
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 22 May 2024.

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Minutes of the Local Planning Panel Meeting held on 22 May 2024

Present Member and Chair The Hon. T Sheahan
Expert Member Glennys James PSM
Expert Member Larissa Ozog
Community Member Adam Novek

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 Supplementary Report - Modification of consent for partial demolition of heritage-listed dwelling and construction of child care centre including alterations and additions to the dwelling as part of the childcare centre - 111 Oxford Road, Ingleburn (774/2018/DA-C/A)**

Executive Summary

- This S4.55 modification application proposes an increase to the number of children to be cared for at the centre from 110 to 120 and involves associated alterations to the dwelling (Heritage Item)
 - This modification application was considered and deferred by the Campbelltown Local Planning Panel on 30 October 2023, pending the resolution of unauthorised works and clarification of the nature of the application.
 - The application no longer seeks retrospective approval for the construction of the unauthorised works as Council issued a Building Information Certificate on 4 April 2024.
 - Additional works have been carried out on the site in order to facilitate the issuing of a Building Information Certificate and also to rectify elements of the constructed development that were unsatisfactory from a planning perspective.
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- The proposed development is fully compliant with the provisions of the relevant State Environmental Planning Policies and generally in accordance with the Campbelltown Local Environmental Plan 2015 (CLEP 2015). Proposed variations to the Campbelltown Sustainable City Development Control Plan 2015 (SCDCP) are discussed within this report and are considered to be justified.
- Based on an assessment of the application against section 4.15 of the *Environmental Planning and Assessment Act 1979*, the application has been found to be satisfactory and is recommended for approval.

Panel Consideration and Reasons for Decision

1. The Panel's reasons for deferring the application at its meeting of 30 October 2023 have been addressed. In this regard:
 - a. The application now only seeks consent for the use of the unauthorised components of the development (as opposed to previously seeking retrospective approval for the construction of these works).
 - b. Additional works were carried out on the site to rectify elements of the constructed development that the original assessment report identified were not supported from a planning perspective.
 - c. A Building Information Certificate has been issued in respect of the property.
2. The impacts of the 10 additional children proposed to be cared for at the child care centre have been adequately considered during the assessment of the application and are considered to be acceptable.
3. The proposed variations to some of the applicable standards within the SCDCP are considered to be justified by the reasoning outlined within the assessment report.
4. The Panel concurs with the recommendation of the Council's assessment report.

Decision of the Panel

The Panel determines to approve Modification Application 774/2018/DA-C/A, which proposes the modification of an existing development consent for the partial demolition of existing heritage-listed dwelling and construction of a childcare centre for 120 children including alterations and additions to the existing dwelling for use as part of the childcare centre at Lot 81 DP 1172405, 111 Oxford Road, Ingleburn, subject to the recommended modifications to the conditions of consent and including the following amended and additional conditions.

Add Condition 2.

2. Heritage Fabric

- a. The remnant fire place, chimney and breasts in the proposed kitchen of the heritage item shall be encapsulated by wall sheeting that can be reversible in the future so as to remain in situ.
- b. The nibs and spandrels of the existing wall between the south east facing rooms in the heritage item shall be retained to show the original floor plan layout.

- c. Before the commencement of use a qualified Heritage consultant must inspect and certify these works.

Amend Condition 29

Prior to the issue of a construction certificate all recommendations of the acoustic report prepared by Day Design Pty Ltd dated 5 October 2023 shall be shown on the construction certificate plans and included within the construction certificate documentation. In this regard, a Noise Management Plan shall be prepared that includes, but is not limited to, the measure outlined in section 7.1 of the report and recommendations 7.2 to 7.5 shall be incorporated into the construction certificate plans. In light of the modifications the Noise Management Plan may need to be updated to the satisfaction of the Certifier.

Voting

4/0

4.2 Development Application for internal refurbishment to Glenquarie Tavern - 62 Harold Street, Macquarie Fields (2324/2023/DA-C)

Executive Summary

- Council has received a development application for the internal refurbishment to the existing Glenquarie Tavern at 62 Harold Street Macquarie Fields.
- The subject site is zoned E1 Local Centre under the Campbelltown Local Environmental Plan 2015 (CLEP 2015).
- The development application was advertised from 15 August 2023 to 15 September 2023 as required by the Campbelltown Community Participation Plan 2019. No submissions were received.
- It is recommended that the application be approved, subject to conditions.

Panel Consideration and Reasons for Decision

The Panel is satisfied the proposed development has adequately addressed the planning controls and the proposed development is suitable for the existing commercial development which generates employment opportunities and serves the needs of people who work, live and visit the area.

The development, subject to the conditions imposed, will not have any unacceptable impacts on the environment or surrounding locality. The Panel generally agrees with the conclusions of the Council Officer's assessment report.

Decision of the Panel

That development application 2324/2023/DA-C for internal refurbishment to the Glenquarie

Tavern be approved subject to the imposition of additional operation condition of consent which includes;

Condition 44

The proposed new internal garden shall be non-trafficable other than for maintenance purposed.

Voting

4/0

5. CONFIDENTIAL REPORTS FROM OFFICERS

5.1 Planning Proposal Request - Minto

Executive Summary

- On 27 November 2023, GLN Planning Pty Ltd submitted a Planning Proposal Request (PPR) to Council seeking an amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015), specifically in relation to the land known as 13-17 Eagleview Road, Minto (the Land).
- The PPR seeks to amend the CLEP 2015 by including 'places of public worship' as an additional permitted use within Schedule 1 on the subject site (Site).
- A Planning Proposal has been developed for the Panels review and advice.

Panel Consideration and Advice

- The Panel notes that there are 3 places of public worship that have historically been approved within the C4 Environmental Living zone by way of additional permitted uses under Schedule 1 of the CLEP 2015.
 - The Panel notes the contents of the report and the Planning Proposal to amend the CLEP 2015.
 - The Panel notes that the Planning Proposal would provide a facility for the local community.
 - The Panel considered the Planning Proposal and the Council report and considered that the Planning Proposal submitted required further work and additional information to address the potential impacts and the intensity and frequency of the use on the local area. Further justification should be provided that the E4 zone and the site in this case is appropriate and suitable for the use and to ensure there is site specific merit for the proposal. Consideration needs to be given to the provisions of specific clauses in the LEP that will preserve the environment amenity of the area and the future design.
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- Any potential design or environmental issues associated with the site and its future use could be addressed through changes to the DCP to provide greater planning direction e.g. a masterplan of future use and indicative layout.
- The Panel recommends that the applicant be invited to submit further information in regard to the matters raised above and addressed in more detail the following matters:

Intensity and Frequency of Use:

The impact of the establishment's intensity and frequency of use on the local area should be thoroughly considered.

Limits on scale, frequency, and capacity (number of users) should be included in any amendment to CLEP 2015.

Traffic and Residential Amenity:

A traffic study should be conducted to assess all potential impacts on the residential amenity of the local neighbourhood and nearby neighbours.

Car Parking and Public Safety:

Limitations should be placed on the scale and number of users on the site at any one time to mitigate the impact on street parking and public safety risks.

Patronage on the site should be controlled in the same way as that of a community centre in the same location.

Voting

3/1

The next meeting of the Local Planning Panel will be held on 26 June 2024 via Teams.

Chairperson

Meeting Concluded: 4.13 pm