



Camden Local Planning Panel

Minutes

19 February 2019

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



CAMDEN LOCAL PLANNING PANEL

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PRESENT

Michael Mantei (Chairperson), Michael File (Expert Member), Rachel Harrison (Expert Member), Bill Rooney (Community Member – Central Ward).

ALSO IN ATTENDANCE

Manager Statutory Planning, Team Leader Development Assessment, Principal Planner, 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.

RECORDING OF MEETING

The Chair stated that the meeting is being audio recorded by Council staff for publication on Council's website and that no other recording by a video camera, still camera or any other electronic device capable of recording speech, moving images or still images is permitted without the prior approval of the panel.

APOLOGIES

There were no leave of absence to be granted.

DECLARATION OF INTEREST

There were no declarations to be noted.

PUBLIC ADDRESS

Mr Jeremy Swan addressed the Panel in relation to CLPP02 – DA/2018/1242/1 – Installation of an additional silo and associated site works to an existing A2 milk processing facility at 34 Dunn Road, Smeaton Grange.

CLPP01 DA/2018/261/1 - INTENSIVE LIVESTOCK AGRICULTURE (POULTRY FARM) & INTENSIVE PLANT AGRICULTURE (HYDROPONIC LEAFY VEGETABLE), CONSTRUCTION OF INTERNAL ROADS, HARDSTAND, STORAGE AND PACKING SHEDS AND POULTRY FEED SILOS AT 84 CUT HILL ROAD, COBBITTY

Please note this application was withdrawn and no longer required determination.

CLPP02 DA/2018/1242/1 - INSTALLATION OF AN ADDITIONAL SILO AND ASSOCIATED SITE WORKS TO AN EXISTING A2 MILK PROCESSING FACILITY AT 34 DUNN ROAD, SMEATON GRANGE

SUMMARY

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

DETERMINATION OF PANEL

The Panel resolved to:

- i. support the applicants written request lodged pursuant to Clause 4.6(3) of

Camden Local Environmental Plan 2010 to vary the height of buildings development standard;

- ii. approve DA/2018/1242/1 for the installation of an additional silo and associated works to an existing milk processing facility at 34 Dunn Road, Smeaton Grange subject to the conditions attached to the Council officer's report; and
- iii. recommend that Council investigates amending Camden Local Environmental Plan 2010 to remove maximum height limits from land within zone IN1 general industrial.

REASONS FOR DETERMINATION

1. The Panel has considered the written request to vary Camden Local Environmental Plan 2010 in relation to the height of buildings development standard. The variation will be in the public interest, satisfies the objectives of the zone and standard and is acceptable in the particular circumstances of this case.
2. The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being Camden Local Environmental Plan 2010, State Environmental Planning Policy No 55 – Remediation of Land and Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River.
3. The development is, subject to the recommended conditions, consistent with the objectives of the applicable development control plan, being Camden Development Control Plan 2011.
4. The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
5. The development, subject to the recommended conditions, is unlikely to have any unacceptable adverse impacts upon the natural or built environments.
6. In consideration of the above reasons, the proposed 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.

CLPP03 DA/2018/1472/1 - TORRENS TITLE SUBDIVISION TO CREATE 2 RESIDENTIAL LOTS, CONSTRUCTION OF 2 TWO STOREY DWELLINGS AND ASSOCIATED SITE WORKS AT 46 BEGA STREET, GREGORY HILLS

SUMMARY

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

DETERMINATION OF PANEL

The Panel resolved to:

- i. support the applicant's written request lodged pursuant to Clause 4.6(3) of Camden Local Environmental Plan 2010 to vary the minimum subdivision lot size

development standard, and

- ii. approve DA/2018/1472/1/1 for a Torrens title subdivision to create 2 residential lots, construction of 2 x two storey dwellings and associated site works at 46 Bega Street, Gregory Hills subject to the conditions attached to this report.

REASONS FOR DETERMINATION

1. The Panel has considered the written request to vary Camden Local Environmental Plan 2010 in relation to the minimum subdivision lot size development standard. The variation will be in the public interest, satisfies the objectives of the zone and standard and is acceptable in the particular circumstances of this case.
2. The development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Sydney Region Growth Centres) 2006, State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River and Camden Local Environmental Plan 2010.
3. The development is, subject to the recommended conditions, consistent with the objectives of the applicable development control plans, being Camden Development Control Plan 2011 and the Turner Road 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. The development, subject to the recommended conditions, is unlikely to have any unreasonable adverse impacts upon the natural or built environments.
6. 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.

CLPP04 DELEGATING CONSENT AUTHORITY FUNCTIONS FOR TEMPORARY EVENTS

SUMMARY

The Panel has considered the officer's report.

DETERMINATION OF PANEL

That pursuant to section 2.20(8) of the Environmental Planning and Assessment Act 1979 the Panel resolves to delegate its function as a consent authority in relation to development where council is the applicant or land owner and the application proposes a temporary event to the positions of Director Planning and Environment; Manager Development Certification and Manager Statutory Planning other than events that are the subject of 10 or more unique objections.

REASONS FOR DETERMINATION

1. The Panel is satisfied that it is appropriate to delegate its authority to determine

development applications where council is the applicant or land owner and the application proposes a temporary event to the positions listed in the above resolution as a means of streamlining the process while maintaining the independence of the Panel for contentious applications.

VOTING NUMBERS

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

THE MEETING CLOSED AT 2.08PM