
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 28 August 2024 .

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Minutes of the Local Planning Panel Meeting held on 28 August 2024

Present Chair - Elizabeth Kinkade
Expert Member - Scott Barwick
Expert Member - Schandel Fortu
Community Member - Sonia Ahmad

1. ACKNOWLEDGEMENT OF COUNTRY

An Acknowledgement of Country was presented by the Chairperson .

2. APOLOGIES

Nil

3. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

4. REPORTS**4.1 Development Application for the demolition of existing shed and attachment to existing dwelling and construction of new additions to existing dwelling and a swimming pool at Blairmount, 85 Badgally Road, Blairmount**

Executive Summary

- A development application has been received for the demolition of existing outbuildings and attachment to existing dwelling and construction of new additions to existing dwelling and a swimming pool at Blairmount.
- The subject site is zoned C3 Environmental Management under the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The proposed alterations and alterations are ancillary to the existing dwelling house and are permitted with consent.
- The application was publicly notified and exhibited 12 February and 12 March 2024. No submissions were received during this time.
- Based on an assessment of the application against Section 4.15 of *Environmental Planning and Assessment Act 1979*, the application has been found to be unsatisfactory and is recommended for refusal.

Panel Consideration and Reasons for Decision

- The Panel agrees with the conclusions of the Council officer's assessment report. The Panel considers that the proposal is inconsistent with Campbelltown Local Environmental Plan 2015 and Campbelltown Sustainable City Development Control Plan 2015.
- The Panel considers that there was insufficient information submitted to ensure the conservation of the heritage significance of heritage items.

Decision of the Panel

The development application 4638/2023/DA-AL for the demolition of existing shed and attachment to existing dwelling and construction of new additions to existing dwelling and a swimming pool at 85 Badgally Road, Blairmount be refused for the following reasons:

1. The application has failed to demonstrate compliance with Clause 4.3 height of buildings of the Campbelltown Local Environmental Plan 2015.
2. The application has failed to demonstrate compliance with Clause 4.3A height restrictions for certain residential accommodation of the Campbelltown Local Environmental Plan 2015.
3. The application has failed to demonstrate compliance with Clause 5.10 heritage conservation of the Campbelltown Local Environmental Plan 2015.
4. The application has failed to demonstrate compliance with Clause 7.1 earthworks of the Campbelltown Local Environmental Plan 2015.
5. The application has failed to demonstrate compliance with Clause 7.6 scenic protection and escarpment preservation of the Campbelltown Local Environmental Plan 2015.
6. The application does not comply with the controls of the Campbelltown (Sustainable City) Development Control Plan (DCP) 2015 including:
 - a. The application has failed to demonstrate that it appropriately responds to Campbelltown's important views and vistas as required in Part 2.3 of Volume 1 of the DCP.
 - b. The application has failed to provide a Conservation Management Plan as required in Part 2.11 of Volume 1 of the DCP.

Voting

4/4

4.2 Development application for demolition, tree removal, lot consolidation and construction of a 5 storey residential flat building with strata subdivision - Nos. 6-8 Palmer Street, Ingleburn

Panel Consideration and Reasons for Decision

- In response to Council's further analysis of flooding information, Council requested that this item be removed from the agenda of the Local Planning Panel meeting today. Council has advised that discussions with the applicant will be progressed to seek to resolve issues regarding flooding and stormwater management on the site.
 - The matter will be reported to a future Local Planning meeting.
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The next meeting of the Local Planning Panel will be held on 25 September 2024

Chairperson

Meeting Concluded: 3:50pm