

# Minutes

Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

19 November 2024



camden  
council

**Site Inspections Commenced:**

10:30am.

**Meeting Opened:**

2pm.

**Attendees:**

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

**Also in Attendance:**

Manager Statutory Planning, Coordinator Statutory Planning Services, Acting Team Leader Development Assessment (East), Team Leader Development Assessment (Major), Town Planner and Governance Officer – Panel & Committees.

**Acknowledgement of Country:**

Robert Montgomery (Chairperson) gave an Acknowledgement of Country.

**Apologies:**

There 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 CLPP01:

<b>Name</b>	<b>For/Against the Recommendation</b>
Jeremy Swan	For the Recommendation

The following submissions were made in relation to CLPP02:

<b>Name</b>	<b>For/Against the Recommendation</b>
Alicia Chrysochoides	Against the Recommendation
Michael Brown	Against the Recommendation
James Forsyth	Against the Recommendation
Dean Brodie	For the Recommendation
Kieran Aranha	For the Recommendation

**CLPP01 DA/2023/518/1 - Two Stage Nineteen Lot Torrens Title Subdivision Including Six Integrated Housing Lots, Contamination Remediation, Road Construction, Drainage Works, Tree Removal, Landscaping And Associated Works - 80 Heath Road, 5 Messenger Road, 9 & 11 Julius Crescent, Leppington**

**PANEL DETERMINATION**

The Panel approves DA/2023/518/1 for a two stage nineteen lot Torrens title subdivision including six integrated dwelling construction, site remediation, road construction, drainage works, landscaping and associated site works at 5 Messenger Road, 80 Heath Road, 9 and 11 Julius Crescent, Leppington subject to conditions attached to the Council officers' 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, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021 and State Environmental Planning Policy (Sustainable Buildings) 2021.
2. The development is consistent with the objectives of the Camden Growth Centre Development Control Plan 2023.
3. The development is considered to be of an appropriate scale and 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 recommendation.

**CLPP02 DA/2024/349/1 - Change Of Use To A 24/7 Gym, Internal Fit Out Works, Car Park Reconfiguration And Associated Site Works - 2 Ironbark Avenue, Camden**

**PANEL DETERMINATION**

The Panel approves DA/2024/349/1 for a gym at 2 Ironbark Avenue, Camden subject to the conditions attached to the Council officers' report but with the following additional condition:

- (3) Prior to the issuing of an Occupation Certificate, the person acting on this consent must submit an Operational Plan of Management to Council for approval. The Plan of Management must address the following matters including, but not limited to:

- Noise Management
- Measures to ensure patron safety and security within the premises particularly when staff are not in attendance.
- Complaints management process, including keeping a complaints register, and installing an A4 size sign at the car park entrance with 24 hour contact details.
- Internal and external lighting arrangement and intensity ensuring the safety of patrons entering and leaving the premises at night and that there is no adverse impact on nearby residential properties.

The Plan of Management shall provide for the ongoing management of the premises in a manner that will ensure that the premises is properly managed, risks are measured and controlled and patrons are safe.

The operation of the approved use must comply with the approved Plan of Management at all times.

The Plan of Management is to be reviewed by the operator of the premises at least annually. Any proposed amendments are not to be enacted without the written approval of Camden Council. Council will undertake not to unreasonably withhold its approval and will respond to written requests to amend the Plan of Management in a timely manner.

Any proposed amendments to the Plan of Management must not conflict with any other condition of consent. Should a conflict arise, a Section 4.55 Modification Application may need to be submitted.

All staff are to be instructed on the contents of the Plan of Management, and any future approved amendments, to ensure they understand how the premises are to be operated and managed.

A copy of the approved Plan of Management is to be kept on the premises and available for all customers and visitors if requested.

*Reason: To ensure the operation of the premises provides for the safety of patrons and protects the amenity of the area.*

#### REASONS FOR DETERMINATION

1. The development is consistent with the applicable environmental planning instruments, being State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Industry and Employment) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021 and Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives of Camden Development Control Plan 2019.
3. The development is considered to be of an appropriate scale and 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. The Panel has considered the issues raised in the submissions received from the public and, subject to the recommended conditions, is satisfied that the development can be supported having regard to off-street car parking availability, traffic impacts and the amenity of the area.
6. Despite the written and verbal submissions of objection, there is no evidence to support the claim that the development will result in unreasonable competition for nearby gyms. Notwithstanding, this is not a valid matter for consideration under Section 4.15 of the Environmental Planning And Assessment Act 1979.
7. The Panel has considered the objectives for the E3 Productivity zone of the Camden Local Environmental Plan 2010 in determining the DA.
8. The Panel has considered the Traffic Report submitted as part of the subject DA and the peer review carried out by the independent traffic consultant engaged by Council and consider the level of on-site car parking provided to be sufficient for the proposed use.
9. 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 recommendation.

#### **CLPP03 Disclosures By Panel Members Returns - 2023/2024**

##### **PANEL DETERMINATION**

That the Camden Local Planning Panel note the tabling of the Annual Disclosures by Panel Members for 2023/2024.

#### **Voting Numbers**

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

## **CLPP01 Draft Springfield Road South Planning Proposal**

**Note:** As this matter was referred to the Panel for advice only, this matter was dealt with in Closed Session in accordance with the Camden Local Planning Panel Operational Procedure

### PANEL ADVICE

The Camden Local Planning Panel provides the following advice to Council

- The Panel acknowledges that the site is located within the Catherine Field SWGA Precinct. However, the site represents only a small part of the Precinct, which has not been formally released by the Department of Planning, Housing and Infrastructure.
- While the site has potential to provide additional housing, the Panel considers that progressing the planning proposal at this time is premature. Services are not presently available and the absence of planning for the overall Catherine Field Precinct presents challenges in terms of the location of future regional facilities and understanding the cumulative impact of a spot rezoning such as that proposed.
- The Panel notes that residential development is currently occurring on a number of planned fronts within the LGA and therefore there is no imperative for this proposal to proceed ahead of planning for the overall precinct. It is relevant to note that the proposal intends to provide a single Low Density Residential zone, which does not make provision for housing variety within the site.
- The proponent advised that they are working with Sydney Water in relation to the timing of services and the potential for interim servicing arrangements. The proponent should also be encouraged to assist in the broader Catherine Field Precinct planning.

It is recommended that Council not proceed with the planning proposal until the master (structure) planning has been completed for the broader Catherine Field Precinct and suitable arrangements have been made with the relevant agencies for the provision of services to the site.

### Voting Numbers

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

