

Minutes

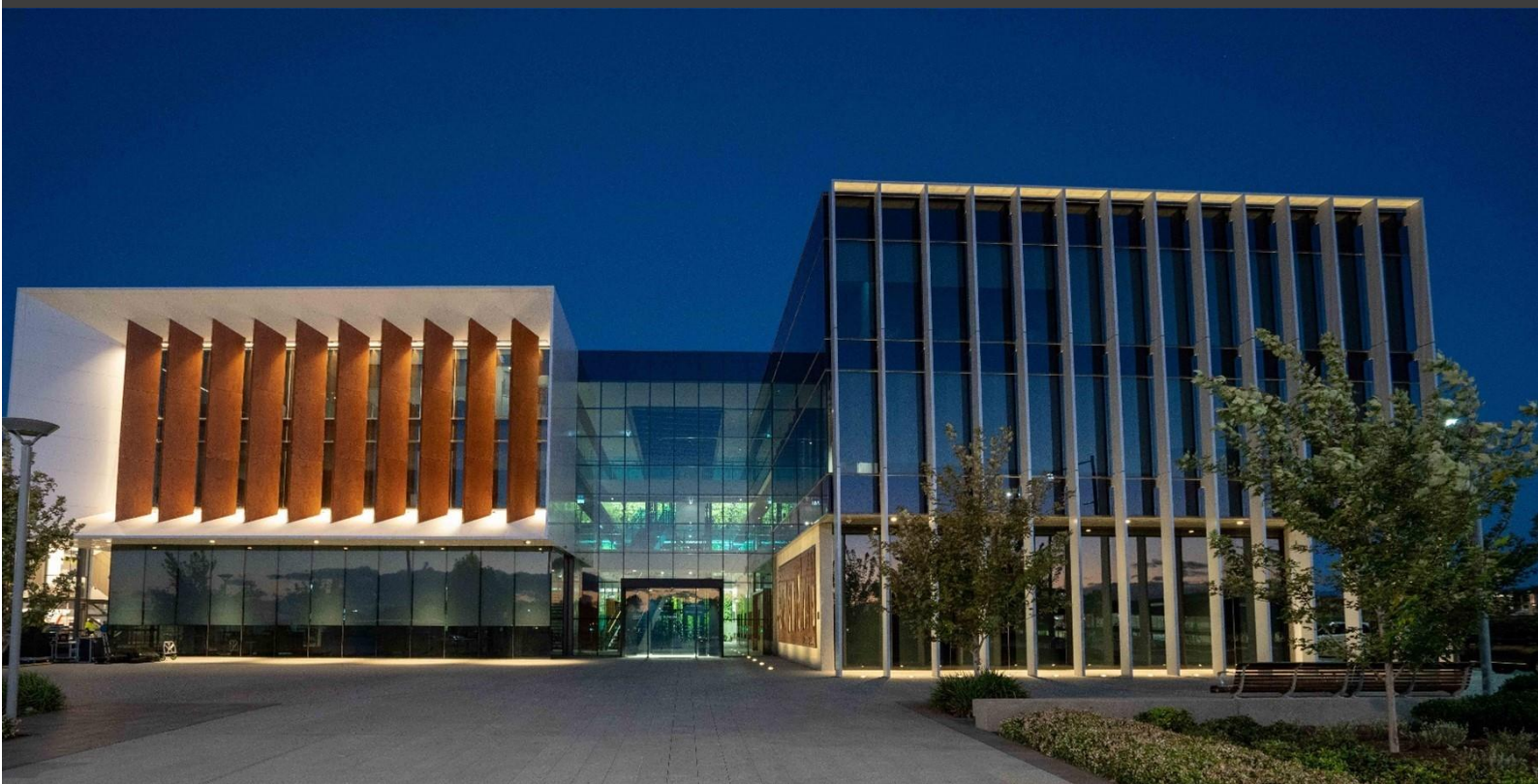
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

17 October 2023



camden
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Site Inspections Commenced:

11:00am

Meeting Opened:

2:00pm

Attendees: Stuart McDonald (Chairperson), Michael File (Expert Member), Glennys James (Expert Member) and Steve Lyons (Community Representative).

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

Acknowledgement of Country:

Stuart McDonald (Chairperson) gave the Acknowledgement of Country.

Apologies:

There was no apologies to be noted.

Declarations of Interest:

Stuart McDonald (Chairperson) declared an interest in CLPP 01 advising that Laundry Hotels are a recent client of his business and the architects involved are a sister company of SJB Architects. Stuart McDonald noted that the architecture business has no financial or ownership relationship with SJB Planning (his business) but there is a perceived conflict of interest.

Michael File (Expert Member) acted in the role of the Chairperson for this item.

Public Address:

The following submissions were made in relation to CLPP01:

Name
Michael Badaoui
Asher Richardson

The following submissions were made in relation to CLPP03:

Name
Hy Chheng
Sean Xiao

CLPP01 DA/2023/116/1 - Construction and use of a building as a pub (licensed premises) including associated car parking, signage and landscaping - 2 Brunsdon Road, Cobbitty

At the meeting the Panel was provided updated recommended conditions by Council staff that included some minor changes to the conditions attached to the officers' report. The updated recommend conditions included some inconsequential amendments that had been agreed to by Council staff and the Applicant prior to the meeting.

DETERMINATION

That the Panel approve DA/2023/116/1 for the construction and use of a building as a pub (licensed premises) including associated car parking, signage and landscaping at 2 Brunsdon Road Cobbitty, subject to the updated recommended conditions described above, and subject to an additional condition that requires the deletion of the driveway entry and exit to Possum Street, Cobbitty with the resulting area to be converted into two car parking spaces.

The reasons for the determination are:

1. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Precincts - Western Parkland City) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Industry and Employment) 2021 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.
2. The development is consistent with the objectives of the Turner Road Development Control Plan 2007 and Camden Development Control Plan 2019.
3. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
4. Subject to the recommended conditions and the additional condition required by the Panel, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
5. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.

VOTING NUMBERS

The Panel voted 3-0 in favour of the determination.

Note: Stuart McDonald was not present for the deliberation or voting on this item.

CLPP02 DA/2023/417/1 - Construction of a two storey dwelling, an attached secondary dwelling and associated site works - 13 Brush Cherry Street, Leppington

DETERMINATION

That the Panel:

- i. support the applicant's written request lodged pursuant to Appendix 5, Section 4.6(3) of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 to the contravention of the minimum lot size for secondary dwellings development standard in Appendix 5, Section 4.1AC of State Environmental Planning Policy (Precincts - Western Parkland City) 2021, and
- ii. approve DA/2023/417/1 for the construction of a two storey dwelling, an attached secondary dwelling and associated site works at 13 Brush Cherry Street, Leppington subject to the conditions attached to the report for the following reasons:
 1. The Panel has considered the written request to contravene State Environmental Planning Policy (Precincts - Western Parkland City) 2021 in relation to the minimum lot size for secondary dwellings development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Appendix 5, Section 4.1AC of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 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 Appendix 5, Section 4.1AC of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 and the objectives for development within the R2 Low Density Residential zone.
 2. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Precincts - Western Parkland City) 2021, State Environmental Planning Policy (Housing) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021 and State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
 3. The development is consistent with the objectives of the Camden Growth Centre Precincts Development Control Plan.
 4. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
 5. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
 6. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.

VOTING NUMBERS

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

CLPP03 DA/2022/1089/1 - Demolition of existing dwellings, lot consolidation, tree removal, construction of 8 X 2 storey townhouses and strata title subdivision, landscaping and associated site works - 40-42 Macquarie Avenue And 16 Old Hume Highway, Camden

DETERMINATION

That the Panel approve DA/2022/1089/1 for the construction of 8 x 2 storey townhouses including strata subdivision, demolition of existing structures, tree removal, lot consolidation and associated site works at 40 & 42 Macquarie Avenue and 16 Old Hume Highway, Camden subject to the conditions attached to the report for the following reasons:

1. 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 (BASIX) 2004.
2. The development is consistent with the objectives of the Camden Development Control Plan 2019.
3. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
4. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
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.

CLPP04 Disclosures By Panel Members Returns - 2022/2023

DETERMINATION


That the Camden Local Planning Panel note the tabling of the Disclosures by Panel Members for 2022/2023.

VOTING NUMBERS

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

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