



# Camden Local Planning Panel

**Minutes**

**21 May 2019**

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**Camden Council  
Administration Centre  
70 Central Avenue, Oran Park**



# CAMDEN LOCAL PLANNING PANEL

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## **PRESENT**

Stuart McDonald (Chairperson), Sue Francis (Expert Panel Member), Michael File (Expert Panel Member), Bill Rooney (Community Representative – Central Ward).

## **ALSO IN ATTENDANCE**

Manager Statutory Planning, Acting Team Leader DA Assessments (West), Governance Officer – Panel and Committees.

## **ACKNOWLEDGEMENT OF COUNTRY**

The Chair acknowledged the traditional Custodians of the Land:

I would like to acknowledge the traditional custodians of this land on which we meet and pay our respect to elders both past and present.

## **APOLOGIES**

There were no leave of absence to be granted.

## **DECLARATION OF INTEREST**

There were no declarations to be noted.

## **PUBLIC ADDRESS**

Councillor Eva Campbell addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Mr Charles Cowell addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Mr Fletcher Joss addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Ms Glenda Davis on behalf of the Camden Residents Action Group, addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Ms Robyn Conroy addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Mr Duncan McGregor addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Mr Jim Davis addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Ms Sue Cross addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Ms Sue Cross on behalf of the Camden Historical Society, addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Ms Lorraine Iddon addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Councillor Cindy Cagney addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Mr David Nethercote addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Ms Dianne Fernance addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Mr Daniel Govers addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Mr Jim Allman addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Mr Luke Sheehy addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

Mr Joshua Graham addressed the Panel in relation to CLPP01 - DA/2018/599/1 - Demolition of the Existing Dwelling House and Construction of a 2 Storey Plus Attic Level Commercial Building, Car Parking, Landscaping, Service Provision and Landscape Works - 20 Elizabeth Street, Camden.

## **CLOSURE OF THE MEETING**

After hearing all of the public submissions the Chair then declared the public meeting closed at 3.57pm. The Panel then went into private deliberation to consider the items and their determinations are listed below:

### **CLPP01 DA/2018/599/1 - DEMOLITION OF THE EXISTING DWELLING HOUSE AND CONSTRUCTION OF A 2 STOREY PLUS ATTIC LEVEL COMMERCIAL BUILDING, CAR PARKING, LANDSCAPING, SERVICE PROVISION AND LANDSCAPE WORKS - 20 ELIZABETH STREET, CAMDEN**

#### **SUMMARY**

The Panel has considered the officer's report and inspected the site of the proposed development.

#### **DETERMINATION OF PANEL**

That the Panel refuse DA/2018/599/1 for the for the demolition of the existing dwelling house and construction of a 2 storey plus attic level commercial building, car parking, landscaping, service provision and landscape works at 20 Elizabeth Street, Camden.

#### **REASONS FOR DETERMINATION**

1. The applicant's written request to contravene Clause 4.3 - height of building development standard of Camden LEP 2010 fails to provide sufficient environmental planning grounds to justify the contravention having regard to the objectives of the standard nor does it demonstrate that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.
2. The proposal is an overdevelopment of the site because of its excessive height, bulk, scale and roof form which incorporates a whole level of floor space. The height and minimal side and rear setbacks result in a building that adversely dominates the streetscape and adjoining properties to the detriment of those properties including heritage items.
3. The proposal does not maintain the predominately landscaped rear setback, which runs at the rear of buildings fronting Elizabeth and Edward streets, which is part of the character of this location in the Camden Heritage Conservation Area.
4. Given reasons 2 and 3 above, the proposal is not consistent with the existing character of the heritage conservation area and would have a detrimental impact on the heritage items in the vicinity of the site.
5. The loss of the gum tree at the rear of the site is unacceptable and unnecessary given its location on the boundary. This tree forms an important part of the character of the heritage conservation area.

#### **VOTING NUMBERS**

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

**CLPP02 DA/2019/285/1 - REMOVAL OF AN EXISTING AWNING,  
CONSTRUCTION OF A NEW AWNING AND ASSOCIATED SITE  
WORKS - 6-8 LAWSON AVENUE, CAMDEN SOUTH**

**SUMMARY**

The Panel has considered the officer's report and inspected the site of the proposed development.

**DETERMINATION OF PANEL**

That the Panel approve DA/2019/285/1 for the removal of an existing awning, construction of a new awning and associated site works at 6-8 Lawson Avenue, Camden South subject to the conditions attached to the officer's report.

**REASONS FOR DETERMINATION**

1. The development is, subject to the recommended conditions, consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, State Environmental Planning Policy No 55 - Remediation of Land, Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River and Camden Local Environmental Plan 2010.
2. The development is, subject to the recommended conditions, consistent with the objectives of Camden Development Control Plan 2011.
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, subject to the recommended conditions, unlikely to have any unreasonable adverse impacts upon the natural or built environments.
5. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site and its approval is within the public interest.

**VOTING NUMBERS**

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