

Minutes

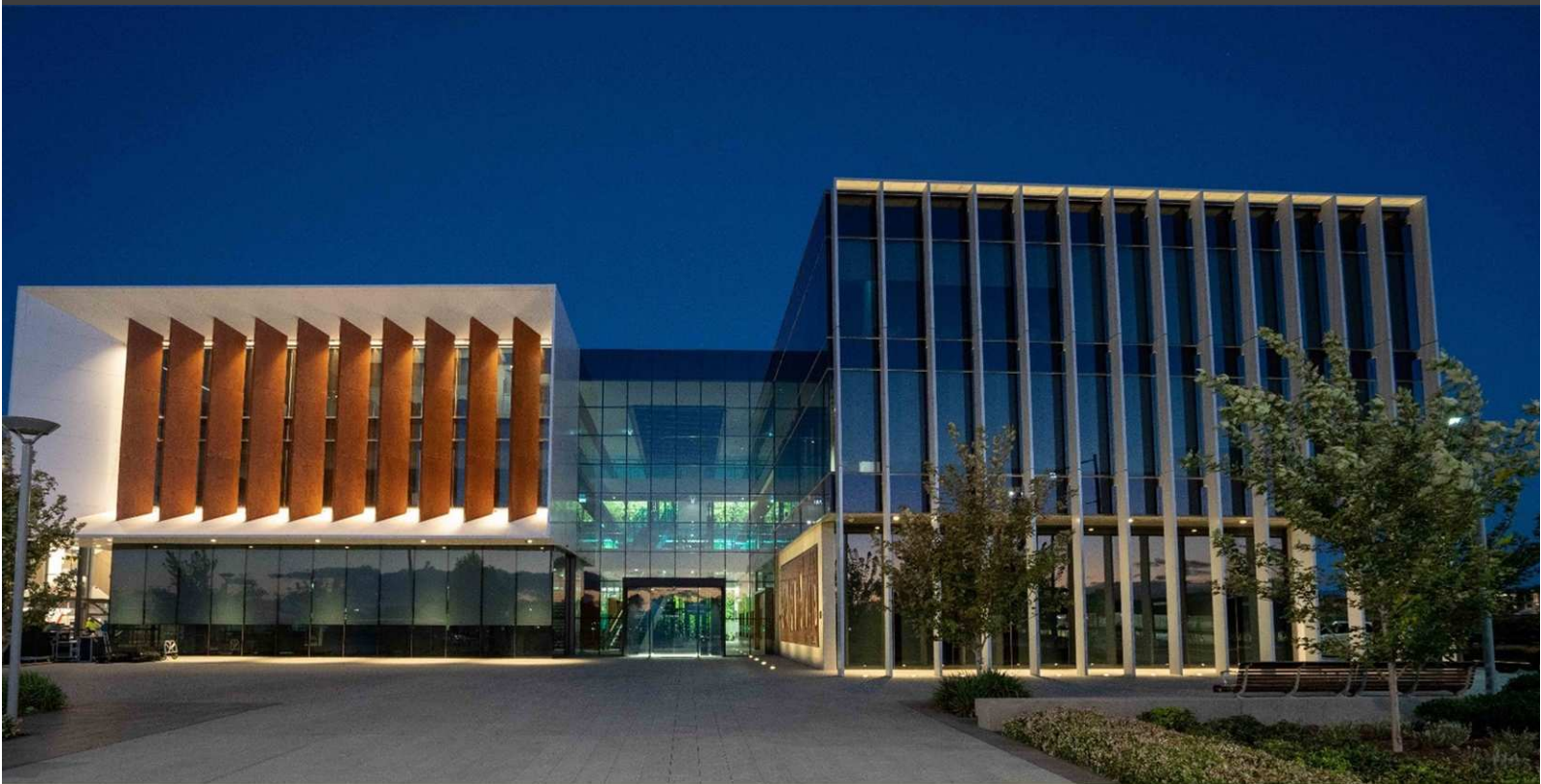
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

18 February 2025



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Site Inspections Commenced:

11am.

Meeting Opened:

2pm.

Attendees:

Robert Montgomery (Chairperson), Fiona Gainsford (Expert Member), Jason Perica (Expert Member) and Domenic Pezzano (Community Representative).

Also in Attendance:

Manager Statutory Planning, Team Leader Development Assessment (Major), Executive Planner, Senior Town Planner, Town Planner and Governance Officer – Panel & Committees.

Acknowledgement of Country:

Robert Montgomery (Chairperson) gave an Acknowledgement of Country.

Apologies:

There are no apologies to be noted.

Declarations of Interest:

There were no declarations to be noted.

Public Address:

The following submissions were made in relation to CLPP02:

Name	For/Against the Recommendation
Hon John Ryan AM JP	For the Recommendation
Anna Kelly	For the Recommendation
Roma Dickins	For the Recommendation
Hank Loo	For the Recommendation
Marcia Shanahan	For the Recommendation
Frank Blefari	For the Recommendation
Alexandra Ryan	For the Recommendation
Eric Marinovic	For the Recommendation

CLPP01 DA/2024/469/1 - Fit-Out And Use Of Tenancy 35 As A Pub And Restaurant At 23 Central Hills Drive, Gregory Hills

PANEL DETERMINATION

The Panel approves DA/2024/469/1 for the fit-out and use of tenancy 35 as a pub and restaurant at 23 Central Hills Drive, Gregory Hills subject the conditions attached to the officers' report, but with the following changes:

- (i) Addition of the following condition:

Acoustic report compliance - Before the issue of an occupation certificate, information must be prepared by a suitably qualified acoustic consultant that demonstrates, to the principal certifier's satisfaction, that the recommendations contained in the Noise Impact Assessment Report (listed as an approved document in condition 1.1(1)) have been incorporated in the fit-out of the premises.

Condition reason: To ensure that the fit-out has been constructed to mitigate noise impacts.

- (ii) Addition of applicable Section 7.12 levy condition, calculated in accordance with the Camden Council Section 7.12 Development Contributions Plan.

- (iii) Deletion of condition 2.5(3).

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, State Environmental Planning Policy (Resilience and Hazards) 2021 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.
2. The development is consistent with the objectives of the Turner Road Development Control Plan 2007 and Camden Development Control Plan 2019.
3. The development is considered to be an appropriate use for the tenancy, site and locality.
4. Subject to the recommended conditions (as amended by the Panel), the development is unlikely to have any significant, 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.
6. The Panel notes that the conditions of consent are consistent with Planning Circular PS24-003 Noise complaint management at licensed premises.

Voting Numbers

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

CLPP02 DA/2024/528/1 - Demolition Of Existing Structures And Construction Of A Two Storey Centre Based Child Care Centre For 80 Children At 9 Plane Tree Drive, Narellan Vale

PANEL DETERMINATION

The Panel refuses DA/2024/528/1 for the demolition of existing structures and construction of a two storey centre based child care centre for 80 children at 9 Plane Tree Drive, Narellan Vale for the reasons outlined in the officers' report, but with the following additional reasons for refusal:

1. The proposed development is inconsistent with the aims of the Camden Local Environmental Plan 2010, as listed in Clause 1.2, and in particular subclauses a, b and k.
2. The proposed development is inconsistent with the objects of the *Environmental Planning and Assessment Act 1979*, and in particular subclauses c and g.

Note: There was some discussion amongst the Panel about the gross floor area calculation. This was not beyond doubt, although is a matter best legally determined if the matter proceeds to the Land and Environment Court.

REASONS FOR DETERMINATION

The Panel agrees with the Council Officer's assessment of the application and concurs with the recommendation.

Voting Numbers

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

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