



Camden Local Planning Panel

Minutes

21 September 2021

Meeting held by teleconference

CAMDEN LOCAL PLANNING PANEL

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MEETING COMMENCED AT 2.07PM

PRESENT

Pamela Soon (Chairperson), Grant Christmas (Expert Panel Member), Mary-Lynne Taylor (Expert Panel Member), Dean Boone (Community Representative – North Ward).

ALSO IN ATTENDANCE

Manager Statutory Planning, Team Leader DA Assessment – West, Coordinator Statutory Planning Services, Executive Planners, Team Leader DA Assessment East, Governance Officer, Governance Administration Officer.

ACKNOWLEDGEMENT OF COUNTRY

The Chair acknowledges the traditional custodians of the land.

APOLOGIES

There were no leave of absence to be granted.

DECLARATIONS OF INTEREST

Dean Boone declared a pecuniary interest in relation to CLPP02 - DA/2020/841/1 - Demolition of Existing Structures and Construction of a Mixed-Use Industrial Development and advised that he would take no part in the Panel's deliberation or voting in relation to that matter.

PUBLIC ADDRESS

Ms Jo O'Brien addressed the Panel in relation to CLPP01 - DA/2020/232/1 - Alterations and Additions to an Existing Heritage Building (Gledswood Homestead) and a Change of Use to a Centre-Based Child Care Facility for 80 Children and Associated Site Works at 900A Camden Valley Way, Gledswood Hills.

Ms Glenda Davis, on behalf of Camden Residents' Action Group, addressed the Panel in relation to CLPP01 - DA/2020/232/1 - Alterations and Additions to an Existing Heritage Building (Gledswood Homestead) and a Change of Use to a Centre-Based Child Care Facility for 80 Children and Associated Site Works at 900A Camden Valley Way, Gledswood Hills.

Mr David Nethercote addressed the Panel in relation to CLPP01 - DA/2020/232/1 - Alterations and Additions to an Existing Heritage Building (Gledswood Homestead) and a Change of Use to a Centre-Based Child Care Facility for 80 Children and Associated Site Works at 900A Camden Valley Way, Gledswood Hills.

Mr Fletcher Joss addressed the Panel in relation to CLPP01 - DA/2020/232/1 - Alterations and Additions to an Existing Heritage Building (Gledswood Homestead) and a Change of Use to a Centre-Based Child Care Facility for 80 Children and Associated Site Works at 900A Camden Valley Way, Gledswood Hills.

Mr Ian Ramsay, on behalf of Camden Historical Society, addressed the Panel in relation to CLPP01 - DA/2020/232/1 - Alterations and Additions to an Existing Heritage Building (Gledswood Homestead) and a Change of Use to a Centre-Based Child Care Facility for 80 Children and Associated Site Works at 900A Camden Valley Way, Gledswood Hills.

Ms Sue Cross addressed the Panel in relation to CLPP01 - DA/2020/232/1 - Alterations and Additions to an Existing Heritage Building (Gledswood Homestead) and a Change of Use to a Centre-Based Child Care Facility for 80 Children and Associated Site Works at 900A Camden Valley Way, Gledswood Hills.

Ms Lorraine Iddon addressed the Panel in relation to CLPP01 - DA/2020/232/1 - Alterations and Additions to an Existing Heritage Building (Gledswood Homestead) and a Change of Use to a Centre-Based Child Care Facility for 80 Children and Associated Site Works at 900A Camden Valley Way, Gledswood Hills.

Mr Robert Del Pizzo addressed the Panel in relation to CLPP01 - DA/2020/232/1 - Alterations and Additions to an Existing Heritage Building (Gledswood Homestead) and a Change of Use to a Centre-Based Child Care Facility for 80 Children and Associated Site Works at 900A Camden Valley Way, Gledswood Hills.

Mr James Phillips addressed the Panel in relation to CLPP01 - DA/2020/232/1 - Alterations and Additions to an Existing Heritage Building (Gledswood Homestead) and a Change of Use to a Centre-Based Child Care Facility for 80 Children and Associated Site Works at 900A Camden Valley Way, Gledswood Hills.

Mr Dean Boone was placed in the waiting room of the teleconference during the public address session for CLPP02, the time being 3.16pm.

Ms Glenda Davis, on behalf of Camden Residents' Action Group, addressed the Panel in relation to CLPP02 - DA/2020/841/1 - Demolition of Existing Structures and Construction of a Mixed-Use Industrial Development.

Mr David Nethercote addressed the Panel in relation to CLPP02 - DA/2020/841/1 - Demolition of Existing Structures and Construction of a Mixed-Use Industrial Development.

Ms Sue Cross addressed the Panel in relation to CLPP02 - DA/2020/841/1 - Demolition of Existing Structures and Construction of a Mixed-Use Industrial Development.

Ms Lorraine Iddon addressed the Panel in relation to CLPP02 - DA/2020/841/1 - Demolition of Existing Structures and Construction of a Mixed-Use Industrial Development.

Mr Michael Rodger addressed the Panel in relation to CLPP02 - DA/2020/841/1 - Demolition of Existing Structures and Construction of a Mixed-Use Industrial Development.

Mr Vito D'Onofrio addressed the Panel in relation to CLPP02 - DA/2020/841/1 - Demolition of Existing Structures and Construction of a Mixed-Use Industrial Development.

Mr Dean Brodie addressed the Panel in relation to CLPP02 - DA/2020/841/1 - Demolition of Existing Structures and Construction of a Mixed-Use Industrial Development.

Mr Mark Santangelo addressed the Panel in relation to CLPP02 - DA/2020/841/1 - Demolition of Existing Structures and Construction of a Mixed-Use Industrial Development.

Mr Joseph Mammone addressed the Panel in relation to CLPP02 - DA/2020/841/1 - Demolition of Existing Structures and Construction of a Mixed-Use Industrial Development.

At the conclusion of the public address session for CLPP02, Mr Dean Boone was returned to the meeting, the time being 3.58pm.

CLOSURE OF THE MEETING

After hearing all of the public submissions the Chair then declared the public meeting closed at 3.59pm. The Panel then went into private deliberation to consider the items and their determinations are listed below:

CLPP01 DA/2020/232/1 - ALTERATIONS AND ADDITIONS TO AN EXISTING HERITAGE BUILDING (GLEDSWOOD HOMESTEAD) AND A CHANGE OF USE TO A CENTRE-BASED CHILD CARE FACILITY FOR 80 CHILDREN AND ASSOCIATED SITE WORKS AT 900A CAMDEN VALLEY WAY, GLEDSWOOD HILLS

PANEL DETERMINATION

The Panel defers consideration of this development application and requests the applicant provide the following additional information:

- (i) Contamination testing of the soils on each side of the buildings is to be undertaken in accordance with Section 5 of the Detailed Contamination Investigation prepared by Anderson Environmental, Job Number 2334, dated 17 February 2020, and a remediation action plan (RAP), prepared by a certified contaminated lands consultant.
- (ii) A hazardous materials survey report on the internal fabric of the buildings and any works required to make the buildings suitable for their intended purpose.
- (iii) Updated landscape plans that fully accord with the architectural plans and provide a landscape detail that is informed by the 2005 Clive Lucas, Stapleton & Partners Landscape Conservation Management Plan (CMP) as well as the Gledswood CMP 2011, prepared by GML, and in consultation with Heritage NSW.

The above information is to be provided to Council within 60 days from the date of this deferral.

Subject to the above matters being resolved satisfactorily the Panel will determine the application electronically.

VOTING NUMBERS

The panel voted 4-0 in favour of the above resolution.

Mr Dean Boone was placed in the waiting room of the teleconference during discussion of CLPP02, the time being 4.20pm.

CLPP02 DA/2020/841/1 - DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A MIXED-USE INDUSTRIAL DEVELOPMENT

PANEL DETERMINATION AND REASONS

The Panel received a submission from the applicant on 20 September 2021 that sought to address the reasons for refusal. While the Panel considered the amended material resolved some matters, the substantive issues raised in the Council officer's report remain.

Accordingly, the Panel resolved to refuse DA/2020/841/1 for demolition of existing structures and construction of a mixed-use industrial development at 19 and 19A Little Street, Camden for the following reasons:

1. The development is inconsistent with the objectives of the RU1 Primary Production zone as prescribed in Camden Local Environmental Plan 2010 as the proposal detracts from the rural landscape character of the area.
2. The development is inconsistent with the following clauses of the Camden Local Environmental Plan 2010:
 - (i) Clause 5.3 Development near zone boundaries as the development is inconsistent with the objectives for development in the RU1 Primary Production zone, and the carrying out of the development is not desirable having regard to compatible land use planning / infrastructure capacity principles;
 - (ii) Clause 5.4 Controls relating to miscellaneous permissible uses as the neighbourhood shop exceeds 100m²; and
 - (iii) Clause 5.21 Flood Management as the application has not adequately demonstrated that the development will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes.
3. The development is inconsistent with the following sections of 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 stormwater management;
 - (ii) Section 2.4 Trees and Vegetation as the proposal has not sought consent for the removal or destruction of trees and other vegetation that will be impacted by the proposed development;
 - (iii) Section 2.8 Flood Hazard Management as the proposal has not demonstrated compliance with Council's Engineering Specifications and Flood Risk Management Policy;
 - (iv) Section 2.12 Acoustic Amenity as the proposed noise barrier wall is not recessive and does not blend with the design of the building;
 - (v) Section 2.14 Waste Management as the proposal has not demonstrated sufficient manoeuvrability for waste collection vehicles;
 - (vi) Section 6.3.2 Built Form and Design as the proposal does not comply with the front setback and does not avoid large expanses of blank walls;
 - (vii) Section 6.3.4 Multi-Unit Industrial Development as the proposal has not demonstrated sufficient manoeuvrability for waste collection vehicles;

- (viii) Section 6.3.11 Parking and Access as loading and servicing spaces have not been provided for the neighbourhood shop and take-away food shop, and manoeuvrability has not been demonstrated for operational vehicles;
- (ix) Section 6.4.4 Little Street Camden Zone IN2 Light Industrial Land as reasonable solar access has not been maintained for the adjoining residents.

4. The development will have the following unreasonable adverse impacts:
 - (i) Unacceptable visual bulk when viewed from both Little Street and Cawdor Road;
 - (ii) Unacceptable impacts on the rural character of Cawdor Road; and
 - (iii) The proposal will result in unacceptable impacts on neighbouring residential properties by way of visual bulk, overshadowing and impacts associated with vehicles accessing the site via Little Street.
5. In consideration of 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.

As part of a future strategic planning exercise the Council is encouraged to explore the resolution of the existing land use conflicts in Little Street and surrounding areas.

VOTING NUMBERS

The panel voted 3-0 in favour of the recommendation.

At the conclusion of CLPP02, Mr Dean Boone was returned to the meeting, the time being 4.58pm.

MEETING CONCLUDED 4.58PM