



Camden Local Planning Panel

Minutes

10 December 2020

Meeting held by teleconference



CAMDEN LOCAL PLANNING PANEL

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PRESENT

Penny Holloway (Chairperson), Grant Christmas (Expert Panel Member), Michael File (Expert Panel Member), Bill Rooney (Community Representative – Central Ward).

ALSO IN ATTENDANCE

Manager Statutory Planning, Team Leader DA Assessment – Gateway, Team Leader DA Assessment – East, Team Leader DA Assessment – West, Senior Town Planner, Town Planner, DA Planner – West, Principal Planner, Governance Administration Officer, Governance Officer.

ACKNOWLEDGEMENT 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 leaves of absence to be granted.

DECLARATIONS OF INTEREST

There were no declarations of interest to be noted.

PUBLIC ADDRESS

Ms Faith Paki addressed the Panel in relation to CLPP01 – DA/2020/170/1 – Construction of a Centre-Based Child Care Facility for 99 Children, Car Parking for 25 Vehicles, Landscaping and Associated Works at 128-132 Raby Road, Gledswood Hills.

Ms Natalie Ruisi addressed the Panel in relation to CLPP01 – DA/2020/170/1 – Construction of a Centre-Based Child Care Facility for 99 Children, Car Parking for 25 Vehicles, Landscaping and Associated Works at 128-132 Raby Road, Gledswood Hills.

Mr Jonathon Wood addressed the Panel in relation to CLPP01 – DA/2020/170/1 – Construction of a Centre-Based Child Care Facility for 99 Children, Car Parking for 25 Vehicles, Landscaping and Associated Works at 128-132 Raby Road, Gledswood Hills.

Mr Russ Lowe addressed the Panel in relation to CLPP02 – DA/2020/647/1 – Outdoor Seating Area for an existing Pub (Plough and Harrow Inn) – 75 Argyle Street, Camden.

Mr Yannis Comino addressed the Panel in relation to CLPP03 – DA/2008/959/7 – To Permanently Extend the Hours of Operation of the McDonald's Restaurant and Drive-Thru – 15 Argyle Street, Camden.

CLOSURE OF THE MEETING

After hearing all of the public submissions the Chair then declared the public meeting closed at 2.53pm. The Panel then went into private deliberation to consider the items and their determinations are listed below:

CLPP01 DA/2020/170/1 - CONSTRUCTION OF A CENTRE-BASED CHILD CARE FACILITY FOR 99 CHILDREN, CAR PARKING FOR 25 VEHICLES, LANDSCAPING AND ASSOCIATED WORKS AT 128-132 RABY ROAD, GLEDSWOOD HILLS

PANEL DETERMINATION AND REASONS

That the Panel refuse DA/2020/170/1 for a centre-based child care facility at 128-132 Raby Road, Gledswood Hills for the following reasons:

1. The proposed development is not consistent with the objectives of the RU2 Rural Landscape zone as contained in Camden Local Environment Plan 2010 as the proposal does not contribute towards maintaining the rural landscape character of the surrounding area, nor protect the scenic value of the adjoining rural land.
2. The application has not adequately demonstrated that the impacts on the visual amenity and acoustic impacts on the locality can be satisfactorily addressed. In particular, the bulk and scale of the development and the visual impact of the acoustic fencing proposed along the side and front boundary are unsatisfactory.
3. Given the substantiated issues raised in the public submissions and the unacceptable impacts associated with the development, the proposal is not considered to be in the public interest.

VOTING NUMBERS

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

CLPP02 DA/2020/647/1 - OUTDOOR SEATING AREA FOR AN EXISTING PUB (PLOUGH AND HARROW INN) - 75 ARGYLE STREET CAMDEN

PANEL DETERMINATION

That the Panel approve DA/2020/647/1 for the use of a public footpath as an outdoor seating area associated with an existing pub at 75 Argyle Street, Camden, subject to the conditions attached to the assessment report with amendment to condition 1.0(2) to allow an 18 month time limited approval and further condition as follows:

- **Service of Food in Proximity to Smoking Area** - The operation of the outdoor seating area shall comply with the *Smoke-free Environment Act 2000* and *Smoke-free Environment Regulation 2016*, maintaining all required minimum distances between food service and smoking areas.

REASONS FOR DETERMINATION

1. The development is consistent with the objectives of the applicable environmental planning instrument, being Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives of the relevant development control plan, being Camden Development Control Plan 2019.
3. The development is considered to be an appropriate use of land and consistent with 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.

VOTING NUMBERS

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

CLPP03 DA/2008/959/7 - TO PERMANENTLY EXTEND THE HOURS OF OPERATION OF THE MCDONALD'S RESTAURANT AND DRIVE-THRU - 15 ARGYLE STREET, CAMDEN

PANEL DETERMINATION

That the Panel approve modification application DA/2008/959/7 to permanently extend the hours of operation of the Camden McDonald's to allow the restaurant to operate 24 hours a day except for Friday, Saturday and Sunday nights when it will close at 12.00 midnight and re-open at 5am the following morning, with the drive thru to operate 24 hours a day, 7 days a week, subject to the modified conditions attached to the assessment report.

REASONS FOR DETERMINATION

1. The Camden Local Planning Panel is satisfied that the proposed modification is of minimal environmental impact and is substantially the same development as the development for which the consent was originally granted.
2. The development as modified is consistent with the objectives and controls of Camden Local Environmental Plan 2010.
3. The development as modified is consistent with the objectives and controls of Camden Development Control Plan 2019.
4. The development as modified is unlikely to have any unreasonable adverse impacts on the natural or built environment.
5. In consideration of the aforementioned reasons, the development as modified is a suitable use of the site and its approval is in the public interest.

VOTING NUMBERS

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

CLPP04 DA/2020/784/1 - DECOMMISSIONING OF FORMER WESTPAC BANK - 121 ARGYLE STREET, CAMDEN

PANEL DETERMINATION

That the Panel approve DA/2020/784/1 for the decommissioning of the former Westpac bank at 121 Argyle Street, Camden subject to the conditions attached to the assessment report.

REASONS FOR DETERMINATION

1. The development is consistent with the objectives of the applicable environmental planning instrument, being Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives of the applicable development control plan, being Camden Development Control Plan 2019.
3. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
4. In consideration of the aforementioned reasons, the development is suitable and its approval is in the public interest.

VOTING NUMBERS

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

CLPP05 DA/2019/296/1 - NEW RECREATIONAL AREA - 20-22 PERKINS DRIVE ORAN PARK

PANEL DETERMINATION

That the Panel approve DA/2019/296/1 for the construction of Tranche 9 pocket park including turfed areas, exercise and fitness station, playground area, shelters and picnic area at 20-22 Perkins Drive, Oran Park, by way of deferred commencement and subject to the conditions attached to the assessment report.

REASONS FOR DETERMINATION

1. The development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy No 55 – Remediation of Land, State Environmental Planning Policy (Sydney Region Growth Centres) 2006, State Environmental Planning Policy (Infrastructure) 2007 and Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River.
2. 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 Oran Park Development Control Plan 2007.
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, subject to the recommended conditions, is unlikely to have any unreasonable adverse impacts upon the natural or built environments.
5. In consideration of the aforementioned reasons, the development, subject to the recommended conditions, 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.