

# Minutes

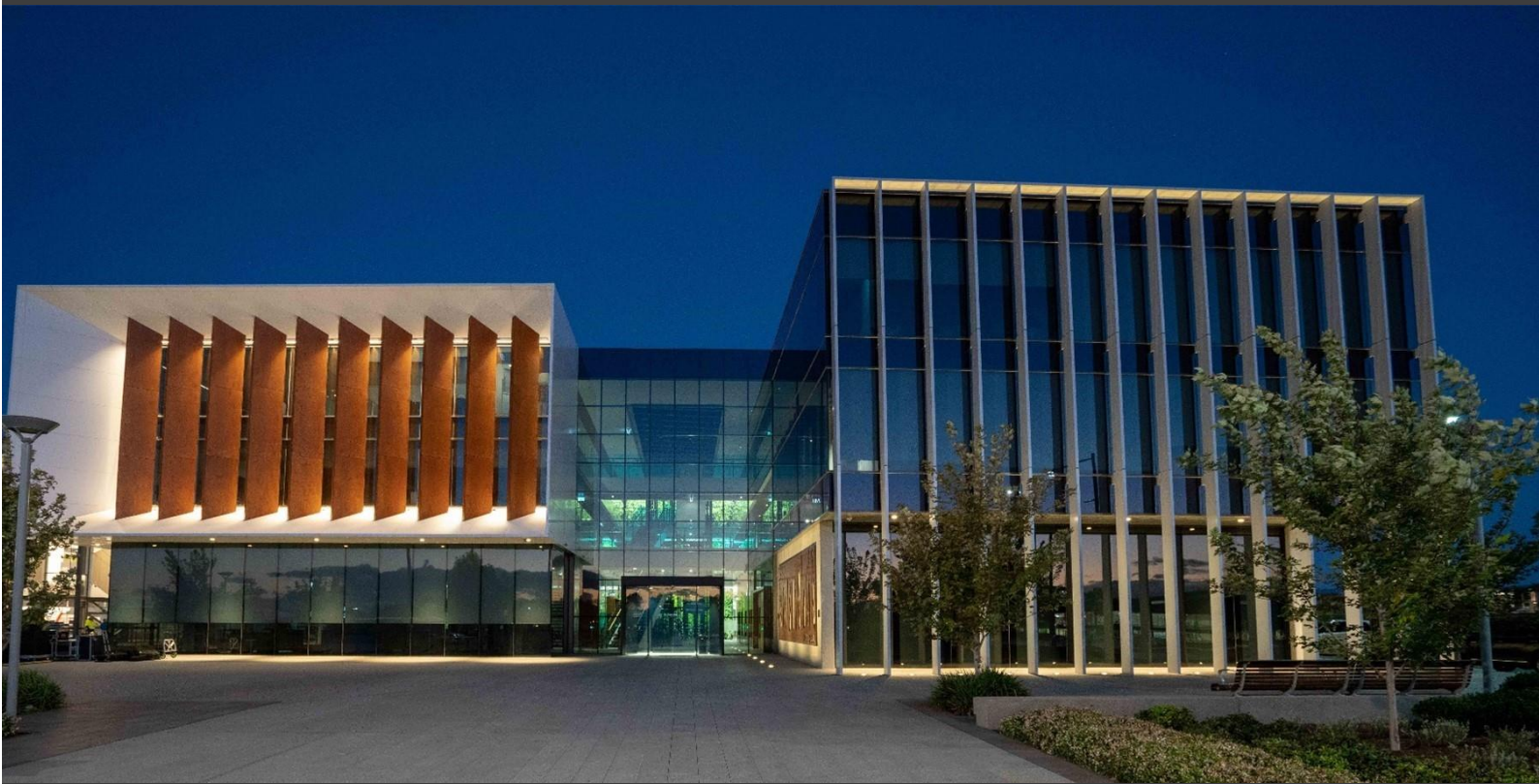
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

20 September 2022



camden  
council

**Site Inspections Commenced:**

11:00am

**Meeting Opened:**

2:02pm

**Attendees:**

Michael Mantei (Chairperson), Sue Francis, Mary-Lynne Taylor and Debby Dewbery.

**Also in Attendance:**

Manager Statutory Planning, Team Leader DA Assessment – West, Team Leader Traffic and Road Safety, Coordinator Statutory Planning Services and Governance Officer – Panel &amp; Committees.

**Acknowledgement Of Country**

The Chairperson gave the acknowledgement of country.

**Apologies**

There were no leaves of absence 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
Rennie Rounds
Marcello Colosimo

**CLPP01 DA/2021/1220/1 - Construction Of The Oran Park Tavern With Associated Site Works - 2-4 Porter Street, Oran Park****DETERMINATION**

1. The Panel agrees with the Council Officer's recommendation to refuse this application, primarily on the basis of unsatisfactory onsite car parking. Adequate on-site carparking is important in the context of this site, which appears to the Panel to be essentially a car dependent locality.
2. The Panel has considered the applicant's proposal to exclude specified floor area (kids indoor area and bistro line/collection point) in the calculation of public floor area. The Panel considers that these areas are nonetheless public floor area and are capable of generating car parking demand. The comparison rate identified in the peer review report by TPE Consulting Pty Ltd is based on the totality of public floor area in those compared venues and the rates should apply to all public floor areas in the subject proposal, including terraces. If the comparison rate is applied to all public areas in the proposal, carparking is

deficient.

3. The conversion of the “brew house” function room to a beer manufacturing/training facility appears to be an afterthought and does not reflect the design and potential function of this area in the building. If this room is to be truly used for the brewing of beer, full details of the activities, machinery, equipment, fittings, loading/unloading, servicing and operational requirements for the brewing of beer should be provided in any future application.
4. The Panel is not convinced that the gaming room is ancillary to the other public areas of the pub. The gaming room is a traffic generator in its own right and needs to be included in the public floor area calculation.
5. For those reasons the Panel considers that the proposed development does not comply with the minimum car parking rates prescribed in Section 2.18.2 of the Camden Development Control Plan 2019. Further, the provided Traffic and Parking Assessment has failed to sufficiently justify the extent of the variation and demonstrate that a sufficient level of car parking has been provided for the proposal.
6. The Panel is also concerned that the design of the car park does not provide appropriate landscaping and shade cover (tree canopy) as required by Section 11 in Part B5 of the Oran Park DCP. Any redesign of the development will need to provide sufficient car parking spaces and the required landscaping/shade cover (tree canopy) in accordance with the Oran Park DCP.
7. While Council Officers suggest that the noncompliance of the slip lane should be a reason for refusal, the Panel has been advised that this is capable of being satisfactorily resolved with amended plans.
8. The Applicant’s representatives at the meeting requested deferral of the application to enable Council to consider amended plans as described in the Premise letter dated 6 September 2022 and verbally presented to the Panel at the meeting. The Panel has considered the applicant’s request, the Premise letter dated 6 September 2022 and the potential amendments raised at the meeting. The Panel does not propose to defer its determination and is still minded to refuse the application.

#### REASONS FOR REFUSAL

1. The proposed development does not comply with the minimum car parking rates prescribed in Section 2.18.2 of the Camden Development Control Plan 2019. Further, the provided Traffic and Parking Assessment has failed to sufficiently justify the extent of the variation and/or demonstrate that a sufficient level of car parking has been provided for the proposal.
2. The proposed development does not comply with the Council’s landscaping requirements in Section 11 in Part B5 of the Oran Park DCP.
3. The proposed development is considered to result in unacceptable impacts to adjoining land uses and the local street network given the significant shortfall in on-site car parking.

4. It is considered that the site is not suitable for the proposed development in that the development (as proposed) is likely to have significant impacts to the site and surrounding land uses.
5. In consideration of the aforementioned reasons, the development is an unsuitable use of the site, and its approval is not in the public interest.

**Voting Numbers:**

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

**CLPP02 DA/2021/1246/1 - Construction Of A Pedestrian Bridge Over Kolombo Creek With Associated Shared Pathways, Landscaping, Tree Removal And Civil Works - 297 South Circuit, Oran Park**

**DETERMINATION**

The Panel agrees with the Council Officers' report assessment of the development application and has decided to grant development consent for reasons expressed in the report.

**REASONS FOR DETERMINATION**

1. The development is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.
2. The development is consistent with the objectives of the Camden Growth Centres Development Control Plan and Oran Park Precinct Development Control Plan 2007.
3. The development 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.
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.

**CC01 Mater Dei / Wivenhoe Planning Proposal**

The Panel has considered the Council Officers' report and inspected the site of the Planning Proposal.

The Panel considers the proposed zones and planning controls reflect the opportunities and attributes of this land holding. The Planning Proposal will ensure the important ecological and heritage values of the site will be protected and will continue to be appropriately managed in the future.

The Panel supports the amendments recommended by Council officers. These amendments:

- reflect an existing agreement between Council and the landowner under which Council will take ownership of drainage and public recreation/open space areas associated with the existing Kirkham Rise residential development; and
- correct an apparent anomaly in relation to land currently zoned SP2 Air Transport Facility.

These amendments are appropriate.

The Panel agrees that the inconsistency of the Planning Proposal with Ministerial Direction 3.1 (Conservation Zones) is justified, for the reasons outlined in the Council officers' report.

#### PANEL'S ADVICE

The Panel supports the planning proposal as recommended to be amended by Council officers being progressed to a gateway determination.

#### Voting Numbers:

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

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