



Camden Local Planning Panel

Determination and Statement of Reasons

DATE OF DETERMINATION	18 June 2021
PANEL MEMBERS	Stuart McDonald (Chairperson), Michael File, Sue Francis and Bill Rooney
APOLOGIES	None
DECLARATIONS OF INTEREST	Nil

Electronic meeting held between 03/06/2021 and 18/06/2021.

MATTER TO BE DETERMINED

- **CLPP01** – DA/2020/849/1 - Change of Use from Dwelling to Cafe and Offices, Alterations and Additions, One Pole Sign and associated Site Works at 30 Hill Street, Camden.
- **CLPP02** – **Supplementary Report** DA/2020/849/1 - Change of Use from Dwelling to Cafe and Offices, Alterations and Additions, One Pole Sign and associated Site Works at 30 Hill Street, Camden.

PANEL CONSIDERATION AND DECISION

CLPP01 & CLPP02 DA/2020/849/1 - CHANGE OF USE FROM DWELLING TO CAFE AND OFFICES, ALTERATIONS AND ADDITIONS, ONE POLE SIGN AND ASSOCIATED SITE WORKS AT 30 HILL STREET, CAMDEN

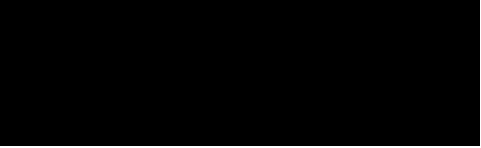
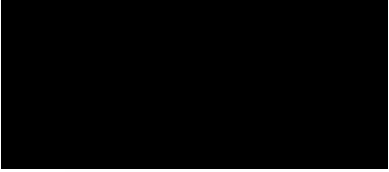
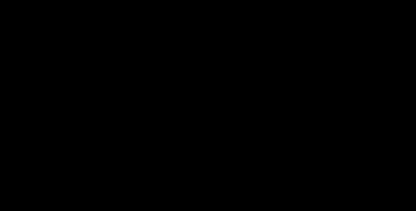
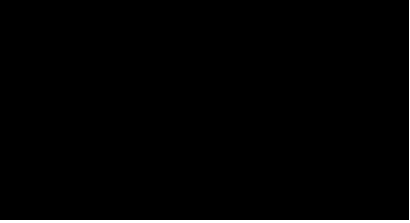
That the Panel resolved to approve DA/2020/849/1 for a change of use from a dwelling to a café and offices, alterations and additions, one pole sign and associated site works at 30 Hill Street, Camden, subject to the conditions attached to this report and subject to the following additional condition being added under the heading “6.0 – Ongoing Use”:

(16) Access to Premises – The rear entry doors are the principal entry to the premises and all patrons of the café and visitors to the office premises must enter the premises via the rear entry.

REASONS FOR DETERMINATION

1. The development is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy No 64 – Advertising, Sydney Regional Environmental Plan No 21 (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 unlikely to have any unreasonable adverse impacts on the natural or built environment.

4. 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.

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