

# Minutes

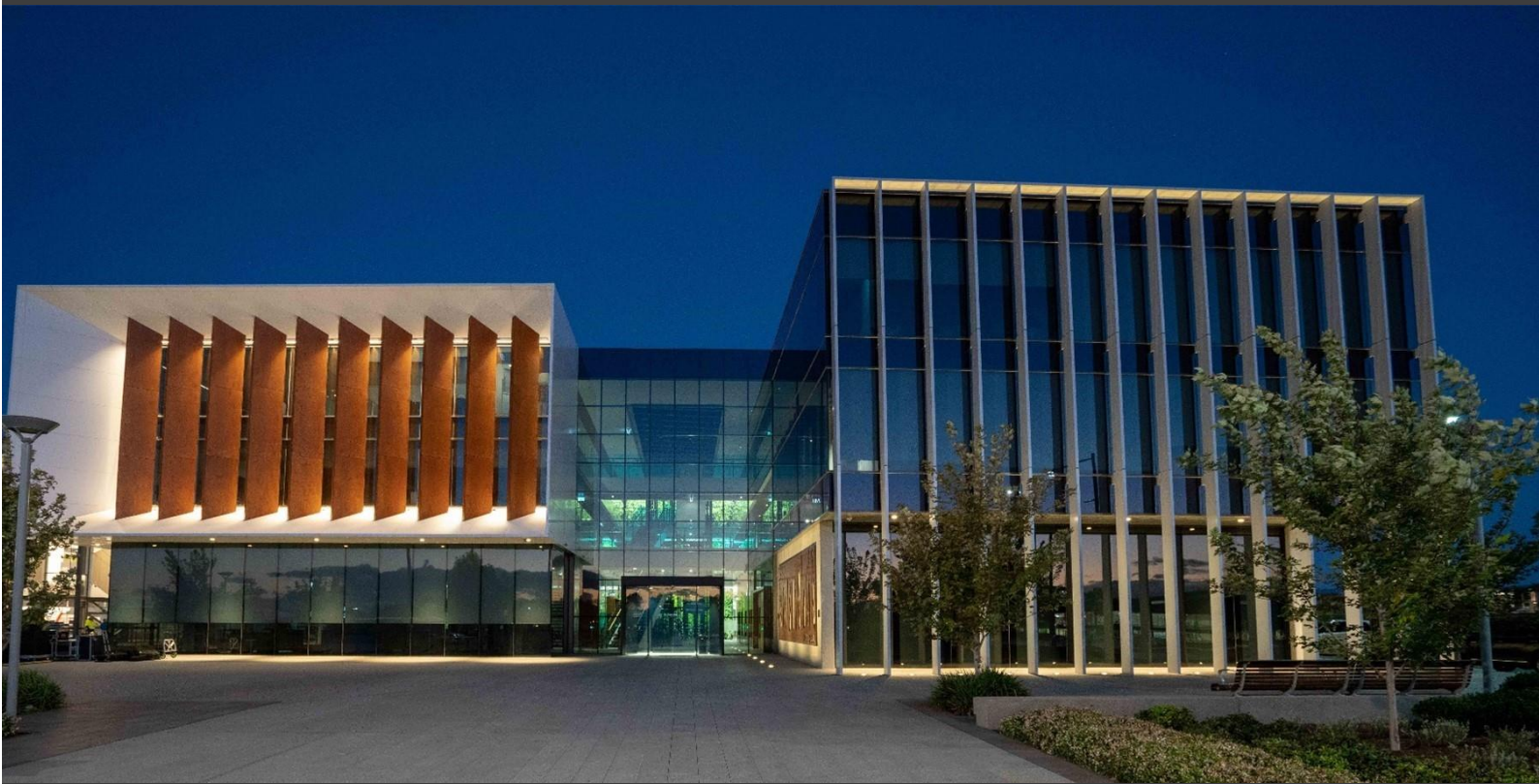
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

30 August 2022



camden  
council

**Site Inspections Commenced:**

12:00pm

**Meeting Opened:**

2:04pm

**Attendees:**

Pamela Soon (Chairperson), Michael File, Grant Christmas and Steve Lyons.

**Also in Attendance:**

Manager Statutory Planning, Team Leader DA Assessment - West, Coordinator Statutory Planning Services, Senior Town Planner, Town Planner and Governance Officer – Panel & Committees.

**Acknowledgement Of Country**

The Chair acknowledged the traditional custodians of the land.

**Apologies:**

There was no leave of absences to be granted.

**Declarations of Interest**

There were no declarations to be noted.

**Public Address**

The following submissions were made in relation to Item CLPP01:

Name
Malcom Lees
Russell Garnett on behalf of Bernard Mitchell
Russell Garnett on behalf of Julie Offord
Russell Garnett on behalf of Tom & Reka Bazdaric
Russell Garnett on behalf of Rohan Offord
Russell Garnett on behalf of Melisa Freestone
Dave Barrie
Robyn Legge
Joanne Tapp
Ian Foster

The following submissions were made in relation to Item CLPP02:

Name
Fletcher Joss
Jo O'Brien on behalf of Camden Historical Society
David Nethercote on behalf of Glenda Davis
Darren Power
Joanne Tapp

### **Closure of the Meeting**

After hearing all of the public submissions the Chair then declared the public meeting closed at 3:12pm. The Panel then went into private deliberation to consider the items and their determinations are listed below.

#### **CLPP01 DA/2021/1742/1 - Construction of A Single Storey Child Care Centre with Associated Site Works - 335 Cobbitty Road, Cobbitty**

##### **PANEL DETERMINATION**

That the Panel approve DA/2021/1742/1 for the construction of a single storey child care centre to accommodate a maximum of 94 children and 25 staff members with associated site works at 335 Cobbitty Road, Cobbitty subject to the conditions attached to the officer's report with the deletion of condition 1.0(3)(a).

##### **REASONS FOR DETERMINATION**

1. The development is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Transport and Infrastructure) 2021; State Environmental Planning Policy (Industry and Employment) 2021; State Environmental Planning Policy (Biodiversity and Conservation) 2021; and the Camden Local Environmental Plan (CLEP) 2010. In particular, the Panel is satisfied that the development complies with the height of buildings development standard in the CLEP 2010.
2. The development is generally consistent with the objectives of the Camden Development Control Plan 2019.
3. The development has sufficiently considered the heritage significance on site and is considered to be of an appropriate scale and form for the site and the character of the locality.
4. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment. In particular, the Panel is satisfied that the development will not have an unacceptable impact on the local traffic network; and that only 2 trees are proposed to be removed.
5. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site, and its approval is in the public interest.

##### **Voting Numbers:**

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

#### **CLPP02 DA/2021/1960/1 - Construction of New Business Premises Tenancy Within Existing Building and Creation of New Strata Lot - 21 Elizabeth Street, Camden**

##### **PANEL DETERMINATION**

The Panel approved DA/2021/1960/1 for a new business premises tenancy within the existing building and creation of new strata lot at 21 Elizabeth Street, Camden subject to the conditions attached to the officer's report.

### REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene 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 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 and the objectives for development within the zone in which the development is to be carried out.
2. The development is consistent with the objectives of the applicable environmental planning instruments being State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 9 Hawkesbury-Nepean River; State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4 Remediation of Land; and Camden Local Environmental Plan 2010.
3. The development is consistent with the objectives of Camden Development Control Plan 2019.
4. The development has sufficiently considered the heritage significance on site and is considered to be of an appropriate scale and form for the site and the character of the locality.
5. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
6. The Panel notes that the owner's corporation has granted its consent to the making of the development application.
7. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site and its approval is in the public interest.


### Voting Numbers:

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

### Meeting Concluded:

3.46pm

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