

Minutes

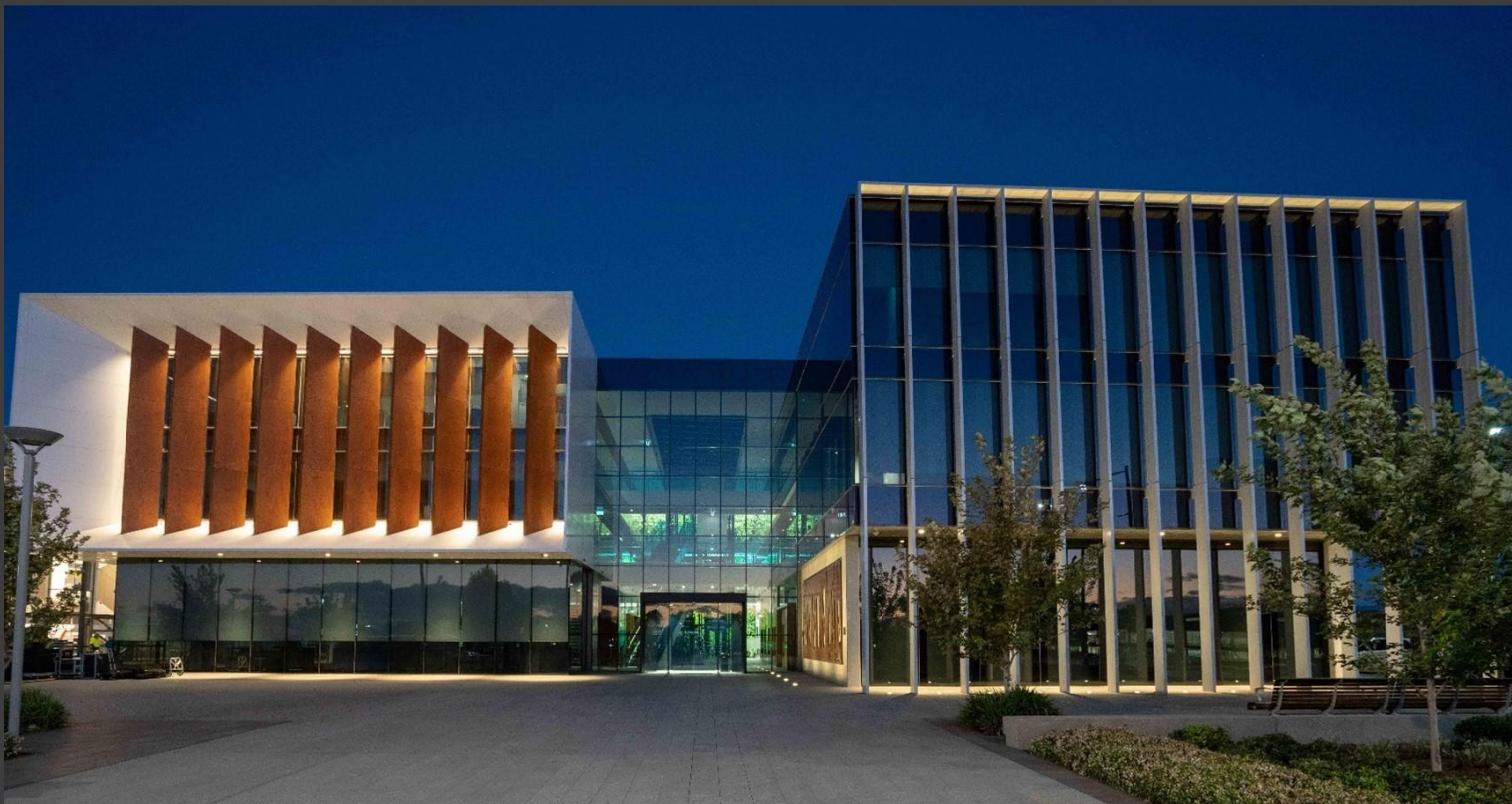
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

14 December 2023



camden
council

Site Inspections Commenced:

11:00am

Meeting Opened:

2:00pm

Attendees: Pamela Soon (Chairperson), Grant Christmas (Expert Member), Mary-Lynne Taylor (Expert Member) and Debby Dewbery (Community Representative).

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

Acknowledgement of Country:

Pamela Soon (Chairperson) gave the Acknowledgement of Country.

Apologies:

There no apologies to be noted.

Declarations of Interest:

There were no declarations to be noted.

Public Address:

The following submissions were made in relation to CLPP01:

Name
Geoffrey Chegwyn
David Nethercote
Fletcher Joss
Neville Clissold
Camden Historical Society - Jo O'Brien
Jo O'Brien
Camden Residents Action Group Inc - Glenda Davis
Raad Richards
Michael Brown

The following submissions were made in relation to CLPP02:

Name
Camden Historical Society - Jo O'Brien
Camden Residents Action Group Inc - Glenda Davis
David Nethercote
Michael Brown

The following submissions were made in relation to CLPP03:

Name
Camden Historical Society - Jo O'Brien
David Nethercote
David Benson
Belinda Thomas

CLPP01 DA/2023/153/1 - Construction of a four storey building and use as seniors housing comprising 36 Independent Living Units, undercroft car parking, landscaping and associated site works - 90 Werombi Road, Grasmere

[PANEL DETERMINATION](#)

The Panel:

- i. supports 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 Camden Local Environmental Plan 2010, and
- ii. approves DA/2023/153/1 for the construction of a four storey building and use as seniors housing comprising 36 independent living units, undercroft car parking, landscaping and associated site works at 90 Werombi Road, Grasmere subject to the conditions attached to the Council officers' report for the following reasons:
 - 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 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 Camden Local Environmental Plan 2010 and the objectives for development within the R5 Large Lot Residential zone.

2. 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 (Housing) 2021, State Environmental Planning Policy 65 (Design Quality of Residential Apartment Development), State Environmental Planning (Building and Sustainability Index: BASIX) 2004 and Camden Local Environmental Plan 2010.
 3. The development is consistent with the objectives of Camden Development Control Plan 2019.
 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.
- iii. The Panel notes that a number of submissions raised concerns with the notification of the subject development. The Panel considers that Council should review its adopted procedures to deal with DA notifications for unique sites such as Carrington Centennial Care so that existing tenants are properly advised of development applications.

VOTING NUMBERS

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

CLPP02 DA/2023/430/1 - Demolition of existing dwelling, construction of a shed, regularisation of completed land forming and use of property as a vehicle sale and hire premises - 3 Exeter Street, Camden

PANEL DETERMINATION

The Panel refuses DA/2023/430/1 for the demolition of the existing dwelling, construction of a shed, regularisation of completed land forming and use of the property as a vehicle sale and hire premises at 3 Exeter Street, Camden for the following reasons:

1. Insufficient information has been provided to clearly demonstrate that the proposal can be properly characterised as a *'vehicle sales and hire premises'* and that the site will not be used for a purpose that is otherwise prohibited in the zone.
2. The proposed development contravenes clause 4.3 Height of buildings of the Camden Local Environmental Plan 2010 and the applicant's clause 4.6 written request fails to demonstrate that the standard is unreasonable or unnecessary in the circumstances of the case or that there are sufficient environmental planning grounds to justify the contravention.

3. In the absence of a contamination assessment, the consenting authority cannot be satisfied the land is suitable for the proposed development having regard to Section 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021.
4. The proposed development does not comply with clause 5.21 Flood Planning of the Camden Local Environmental Plan 2010 as the proposal is not compatible with the flood hazards of the subject site and the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other properties.
5. Inadequate information has been provided to support the demolition of the existing dwelling house having regard to the objectives contained in clause 5.10 Heritage conservation of the Camden Local Environmental Plan 2010 and the demolition controls contained in Part 2.16.3 of the Camden Development Control Plan 2019.
6. The proposed development is of an excessive height, bulk, scale and form and is inconsistent with the existing and/or desired future character of the area.
7. The proposed development does not comply with the following provisions as contained in the Camden Development Control Plan 2019:
 - a) Section 2.1 in that the development fails to demonstrate that clean fill / virgin excavated natural material has been used in the completed land forming.
 - b) Section 2.3 in that the development fails to demonstrate compliance with Council's Engineering Specifications in relation to detention and drainage.
 - c) Section 2.16.3 in that the development fails to demonstrate that it is sympathetic to the historic context of the area or that the demolition of the existing dwelling house is necessary.
 - d) Section 2.16.4 in that the demolition of the existing dwelling will have an adverse impact on the existing streetscape.
 - e) Section 2.18.2 in that the development fails to demonstrate compliance with off street car parking requirements.
 - f) Section 5.2 in that the development fails to demonstrate:
 - design features addressing the public domain;
 - integration of service infrastructure;
 - waste collection point;
 - vehicles entering and leaving the site in a forward direction and swept paths;
 - g) Section 5.3.3 in that the development does not contribute to the local distinctiveness of the Camden township.
8. The development is likely to have unreasonable adverse impacts on the natural and built environments.
9. Given the substantiated issues raised in the public submissions and the unacceptable impacts associated with the development, the proposal is not in the public interest.
10. Inadequate information was submitted to allow a full and proper assessment of the application in accordance with Section 4.15 of the Environmental Planning

and Assessment Act 1979, as the application was not accompanied by the following information:

- a. Contamination assessment
- b. MUSIC model
- c. Architectural plans indicating off street car parking, a loading area and swept paths
- d. Landscaping plan
- e. Design details of infrastructure integration including waste collection area
- f. Design details of addressing the public space

VOTING NUMBERS

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

CLPP03 DA/2008/644/9 - Modification of a mixed use development - 2-14 John Street and 11 Elizabeth Street, Camden

PANEL DETERMINATION


The Panel approves DA/2008/644/9 for the modification of a mixed use development at 2-14 John Street and 11 Elizabeth Street, Camden subject to the modified conditions attached to the Council officers' report for the following reasons:


1. Based on the assessment provided within the Council Officers' report, the Panel is satisfied that the development as modified is substantially the same development as the development for which the consent was originally granted.
2. The modification is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development, State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, State Environmental Planning Policy (Biodiversity and Conservation) 2021 and Camden Local Environmental Plan 2010.
3. The modification is consistent with the objectives of Camden Development Control Plan 2019.
4. The development as modified is considered to be of an appropriate scale and form for the site and the character of the locality in the context of the approved development.
5. The modification is unlikely to have any unreasonable adverse impacts on the natural or built environment.
6. In consideration of the aforementioned reasons, approval of the modification is in the public interest.

VOTING NUMBERS

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

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