



Camden Local Planning Panel

Minutes

21 April 2020

Meeting held by Teleconference



CAMDEN LOCAL PLANNING PANEL

TABLE OF CONTENTS

PRESENT.....	3
ALSO IN ATTENDANCE	3
ACKNOWLEDGMENT OF COUNTRY	3
APOLOGIES.....	3
DECLARATION OF INTEREST	3
PUBLIC ADDRESS	3
CLOSURE OF THE MEETING.....	3
CLPP01 DA/2018/1437 - CONSTRUCTION OF A FUNCTION CENTRE AT 23 HARRINGTON STREET, ELDESLIE	4
CLPP02 DA/2019/764/1 - CONSTRUCTION OF A SHED - 56 THE LANES, KIRKHAM.....	5

PRESENT

Penny Holloway (Chairperson), Michael File (Expert Panel Member), Mary-Lynne Taylor (Expert Panel Member), Debby Dewbery (Community Representative – South Ward)

ALSO IN ATTENDANCE

Manager Statutory Planning, Manager Development Certification, Team Leader DA Assessment, Team Leader Building Certification, Principal Planner, Senior Town Planner, Governance Officer – Panel and Committee's

ACKNOWLEDGMENT OF COUNTRY

The Chair acknowledges 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

Ms Glenda Davis addressed the Panel in relation to CLPP01 - DA/2018/1437/1 - Construction of a Function Centre at 23 Harrington Street, Elderslie.

Mr David Nethercote addressed the Panel in relation to CLPP01 - DA/2018/1437/1 - Construction of a Function Centre at 23 Harrington Street, Elderslie.

Mr George Saaib addressed the Panel in relation to CLPP01 - DA/2018/1437/1 - Construction of a Function Centre at 23 Harrington Street, Elderslie.

Mr Dave Pearce addressed the Panel in relation to DA/2019/764/1 - Construction of a Shed – 56 The Lanes Kirkham.

Mr Peter Thomas addressed the Panel in relation to DA/2019/764/1 - Construction of a Shed – 56 The Lanes Kirkham.

Mr Jeremy Swan addressed the Panel in relation to DA/2019/764/1 - Construction of a Shed – 56 The Lanes Kirkham.

Dr Bruce Ager addressed the Panel in relation to DA/2019/764/1 - Construction of a Shed – 56 The Lanes Kirkham.

Ms Sylvia O'Neill addressed the Panel in relation to DA/2019/764/1 - Construction of a Shed – 56 The Lanes Kirkham.

CLOSURE OF THE MEETING

After hearing all of the public submissions the Chair then declared the public meeting closed at 2.49pm. The Panel then went into private deliberation to consider the items and their determinations are listed below:

CLPP01 DA/2018/1437 - CONSTRUCTION OF A FUNCTION CENTRE AT 23 HARRINGTON STREET, ELDERSLIE

PANEL DETERMINATION

The Panel approves DA/2018/1437/1 for the demolition of the existing structures and construction of a function centre with 192 car parking spaces, landscaping, drainage works and other associated works at 23 Harrington Street, Elderslie subject to the conditions attached to the Council officer's report with the following additional conditions:

1. Addition of the following dot point in the Deferred Commencement - Plan of Management condition:
 - Lighting control including that all car park lighting should be turned off outside of the hours of operation except where required for security.
2. Addition of the following dot point in the Prior to Construction Certificate - Detailed Landscape Plan condition:
 - An additional 2 brushbox trees be planted within the permeable paving section of the carpark shown on the Landscape Plans. These brushbox trees should be positioned within planter beds which replace up to a maximum of 2 car parking spaces.”

REASONS FOR DETERMINATION

1. The development 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, State Environmental Planning Policy (Infrastructure) 2007 and State Regional Environmental Plan No 20 - Hawkesbury-Nepean River.
2. The development is 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 in the public interest.

VOTING NUMBERS

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

CLPP02 DA/2019/764/1 - CONSTRUCTION OF A SHED - 56 THE LANES, KIRKHAM

PANEL DETERMINATION

The Panel approves DA/2019/764/1 for the construction of a shed at 56 The Lanes, Kirkham subject to the conditions attached to the Council officer's report and for the following reasons:

REASONS FOR DETERMINATION

1. The development is consistent with the objectives of the applicable environmental planning instruments, being 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 consistent with the objectives of Camden Development Control Plan 2019.
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.

The Panel considered all of the submissions, including late submissions, and heard from two of the seven objecting households and one from a supporting household, who is the only adjoining neighbour. The Panel felt that the Council report adequately addressed the submissions and the Panel agrees with the Council staff assessment that:

- it is a reasonable expectation that every dwelling house be permitted some external storage opportunities via appropriately sited and designed outbuildings;
- the site is the smallest lot in the estate and accommodates a substantial dwelling house. This limits the opportunity to achieve both reasonable external storage and full compliance with The Lanes Housing Design Guidelines 'The Guidelines';
- The Guidelines limit dwelling houses and all outbuildings to a maximum of 50% of the combined house and exterior zones for each lot. However it is noted that the existing dwelling house occupies almost 100% of these combined zones. This limits the opportunity for any outbuildings to the semi-rural zone at the rear of the site;
- notwithstanding the development's location within the semi-rural zone, the "largely open" character sought for the zone will still be achieved as the development will:
 - be located close to the site's dwelling house and partially screened by building elements, ensuring that it will not read as visually prominent or obtrusive when viewed from the surrounding streetscape. The

development will appear as a related and minor component of the much larger dwelling house on the site;

- have a small area and only utilise a small portion (4.5%) of the lots semi-rural zone;
 - have a low maximum height of 2.5m from existing ground level;
 - have neutral colours that are sympathetic to the existing dwelling house, helping it to blend in with its surroundings;
 - hedging along the site's south eastern and north eastern boundaries and proposed landscaping in the vicinity of the shed.
- the north western and north eastern sides of the site are bounded by landscaped community property. This property ranges from 13.6m to 21.6m wide and provides additional building setback from the estate roads/road verges and mature landscaping that will further soften the appearance of the shed;
 - the development will be located approximately in line with the rear building line (including ancillary development) of adjoining properties to the south east as shown in the diagram illustrating this in the Council town planning report;
 - the development would otherwise meet the development standards for exempt development pursuant to Clause 2.18 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 if it had a 5m south eastern side setback; but the development's south eastern side setback is to be 2m;
 - the colorbond metal proposed for the development is acceptable given its small scale, setbacks and limited exposure to public view. The proposed colours do not strictly match the dwelling house but are similar and complementary to it;
 - the estate comprises other developments that are not strictly in accordance with The Guidelines. These include technically prohibited pergolas, awnings and swimming pools in the semi-rural zones and asphalt/paving for driveways instead of crushed gravel. These proposals were considered on their merits and despite not strictly complying with The Guidelines the essential character and intent for the estate has been maintained nonetheless; and
 - The Guidelines do not have the status of a development control plan. However it is noted that if they did, Section 4.15(3A) of the *Environmental Planning and Assessment Act 1979* would require the consent authority to be flexible in applying their provisions and allow reasonable alternatives that achieve the objectives of those provisions. As detailed Council town planning report, the development is a reasonable alternative to strict compliance with The Guidelines and will still achieve their objectives.

VOTING NUMBERS

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