

Minutes

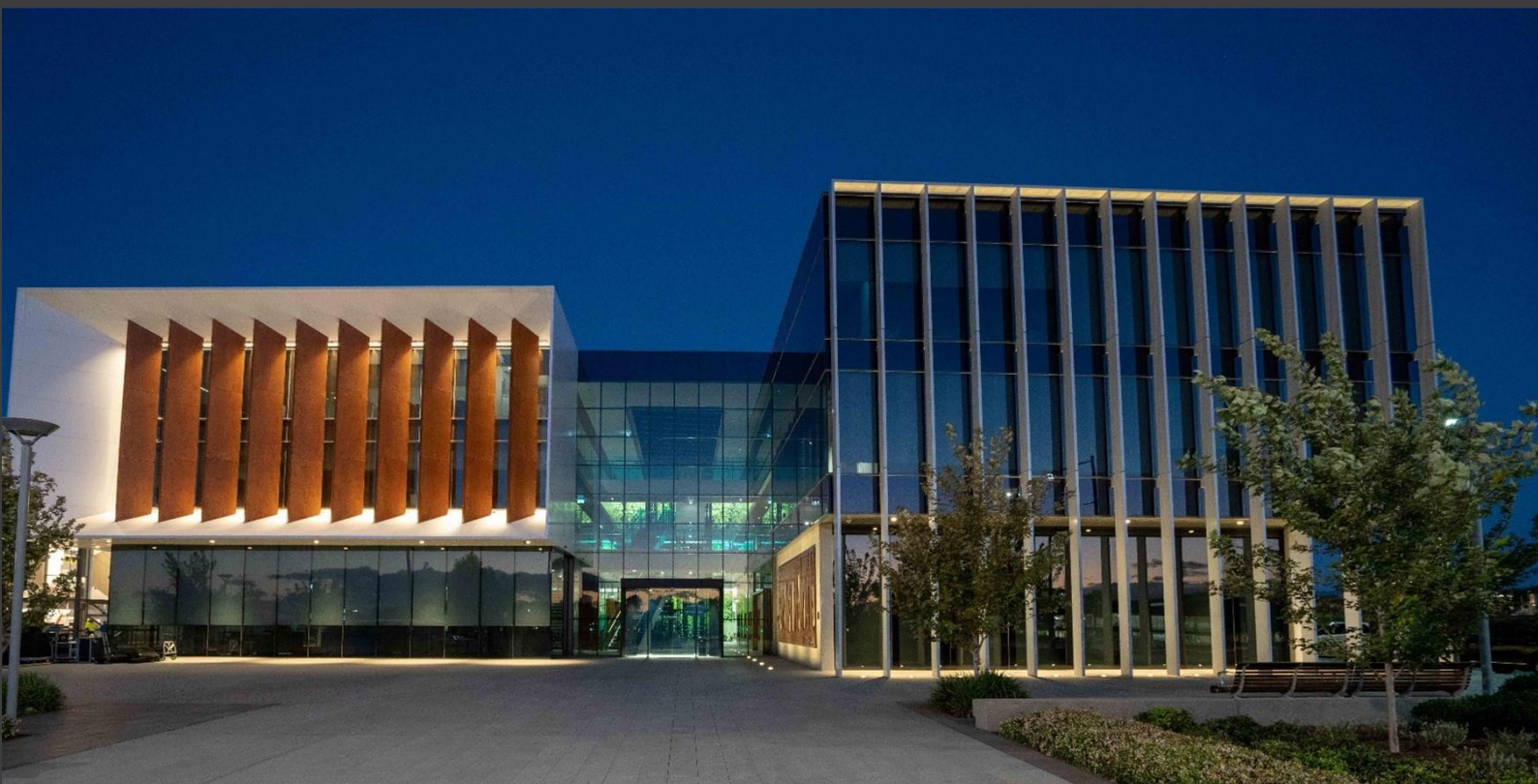
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

15 December 2022



camden
council

Site Inspections Commenced:

11:00am

Meeting Opened:

2:02pm

Attendees:

Michael Mantei (Chairperson), Sue Francis (Expert Member), Mary-Lynne Taylor (Expert Member) and Domenic Pezzano (Community Representative).

Also in Attendance:

Manager Statutory Planning, Coordinator Statutory Planning Services, Executive Planner, Senior Town Planner and Governance Officer – Panel & Committees.

Acknowledgement of Country:

The Chairperson gave the Acknowledgement of Country.

Apologies:

Nil.

Declarations of Interest:

There were no declarations of interest to be noted.

Public Address:

The following submissions were made in relation to Item CLPP02:

Name
David Nethercote on behalf of the Camden Residents' Action Group Inc

The following submissions were made in relation to Item CLPP04:

Name
Fletcher Joss
David Nethercote on behalf of the Camden Residents' Action Group Inc
Joanne O'Brien on behalf of the Camden Historical Society
Joanne Tapp
Dean Boone

CLPP01 DA/2022/246/1 - Establishment of a sealed hardstand area with associated stormwater drainage construction for the storage and stacking of containers and equipment (24 hour operation) as part of the existing Glenlee Intermodal Development

DETERMINATION

That the Panel:

- i. support the applicant’s written request lodged pursuant to Clause 4.6(3) of Camden Local Environmental Plan 2010 to contravene the maximum height of buildings development standard in Clause 4.3 of Camden Local Environmental Plan 2010;

- ii. approve DA/2022/246/1 for the establishment of a sealed hardstand area with associated stormwater drainage construction for the storage and stacking of containers and equipment (24 hours operation) as part of the existing Glenlee Intermodal Development at 50 Barrow Road, Spring Farm subject to the conditions attached to the Council Officers' report.

REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene the Camden Local Environmental Plan 2010 in relation to the height of buildings development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Clause 4.3 of the Camden Local Environmental Plan 2010 is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The Panel is also satisfied that the development will be in the public interest because it is consistent with the objectives of the development standard in Clause 4.3 of the Camden LEP 2010 and the objectives for development within the IN1 zone.
2. The development is consistent with the objectives and controls of Camden Local Environmental Plan 2010 and Camden Development Control Plan 2019.
3. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impact on the natural or built environment.
4. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.
5. The Panel otherwise adopts the reasons outlined within the Council Officers' report.

Voting Numbers:

The Panel voted 4-0 in favour of the determination.

CLPP02 DA/2021/1875/1 - Construction of a new bin room, front entry awning and wall signage at 45 Oxley Street, Camden

DETERMINATION

That the Panel approve DA/2021/1875/1 for the construction of a front entry awning, bin room and wall signage at 45 Oxley Street, Camden subject to the conditions attached to the Council Officers' report.

REASONS FOR DETERMINATION

1. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Biodiversity and Conservation) 2021; State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Industry and Employment) and Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives and controls of Camden

Development Control Plan 2019.

3. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
4. For the above reasons, the development is suitable and its approval is in the public interest.
5. The Panel otherwise adopts the reasons outlined within the Council Officers' report.

Voting Numbers:

The Panel voted 4-0 in favour of the determination.

CLPP03 DA/2021/1809/1 - Partial demolition of a heritage item and construction of an ancillary building for use as a pottery studio at 531b Cobbitty Road, Cobbitty

DETERMINATION

That the Panel approve DA/2021/1809/1 for the partial demolition of a heritage item and construction of an ancillary building for use as a pottery studio at 531B Cobbitty Road, Cobbitty subject to the conditions attached to the Council Officers' report, as amended by the Panel.

REASONS FOR DETERMINATION

1. The Panel is satisfied that the proposed development is permitted with development consent under Clause 5.10(9) of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Appendix 2 Oran Park and Turner Road Precinct Plan).
2. In order to satisfy the requirements of Clause 5.10(9)(c) of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Appendix 2 Oran Park and Turner Road Precinct Plan), the Panel has determined to impose an additional condition requiring all necessary conservation work identified in the Conservation Management Plan for the site to be carried out.
3. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Resilience and Hazards) 2021 and State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Appendix 2 Oran Park and Turner Road Precinct Plan).
4. The development is consistent with the objectives and controls of the Camden Development Control Plan 2019 and Oran Park Precinct Development Control Plan.
5. The development will be a positive and beneficial use of the site.
6. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.

7. The Panel otherwise adopts the reasons outlined within the Council Officers' report.

Voting Numbers:

The Panel voted 4-0 in favour of the determination.

CLPP04 DA/2021/1561/1 - Alterations to the ground floor building and second storey addition to commercial premises at 60 John Street, Camden

DETERMINATION

That the Panel:

- i. support the applicant's written request lodged pursuant to Clause 4.6(3) of Camden Local Environmental Plan 2010 to the contravention of the height of buildings development standard in clause 4.3 of the Camden Local Environmental Plan 2010; and
- ii. approve DA/2021/1561/1 for alterations and additions to an existing commercial premises at 60 John Street, Camden by way of deferred commencement consent subject to the terms and conditions attached to the Council Officers' report as amended by the Panel.

REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene the Camden Local Environmental Plan 2010 in relation to the height of buildings development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Clause 4.3 of the Camden Local Environmental Plan 2010 is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The Panel is also satisfied that the development will be in the public interest because it is consistent with the objectives of the development standard in Clause 4.3 of the Camden LEP 2010 and the objectives for development within the B2 zone.
2. In order to provide greater certainty and to address the appearance of the eastern elevation, the Panel has resolved to modify the recommended deferred commencement condition as follows:

Deferred Commencement - *The following matters must be complied with to Council's satisfaction:*

- a. *The western and southern elevations of the building are to include corbelling, layering and detailing to parapets, windowsills and window/door heads similar to the elements shown in the "Exterior Mood Board plan prepared by Distinctive Gardens & Interiors Pty Ltd, Drawing Number 63-20.45, Issue G, Date 15.11.22".*
- b. *The proposed brick type must be either:*
 - i. *Two complementary coloured bricks from the PGH Bricks & Pavers' Dry Pressed Architectural range (or similar). The majority of the building shall*

be one colour with the secondary brick colour used to highlight elements of the building (including the elements detailed in a. above), or

ii. A single brick type from the Austral Bricks' Overland range (or similar).

c. The architectural plans are to be updated to address the following:

i. The decorative brickwork shown on the rear elevation plan is to be identified as being "recessed" and not marked as "protruded".

ii. Paving is to be shown in accordance with Camden Town Centre Urban Design Framework Public Domain Manual for the full frontage to the Council car park (within the development site and to edge of the kerb). Reason: To improve pedestrian amenity along the upgraded façade to the car park.

Amended plans and an updated schedule of materials and finishes must be submitted to and approved by Council's Heritage Advisor.

3. The Panel notes Mr. Joss' suggested changes to the existing access arrangements to the Council car park. While the Panel is sympathetic to those suggestions, it is beyond the scope of this application and the role of the Panel to implement those changes.
4. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being Camden Local Environmental Plan 2010; State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Biodiversity and Conservation) 2021; and State Environmental Planning Policy (Industry and Employment) 2021.
5. The development is consistent with the objectives and controls of Camden Development Control Plan 2019.
6. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
7. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
8. For the above reasons, the development is considered a suitable and planned use of the site and its approval is in the public interest.
9. The Panel otherwise adopts the reasons outlined within the Council Officers' report.

Voting Numbers:

The Panel voted 4-0 in favour of the determination.

CLPP05 Disclosures by Panel Members Returns 2021/2022**RECOMMENDED**

That the Camden Local Planning Panel note the tabling of the Disclosures by Panel Members for 2021/2022.

Voting Numbers:

The Panel voted 4-0 in favour of the determination.

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