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# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

Local Planning Panel Meeting held at Campbelltown City Council  
on Wednesday, 24 October 2018.

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## **Minutes of the Local Planning Panel Meeting held on 24 October 2018**

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### **Recording of Meetings**

The Chair advised that private electronic recording of the Local Planning Panel meeting and the use of electronic media during the meeting proceedings is not permitted. This includes: devices such as laptops, mobile phones, tape recorders and video cameras.

### **Webcast Notice**

The Chair advised that the Local Planning Panel meetings are recorded and webcast live in line with provisions under the *Environmental Planning and Assessment Act 1979* No. 203. This notice is made as required under Section 18 of the *Privacy and Personal Information Protection Act 1998* (PPIPA). The webcasts are publically available for viewing on Council's website.

### **Workplace Health and Safety**

The Chair advised those present that in the unlikely event of a fire, Council staff would provide directions of how to evacuate from the premises and all present should follow those directions.

### **Political Donations**

All members of the public addressing the panel must declare prior to commencing their address any political contributions or donations that have been made over the past four years exceeding \$1000 to any political party or candidate that contested the last Campbelltown City Council election in 2016.

**Present**            Member Mary-Lynn Taylor  
                         Member Jenny Rudolph  
                         Member Cecelia Cox  
                         Member Stuart McDonald

## **1.     ACKNOWLEDGEMENT OF LAND**

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   Demolition of existing structures, removal of all trees and subdivision into 3 Torrens title allotments - 8 Figtree Crescent, Glen Alpine**

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#### **Executive Summary**

- This application proposes the demolition of all existing structures and removal of all trees at 8 Figtree Crescent, Glen Alpine, and subdivision of the site into three Torrens title allotments. The proposed development does not include the construction of buildings.
- The application complies with the relevant provisions of the Campbelltown Local Environmental Plan 2015 and the Campbelltown Sustainable City Development Control Plan 2015.
- The application was notified to nearby and adjoining residents. Council has received submissions from the residents of 15 properties, objecting to the application.
- It is recommended to the Panel that the application be approved subject to the attached recommended conditions of consent.

#### **Public Address**

The Local Planning Panel was addressed by Mr Paul Scott.

Panel members asked questions that were responded to directly at the meeting.

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## Panel Considerations and Reasons for Decision

- The panel considered the written and verbal objections, noted the matters raised and took all of these submissions into account in determining the application. The panel understands that the private covenant is not now enforceable due to the standard provisions in all local planning instruments including Campbelltown Local Environmental Plan 2015.
- The proposed development is consistent with the objectives of the R2 Low Density Residential Zone listed in Campbelltown Local Environmental Plan 2015.
- While the proposed lots sizes are not the same as those of the surrounding area, they comply with the applicable minimum lot size under Campbelltown Local Environmental Plan 2015.
- The proposal complies with the requirements of the Campbelltown (Sustainable City) Development Control Plan 2015.
- The matters raised by objectors to the application, being the character of Glen Alpine, traffic and road safety, the private covenant and the impact on property values have been addressed in the officers report.
- The trees to be removed are not native, are not of ecological or other significance and their removal has been justified by an arboricultural assessment.
- The Panel notes that Council is about to embark on an LEP review process including preparation of Local Character Statements, a Housing Strategy and Local Strategic Planning Statement. As part of the process the Panel suggests that Council gives attention to establishing the desired future character of Glen Alpine in consultation with the community and aligning appropriate planning controls to that character.

## Decision of the Panel

That the application be approved subject to the conditions attached to the report.

## Voting

The Local Planning Panel voted 3/1.

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## 4.2 Control and Direction Delegation

### Executive Summary

- Due to recent amendments to the *Environmental Planning and Assessment Act 1979* (EP&A Act), the Local Planning Panel currently has the control and direction of the conduct of the proceedings in any Planning Appeals relating to a determination of the Local Planning Panel.
  - Recent advice issued by the Department of Planning and Environment advises that each Local Planning Panel should have a clear process for management of appeals against the decision of the panel.
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- Section 2.20(8) of the EP&A Act allows Local Planning Panels to delegate any of their functions to the General Manager.
- To ensure the orderly and cost effective management of judicial review proceedings relating to a determination of the Panel, it is recommended the Local Planning Panel delegate its functions under section 8.15(4) of the EP&A Act, to the General Manager.

### **Decision of the Panel**

The Panel endorses the delegation of functions as referred to in Part 8 Division 8.3 of the EP&A Act subject to the following amendments:

- The current item 2 become Item 1
- Item 1 be amended to add the words after Panel, "that made the decision"
- Amend new Item 2, to insert "ongoing" before "conduct" in line three.

The Panel also recommends that all Panel members be notified of the outcomes of all appeals pertaining to applications determined by the Panel.

### **Voting**

The Local Planning Panel voted 4/0.

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The next meeting of the Local Planning Panel will be held on 28 November at 3.00pm in the Council Chambers, Level 3, Civic Centre, Campbelltown.

### **Chairperson**

The public section of the meeting concluded at 3.25pm.





















