



Camden Local Planning Panel

Minutes

19 October 2021

Meeting held by teleconference

CAMDEN LOCAL PLANNING PANEL

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MEETING COMMENCED AT 2.01pm

PRESENT

Stuart McDonald (Chairperson), Michael File (Expert Panel Member), Bill Rooney (Community Representative – Central Ward).

ALSO IN ATTENDANCE

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

ACKNOWLEDGEMENT OF COUNTRY

The Chair acknowledged the traditional custodians of the land.

APOLOGIES

Sue Francis was granted leave of absence.

DECLARATIONS OF INTEREST

There were no declarations to be noted.

PUBLIC ADDRESS

Ms Lesley Smith addressed the Panel in relation to CLPP01 - DA/2020/335/1 - Demolition of Existing Outbuilding and Pool and Construction of a Seniors Housing Development Comprising of 13 Self-Contained Dwellings and Associated Site Works including Stormwater Drainage, Landscaping and Civil Works at 64 Harrington Street, Elderslie.

Mr David Goss addressed the Panel in relation to CLPP01 - DA/2020/335/1 - Demolition of Existing Outbuilding and Pool and Construction of a Seniors Housing Development Comprising of 13 Self-Contained Dwellings and Associated Site Works including Stormwater Drainage, Landscaping and Civil Works at 64 Harrington Street, Elderslie.

Dr Robert Mellor addressed the Panel in relation to CLPP01 - DA/2020/335/1 - Demolition of Existing Outbuilding and Pool and Construction of a Seniors Housing Development Comprising of 13 Self-Contained Dwellings and Associated Site Works including Stormwater Drainage, Landscaping and Civil Works at 64 Harrington Street, Elderslie.

Ms Glenda Davis, on behalf of Camden Residents' Action Group, addressed the Panel in relation to CLPP01 - DA/2020/335/1 - Demolition of Existing Outbuilding and Pool and Construction of a Seniors Housing Development Comprising of 13 Self-Contained Dwellings and Associated Site Works including Stormwater Drainage, Landscaping and Civil Works at 64 Harrington Street, Elderslie.

Mr David Nethercote addressed the Panel in relation to CLPP01 - DA/2020/335/1 - Demolition of Existing Outbuilding and Pool and Construction of a Seniors Housing Development Comprising of 13 Self-Contained Dwellings and Associated Site Works including Stormwater Drainage, Landscaping and Civil Works at 64 Harrington Street, Elderslie.

Mr Jeremy Swan addressed the Panel in relation to CLPP01 - DA/2020/335/1 - Demolition of Existing Outbuilding and Pool and Construction of a Seniors Housing Development Comprising of 13 Self-Contained Dwellings and Associated Site Works including Stormwater Drainage, Landscaping and Civil Works at 64 Harrington Street, Elderslie.

Ms Jo O'Brien addressed the Panel in relation to CLPP002 - DA/2008/644/5 - Modification of a Mixed Use Development - 2-4 John Street and 11 Elizabeth Street, Camden.

Ms Glenda Davis, on behalf of Camden Residents' Action Group, addressed the Panel in relation to CLPP002 - DA/2008/644/5 - Modification of a Mixed Use Development - 2-4 John Street and 11 Elizabeth Street, Camden.

Mr Ian Ramsay, on behalf of Camden Historical Society, addressed the Panel in relation to CLPP002 - DA/2008/644/5 - Modification of a Mixed Use Development - 2-4 John Street and 11 Elizabeth Street, Camden.

Mr David Nethercote addressed the Panel in relation to CLPP002 - DA/2008/644/5 - Modification of a Mixed Use Development - 2-4 John Street and 11 Elizabeth Street, Camden.

Ms Sue Cross addressed the Panel in relation to CLPP002 - DA/2008/644/5 - Modification of a Mixed Use Development - 2-4 John Street and 11 Elizabeth Street, Camden.

Mr Fletcher Joss addressed the Panel in relation to CLPP002 - DA/2008/644/5 - Modification of a Mixed Use Development - 2-4 John Street and 11 Elizabeth Street, Camden.

Ms Lorraine Iddon addressed the Panel in relation to CLPP002 - DA/2008/644/5 - Modification of a Mixed Use Development - 2-4 John Street and 11 Elizabeth Street, Camden.

Mr David Benson addressed the Panel in relation to CLPP002 - DA/2008/644/5 - Modification of a Mixed Use Development - 2-4 John Street and 11 Elizabeth Street, Camden.

Mr Chris Patterson addressed the Panel in relation to CLPP002 - DA/2008/644/5 - Modification of a Mixed Use Development - 2-4 John Street and 11 Elizabeth Street, Camden.

CLOSURE OF THE MEETING

After hearing all of the public submissions the Chair then declared the public meeting closed at 4.02pm. The Panel then went into private deliberation to consider the items and their determinations are listed below:

CLPP01 DA/2020/335/1 - DEMOLITION OF EXISTING OUTBUILDING AND POOL AND CONSTRUCTION OF A SENIORS HOUSING DEVELOPMENT COMPRISING OF 13 SELF-CONTAINED DWELLINGS AND ASSOCIATED SITE WORKS INCLUDING STORMWATER DRAINAGE, LANDSCAPING AND CIVIL WORKS

PANEL DETERMINATION

That the Panel approve DA/2020/335/1 for the demolition of an existing outbuilding and pool and construction of a seniors housing development comprising of 13 self-contained dwellings and associated site works at 64 Harrington Street, Elderslie by way of a deferred commencement consent subject to the terms and conditions attached to the report.

REASONS FOR DETERMINATION

1. The development is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Housing for Seniors or People with a disability) 2004; State Environmental Planning Policy No 55 – Remediation of Land; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; Sydney Regional Environmental Plan No 20 Nepean-Hawkesbury River; and Camden Local Environmental Plan 2010.
2. The car parking proposed complies with the “Must Not Refuse” provisions of the State Environmental Planning Policy (Housing for Seniors or People with a disability) 2004.
3. The proposed development is consistent with the objectives of Camden Development Control Plan 2019.
4. The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
5. The proposed development is unlikely to have any unreasonable adverse impacts on the natural or built environments, including surrounding residential dwellings.
6. In consideration of the aforementioned reasons, the proposed development is a suitable use of the site and its approval is in the public interest.

VOTING NUMBERS

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

CLPP02 DA/2008/644/5 - MODIFICATION OF A MIXED USE DEVELOPMENT – 2-4 JOHN STREET AND 11 ELIZABETH STREET, CAMDEN

PANEL DETERMINATION

That the Panel approve modification application 2008/644/5 for the modification of a mixed-use development at 2-4 John Street and 11 Elizabeth Street, Camden subject to the modified conditions attached to the report.

REASONS FOR DETERMINATION

1. The Panel is satisfied that the development as modified is substantially the same development as the development for which the consent was originally granted.
2. The modification is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy No 55 - Remediation of Land; State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River; and Camden Local Environmental Plan 2010.

3. The modification is consistent with the objectives of Camden Development Control Plan 2019.
4. The development as modified is considered to be of an appropriate scale and form for the site and the character of the locality in the context of the approved development.
5. The modification is unlikely to have any unreasonable adverse impacts on the natural or built environment.
6. In consideration of the aforementioned reasons, approval of the modification is in the public interest.

VOTING NUMBERS

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

CLPP03 DISCLOSURES BY PANEL MEMBERS RETURNS 2020/2021

PANEL DETERMINATION

The Panel noted the tabling of the Disclosures by Panel Members Returns for 2020/2021.

VOTING NUMBERS

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

MEETING CONCLUDED 4.55PM