

# Minutes

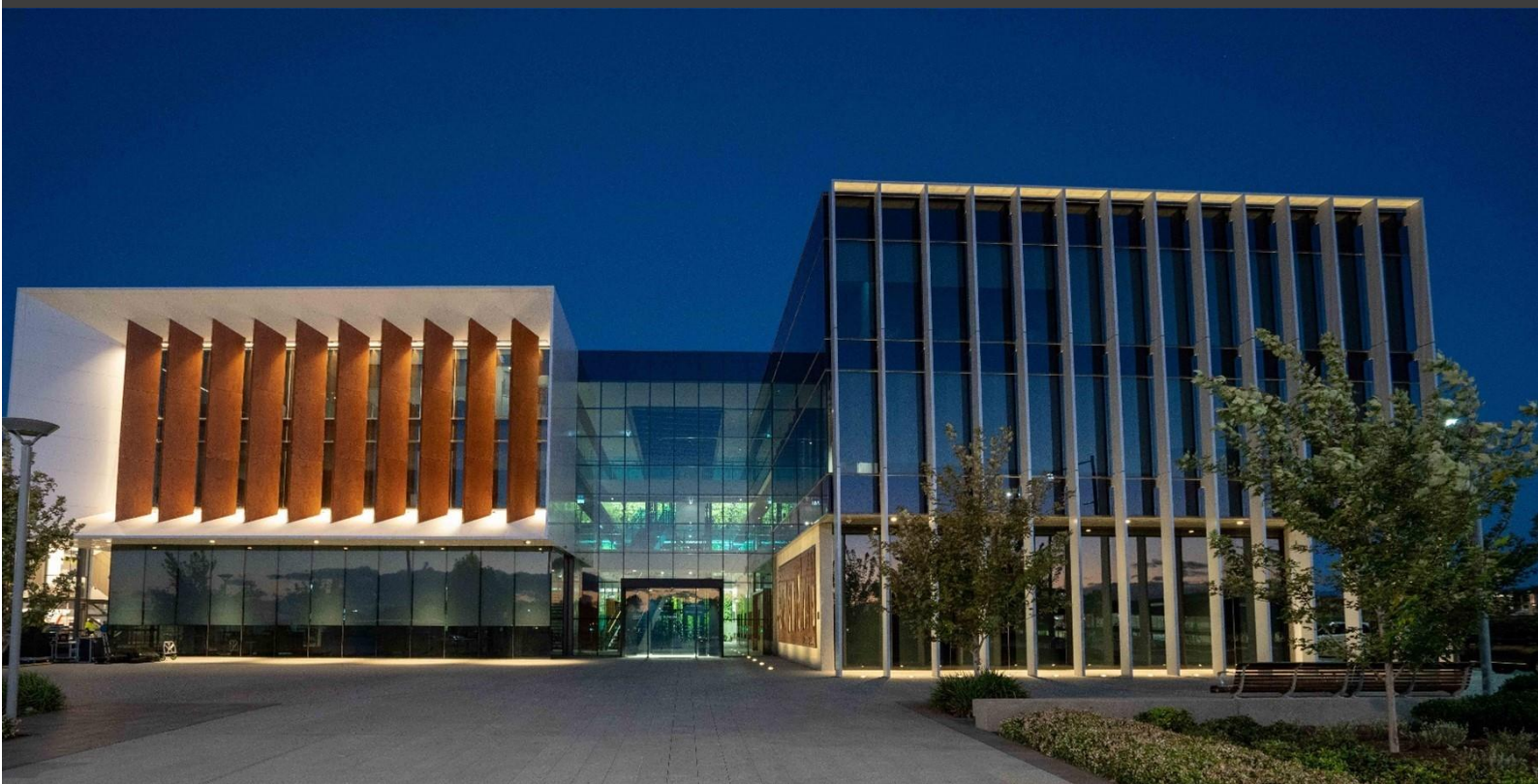
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

21 February 2023



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**Site Inspections Commenced:**

10:30am

**Meeting Opened:**

2:04pm

**Attendees:** Pamela Soon (Chairperson), Sue Francis (Expert Member) and Domenic Pezzano (Community Representative).

**Also in Attendance:** Manager Statutory Planning, Manager Strategic Planning, Coordinator Statutory Planning Services, Senior Town Planner, Senior Strategic Planner, Governance Officer – Panel & Committees.

**Acknowledgement of Country:**

Pamela Soon (Chairperson) gave the Acknowledgement of Country.

**Apologies**

Mary-Lynne Taylor (Expert Member) was scheduled as a Panel Member for this meeting but sent her apologies due to other commitments. The Panel proceeded with three members per the *NSW Code of Conduct for Planning Panel Members*.

**Public Address:**

The following submissions were made in relation to CLPP01:

Name
Steven Wyatt
Jo O'Brien, on behalf of Camden Historical Society
Fletcher Joss
David Nethercote on behalf of Camden Residents' Action Group Inc
Pamela Hartley
David Nethercote on behalf of Sue Cross
Colin - Archian Architects
Stanley - McLaren Traffic Consultant
Anna McLaurin - Heritage Consultant

The following submission was made in relation to CLPP02:

Name
Matt Cooper

**CLPP01 DA/2022/253/1 - Construction Of 60 Place Centre-Based Child Care Facility Including Remediation Of Land, Demolition Of Existing Structures, Basement Car Parking, Signage, Landscaping And Associated Site Works.**

**DETERMINATION**

That the Panel approve DA/2022/253/1 for the construction of a 60 place centre-based child care facility at 37 & 37A Broughton Street, Camden subject to the conditions attached to the Council Officers' report, and the following reasons for determination and amendments:

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 (Transport and Infrastructure) 2021; State Environmental Planning Policy (Industry and Employment) 2021; and Camden Local Environmental Plan 2010. Specifically, the development satisfies the relevant childcare provisions.
2. The development is consistent with the objectives of the Camden Development Control Plan 2019.
3. The development is of an appropriate scale and form for the site and the character of the locality and consistent with the B4 Mixed Use zoning and the Camden Heritage Conservation Area.
4. However, the Panel is concerned that, as proposed, a transparent acoustic treatment to the western edge upper play area is undesirable from a privacy perspective and requires a condition that the acoustic screen be opaque, as follows:  
  
*The proposed 1.8m metre high acoustic screen to the western edge of the upper play area shall be opaque in its material (including being solid).*
5. Subject to the recommended conditions and the additional opaque screen condition, the development is unlikely to have any unreasonable nor anticipated adverse impacts on the natural or built environment.

**Voting Numbers:**

The Panel voted 3-0 in favour of the determination

**CLPP02 DA/2021/1956/1 - Construction Of A 90 Room Hotel / Motel And Function Room Development With Car Parking, Landscaping, Civil Works And Associated Works - 12 Digitaria Drive, Gledswood Hills**

**DETERMINATION**

That the Panel approve DA/2021/1956/1 for the construction of a 90 room hotel/motel and function room development with car parking, landscaping, civil works and associated works at 12 Digitaria Drive, Gledswood Hills subject to the conditions attached to the Officer's report.

In determining the application, the Panel noted that the current applicable planning instrument is State Environmental Planning Policy (Precincts - Western Parkland City) 2021 as opposed to State Environmental Planning Policy (Sydney Region Growth Centres) 2006. This does not change the assessment of this application.

**REASONS FOR DETERMINATION**

1. The Panel has considered the written request to contravene State Environmental Planning Policy (Precincts - Western Parkland City) 2021 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 Appendix 2, Section 4.3 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 2, Section 4.3 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 and the objectives for development within the B5 Business Development 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 (Resilience and Hazards) 2021 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.
3. The development is consistent with the objectives of the Turner Road Precinct Development Control Plan 2007.
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.

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.

**CC01 South Creek West Precinct 5 (Part) Draft Planning Proposal****PANEL ADVICE**

1. The Panel supports all Council Officer's recommendations made within the report but also raises concerns regarding the proposed height of buildings, lot densities and associated lot sizes within the R2 Low density Residential Zone and recommends that:
  - i. Panel raises concerns with R2 low density lot sizes generally and specifically along the escarpment adjoining the northern viewscape precinct. This is a poor subdivision transition.
  - ii. Increase in density may be appropriate in the proposed R3 Medium Density Zone (around the town centre) to offset larger R2 Low Density Residential lots sizes, particularly where locational criteria is met; and
  - iii. The maximum building height is revised to around 8.5m within the R2 Low Density Residential Zone to ensure a two storey pitched roof typology is achieved.
  
2. The Panel notes Council Officer's recommendation (CLPP Recommendation No. 4) to be amended as follows:

*Amend the draft ILP for the land surrounding the ridgeline park (refer Figure 8 of CLPP report) to a C2 Environmental Conservation zone, rather than an ~~E4 Environmental Living Zone~~ R2 Low Density Residential Zone.*

**Voting Numbers:**

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

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