development application 2266/2024/DA-C to remove the Stations of the Cross from the site is approved subject to the conditions of consent in attachment 1 to the Council Officer's report.

Voting

4/4

5. CONFIDENTIAL REPORT

5.1 Planning Proposal Request - Menangle Park

Executive Summary

- This Planning Proposal request (the proposal) is seeking to amend the Campbelltown Local Environmental Plan 2015 by rezoning land from R2 Low Density Residential to R3 Medium Density Residential, R4 High Density Residential, and RE1 Public Recreation,
- The subject land is within the 'East Village' precinct, bound by Taber Street, Racecourse Avenue, Fitzpatrick Street and Cummins Road, Menangle Park. The site has an area of approximately 19 ha, and forms part of the Menangle Park Urban Release Area.
- The planning proposal seeks to increase the development capacity of the site from approximately 340 dwellings to 2,073 dwellings. The proposed increase in density is misaligned with the adopted Menangle Park Indicative Layout Plan, under Part 8A Menangle Park Precinct site specific development control plan. Building heights are proposed to vary from 2 to 8 storeys, with floor space ratios increasing up to 2.1:1 in some areas.
- Following the assessment of the planning proposal, several issues have been identified that require further refinement or additional studies to ensure the development aligns with broader planning objectives and community needs. These issues include the structure plan's design, traffic impacts, infrastructure capacity, environmental conservation, and the provision of open space.
- The proposal has been considered by the Campbelltown Design Excellence Panel who have raised matters that need to be addressed.
- The Planning Proposal request does demonstrate alignment with strategic priorities, and meets some criteria for site-specific or strategic merit, but requires a redesign of the proposed structure plan to address planning matters outlined in this report.

Panel Consideration and Advice

The Campbelltown Local Planning Panel provides the following advice:

1. **Council Officer's report:** The Local Planning Panel notes and generally agrees with the assessment and findings contained within the Council Officer's report.
2. **Prematurity of Proposal:** Whilst the Local Planning Panel notes recent changes to land use planning controls in the vicinity of the site, the Planning Proposal is considered premature given the number of unresolved outstanding issues (see point 4 below).
3. **Strategic Alignment:** Whilst limited additional housing yield beyond existing zoned capacity may be possible in the vicinity of the proposed Menangle Park Town Centre, the current proposal does not adequately demonstrate strategic alignment with the Campbelltown Local Housing Strategy 2041, relevant State Environmental Planning

Policies or relevant Local Planning Directions.

4. **Detail and outstanding issues:** In addition to the above, the Panel is of the view that the Planning Proposal requires the following detailed site specific issues to be considered and resolved:
 - a. **Design Excellence Panel:** All issues identified by the Campbelltown Design Review Panel to be fully addressed.
 - b. **Open Space Provision:** The quantum, location and configuration of public open space to be updated to meet industry and council standards and ensure adequate and safe recreational areas for the increased population density through the provision of passive and active open space for children, youth, and adults. The location and configuration of future open space should also be informed by the principles of Crime Prevention through Environmental Design and have regard for Council's future obligations for maintenance.
 - c. **Elderslie Banksia Scrub Forest (EBSF):** Exclude areas of EBSF from open space calculations to ensure the ecologically significant vegetation is preserved, including through appropriate zoning and land use controls, with reference to the appropriate conservation advice.
 - d. **Vegetation Buffer:** Establish a minimum 30 metre vegetation buffer to protect the EBSF and achieve appropriate conservation outcomes.
 - e. **Overshadowing Analysis:** An overshadowing analysis of potential impacts of proposed buildings on the area of EBSF and proposed open space is required to inform design modifications to mitigate potential adverse impacts.
 - f. **Infrastructure:** A comprehensive infrastructure strategy that addresses servicing, traffic and transport, and community infrastructure is required to determine an appropriate dwelling yield in this location.
5. **Revise the Proposal:** The Panel recommends the Planning Proposal be revised to address the issues documented in the Council Officer's report, recommended by the Design Excellence Panel and outlined by the Local Planning Panel above.

Voting

4/4

The next meeting of the Local Planning Panel will be held on 26 February 2025 via Teams.

Chairperson

The public meeting concluded at 4.40 where the panel adjourned for the confidential section of the meeting.