
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 26 June 2024 .

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4.1	Development application for demolition, tree removal, lot consolidation and construction of a 5 storey residential flat building with strata subdivision - 6-8 Palmer Street, Ingleburn	2

Minutes of the Local Planning Panel Meeting held on 26 June 2024

Present Member and Chair - Elizabeth Kinkade
Expert Member Vincent Hardy
Expert Member Thomas Mithen
Community Member Alison Dunshea

Also Present**1. ACKNOWLEDGEMENT OF COUNTRY**

An Acknowledgement of Land 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 demolition, tree removal, lot consolidation and construction of a 5 storey residential flat building with strata subdivision - 6-8 Palmer Street, Ingleburn**

Executive Summary

At its meeting of 27 February 2024, the Campbelltown Local Planning Panel (the Panel) resolved to defer the application such that the reasons for refusal with regard to planning non-compliances, stormwater and flooding issues could be addressed.

Amended plans have been submitted and are the subject of this report.

Panel Consideration and Reasons for Decision

- The Panel has considered the request to use clause 4.6 to allow a building height greater than what is allowed under clause 4.3 of the Campbelltown Local Environmental Plan 2015.

The Panel considers that a height variation justification is acceptable given the desired future character of the area. However notes that the clause 4.6 request and the plans are incorrect in regard to the stated maximum height variation being sought. The Panel has

calculated the maximum height variation to be 16.95m using the plotted height of RL51.650 at the top of the lift overrun and corresponding existing ground level of RL34.7 immediately below that point. The Panel requires the clause 4.6 request to refer to the maximum height variation being sought.

The Panel also requires the clause 4.6 request to address the correct objectives of clause 4.3 of the Campbelltown Local Environmental Plan 2015.

- The Panel considers that the proposal is consistent with State Environmental Planning Policy (Housing) 2021 and the Apartment Design Guidelines and provides a high quality architectural design.
- The Panel considers that there was sufficient information submitted to ensure that acceptable disposal of stormwater could be achieved.
- The Panel noted concerns raised in submissions objecting to the proposal including privacy, noise, traffic, car parking, overdevelopment and overpopulation, dust, health concerns and overshadowing.
- The Panel considers that the provisions of a footpath along Palmer Street is warranted and notes this may result in the removal of trees 19 and 20 which appear to have limited retention value.

Decision of the Panel

The Panel defers the application to allow the applicant to provide supplementary information on the matters outlined below to Council within 30 days of the date of the Panel.

- a) The documentation requesting clause 4.6 of Campbelltown Local Environmental Plan 2015 be used to allow development higher than the height control established under clause 4.3 of CLEP be updated to reflect the correct proposed building height and the relevant height of building clause objectives.
- b) The applicant to liaise with Council to confirm that the flood storage proposed for the site satisfies clause 5.21 of Campbelltown Local Environmental Plan 2015.

The Panel requests Council provide amended conditions 15 and 85 which directly relate to the requirements for this site and the proposed development.

The Panel request Council to amend conditions 22 and 23 to allow the removal of trees 19 and 20 to accommodate the proposed footpath.

Voting

4/0

The next meeting of the Local Planning Panel will be held on 24 July 2024 via Teams.

Chairperson

Meeting Concluded: 4.40pm