



Camden Local Planning Panel

Minutes

16 March 2021

Meeting held by Teleconference



CAMDEN LOCAL PLANNING PANEL

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PRESENT

Stuart McDonald (Chairperson), Grant Christmas (Expert Panel Member), Rachel Harrison (Expert Panel Member), Debby Dewbery (Community Representative – South Ward).

ALSO IN ATTENDANCE

Manager Statutory Planning, Principal Planner, Team Leader DA Assessment, Executive Planner, Governance Officer, Governance Administration 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 Dianne Fernance addressed the Panel in relation to CLPP01 - DA/2020/741/1 - Demolition of Existing Structures and Construction of a Two Storey Mixed Use Building with Rooftop Terrace incorporating Three Commercial Tenancies and a Cafe as well as Associated at Grade Car Parking, Landscaping and Civil Works.

Ms Glenda Davis, on behalf of Camden Residents' Action Group - addressed the Panel in relation to CLPP01 - DA/2020/741/1 - Demolition of Existing Structures and Construction of a Two Storey Mixed Use Building with Rooftop Terrace incorporating Three Commercial Tenancies and a Cafe as well as Associated at Grade Car Parking, Landscaping and Civil Works.

Mr David Nethercote addressed the Panel in relation to CLPP01 - DA/2020/741/1 - Demolition of Existing Structures and Construction of a Two Storey Mixed Use Building with Rooftop Terrace incorporating Three Commercial Tenancies and a Cafe as well as Associated at Grade Car Parking, Landscaping and Civil Works.

Ms Sue Cross addressed the Panel in relation to CLPP01 - DA/2020/741/1 - Demolition of Existing Structures and Construction of a Two Storey Mixed Use Building with Rooftop Terrace incorporating Three Commercial Tenancies and a Cafe as well as Associated at Grade Car Parking, Landscaping and Civil Works.

Mr Jim Davis addressed the Panel in relation to CLPP01 - DA/2020/741/1 - Demolition of Existing Structures and Construction of a Two Storey Mixed Use Building with Rooftop Terrace incorporating Three Commercial Tenancies and a Cafe as well as Associated at Grade Car Parking, Landscaping and Civil Works.

Mr Fletcher Joss addressed the Panel in relation to CLPP01 - DA/2020/741/1 - Demolition of Existing Structures and Construction of a Two Storey Mixed Use Building with Rooftop Terrace incorporating Three Commercial Tenancies and a Cafe as well as Associated at Grade Car Parking, Landscaping and Civil Works.

Ms Jo O'Brien addressed the Panel in relation to CLPP01 - DA/2020/741/1 - Demolition of Existing Structures and Construction of a Two Storey Mixed Use Building with Rooftop Terrace incorporating Three Commercial Tenancies and a Cafe as well as Associated at Grade Car Parking, Landscaping and Civil Works.

Mr Joseph Mammone addressed the Panel in relation to CLPP01 - DA/2020/741/1 - Demolition of Existing Structures and Construction of a Two Storey Mixed Use Building with Rooftop Terrace incorporating Three Commercial Tenancies and a Cafe as well as Associated at Grade Car Parking, Landscaping and Civil Works.

Mr James Phillips addressed the Panel in relation to CLPP01 - DA/2020/741/1 - Demolition of Existing Structures and Construction of a Two Storey Mixed Use Building with Rooftop Terrace incorporating Three Commercial Tenancies and a Cafe as well as Associated at Grade Car Parking, Landscaping and Civil Works.

CLOSURE OF THE MEETING

After hearing all of the public submissions the Chair then declared the public meeting closed at 2.54pm. The Panel then went into private deliberation to consider the items and their determinations are listed below:

CLPP01 DA/2020/741/1 - DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO STOREY MIXED USE BUILDING WITH ROOFTOP TERRACE INCORPORATING THREE COMMERCIAL TENANCIES AND A CAFE AS WELL AS ASSOCIATED AT GRADE CAR PARKING, LANDSCAPING AND CIVIL WORKS

PANEL DETERMINATION AND REASONS

That the Panel refuse DA/2020/741/1 for the demolition of the existing structures and construction of a two storey mixed use building with rooftop terrace incorporating three commercial premises tenancies and a cafe tenancy at 19 Edward Street, Camden for the following reasons:

1. 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 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 excessively bulky at the rear of the site and fails to maintain the landscaped rear setback of buildings fronting Elizabeth and Edward streets, and is therefore inconsistent with the character of this location in the Camden Heritage Conservation Area.
3. The proposed development does not comply with clause 7.1 Flood Planning of the Camden Local Environmental Plan 2010 as the proposal has not adequately demonstrated that the built form will be compatible with the flood hazards of the subject site and that the development will not adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties.
4. The proposed development does not comply with the following provisions as contained in the Camden Development Control Plan 2019:

- (i) Section 2.3 Water Management as the proposal has not demonstrated compliance with Council's Engineering Specifications in relation to water quality;
 - (ii) Section 2.8 Flood Hazard Management as the proposal has not demonstrated compliance with Council's Engineering Specifications and Flood Risk Management Policy;
 - (iii) Section 2.14 Waste Management as the proposal has not demonstrated sufficient storage space for bins.
 - (iv) Section 2.16 Environmental Heritage as the proposed built form is not sympathetic to the heritage place in relation to the design as it relates to the streetscape as well as the bulk of the building at the rear of the site;
 - (v) Section 2.18 Traffic Management and Off-street Parking as the proposal involves a shortfall of three car parking spaces;
 - (vi) Section 2.19 Landscape Design as the proposal, by virtue of its layout / excessive site coverage, does not maximise the protection and provision trees and vegetation;
 - (vii) Section 5.3 Camden Town Centre Development Controls as the proposal does not positively contribute to the distinct character of Camden.
5. The proposed development is considered to result in unacceptable visual bulk and privacy impacts for residents / occupants of adjoining properties given the form of the proposal and the extensive rooftop terraces.
6. 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.