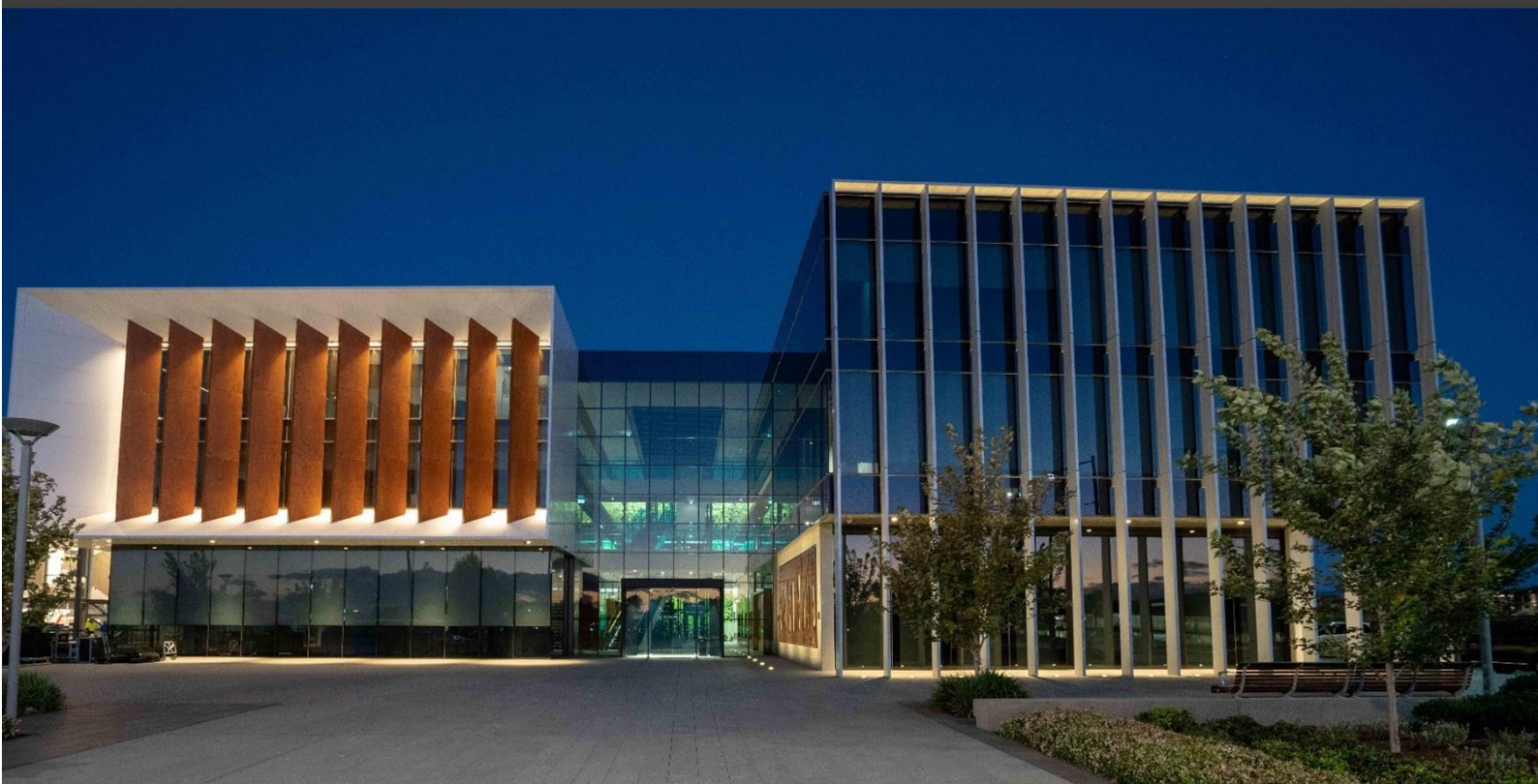


Minutes

Camden Local Planning Panel
Electronic Determination

13 December 2024



camden
council

Determination and Statement of Reasons

DATE OF DETERMINATION	13 December 2024
PANEL MEMBERS	Pamela Soon (Chairperson), Mark Carlon (Expert Member), Glennys James (Expert Member) and Debby Dewbery (Community Representative).
APOLOGIES	Nil.
DECLARATIONS OF INTEREST	Nil.

Electronic meeting held between 6 December 2024 and 13 December 2024.

CLPP01 DA/2024/248/1 - Construction Of A Pedestrian Bridge Over Riparian Corridor, Safety Fencing, Earthworks, Crossing Over An Existing Basin Spillway And Landscaping To Connect To The Existing Pathway Network - 22 Perkins Drive, 171 Peter Brock Drive, 170 O'Keefe Drive, And 4 Perkins Drive, Oran Park And 71 & 81 Ingall Loop, Catherine Field

PANEL DETERMINATION

The Panel approves DA/2024/248/1 for construction of a pedestrian bridge over a riparian corridor, safety fencing, earthworks, crossing over an existing basin spillway and landscaping to connect to the existing pathway network at 4 & 22 Perkins Drive, 171 Peter Brock Drive, 170 O'Keefe Drive, Oran Park and 71 & 81 Ingall Loop, Catherine Field subject to the conditions in the report.

REASONS FOR DETERMINATION

1. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Precincts-Western Parkland City) 2021 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.
2. The development is consistent with the objectives of the Camden Growth Centres Development Control Plan and Oran Park Precinct Development Control Plan 2007.
3. The development is considered to be of an appropriate form for the site and the character of the locality.
4. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
5. For the above reasons, the development 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 determination.

CLPP02 DA/2024/142/2 - Review Of Determination For The Demolition Of The Existing Dwelling, Construction Of A Shed And Office, Regularisation Of Completed Land Forming And Use Of Land As A Vehicle Sales And Hire Premises - 3 Exeter Street, Camden

PANEL DETERMINATION

The Panel refuses DA/2024/142/2 for the review of determination for the demolition of existing dwelling, construction of a shed and office, regularisation of completed land forming and use of land as a vehicle sales or hire premises at 3 Exeter Street, Camden.

REASONS FOR DETERMINATION

1. Insufficient information was submitted with the application to determine that, should the development be impacted by a flood, it would not result in a release of pollutants that impact a natural waterbody. In the absence of this information, the consent authority cannot be satisfied as to the matters raised in Section 6.8 of State Environmental Planning Policy (Biodiversity and Conservation) 2021.
2. Insufficient information has been provided to clearly demonstrate that the proposed use can be properly categorised as a '*vehicle sales or hire premises*' and that the site will not be used for a purpose that is otherwise prohibited in the zone.
3. 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 demonstrate that the standard is unreasonable or unnecessary in the circumstances of the case or that there are sufficient environmental planning grounds to justify the contravention.
4. The application has not demonstrated that the development is sympathetic to the historic context of the area or that the demolition of the existing dwelling house is necessary. The proposal will result in unacceptable visual impacts on the Camden Heritage Conservation Area and will be a detracting element should it be constructed.
5. The proposed development does not comply with clause 5.21 (flood planning) of the Camden Local Environmental Plan 2010 as the proposal is not compatible with the flood hazards of the subject site and the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other properties.
6. The proposed development is of an excessive height, bulk, scale and form and is inconsistent with the existing and/or desired future character of the area.
7. The proposed development does not comply, or insufficient information was provided to assess compliance, with the following sections of the Camden Development Control Plan 2019:
 - a. Section 2.1:
 - i. No information about ground levels prior to the unauthorised filling were provided.
 - ii. Proposed fill and retaining wall/batter details are lacking.
 - b. Section 2.3:
 - i. The development fails to demonstrate compliance with Council's Engineering Specifications in relation to water quality and quantity controls.

- c. Section 2.8:
 - i. The development does not comply with Council's Flood Risk Management Policy 2023.
 - d. Section 2.14:
 - i. The application did not provide sufficient information to assess the waste management requirements of the operational phase of development.
 - e. Section 2.16:
 - i. The proposal is not sympathetic to the prevailing character and will be a detracting item should it be constructed.
 - ii. The impacts of the proposed built form have not been sufficiently negated.
 - iii. The HIS has failed to demonstrate how the proposed demolition has been considered as a last resort.
 - f. Section 2.18:
 - i. The application does not appear to be solely for the stated purpose of a '*vehicle sales or hire premises*'. Further clarification about the characterisation is required before an assessment of parking rates can be made.
 - ii. Vehicle site access is not considered satisfactory as proposed.
 - g. Section 5.2:
 - i. The development does not address the street.
 - ii. Existing views and vistas will be impacted.
 - iii. The proposed mass and scale is not consistent with the surrounding development.
 - iv. The development is not of a high quality architectural design and no architectural design features have been incorporated into the front façade.
 - v. No legible, safe and comfortable pedestrian access has been provided.
 - vi. Insufficient waste management information has been provided.
 - vii. The proposal does not satisfactorily accommodate an HRV.
 - h. Section 5.3:
 - i. The development does not contribute to the local distinctiveness of the Camden township.
8. The development application is unclear about the development consent sought as there are numerous inconsistencies between the plan sets, including:
- a. Large hedge planting is proposed in the stormwater quality device (basin) which may impact the function of the device.
 - b. Details in sediment plan, demolition plan, landscape plan and architectural plans have been superseded by civil plans.
 - c. The architectural plans show the shed as an open structure whilst the structural plans show the shed as enclosed on three sides.
9. The development will have unreasonable adverse impacts on the natural and built environments.
10. Given the substantiated issues raised in the public submissions and the unacceptable impacts associated with the development, the proposal is not in the public interest.

Voting Numbers

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

CLPP03 DA/2024/473/1 - Alterations And Additions To The Existing Building Including New Lift, Lobby Area, Bathroom Upgrades And Associated Signage - 10 & 10A Cawdor Road, Camden

PANEL DETERMINATION

The Panel approves DA/2024/473/1 for alterations and additions to the existing building, including a new lift, lobby area, bathroom upgrades and associated business identification signage subject to the conditions attached to the report.

REASONS FOR DETERMINATION

1. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being the State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Industry and Employment) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021 and Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives of the Camden Development Control Plan 2019
3. The development is considered to be an appropriate form for the site and the character of the locality.
4. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
5. For the above reasons, the development 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 determination.

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