



2018

LOCAL PLANNING PANEL

CAMPBELLTOWN CITY COUNCIL

28 March

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Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 28 March 2018.

ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF LAND	3
2.	APOLOGIES	3
3.	DECLARATIONS OF INTEREST	3
4.	REPORTS	4
4.1	Erection of two cranes and use as industrial training facility - No. 11 Watsford Road, Campbelltown	4

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.

Minutes of the Local Planning Panel Meeting held on 28 March 2018

Present Ian Reynolds - Chairperson
Jenny Rudolph - Expert Member
Scott Lee - Alternate Expert
Edward Saulig - Alternate Community Member

Also Present Executive Manager Urban Release and Engagement
Executive Manager Urban Centres
Senior Town Planner
Manager Governance and Risk
Governance Coordinator
Governance Officer
2 Administration Officers

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 Erection of two cranes and use as industrial training facility - No. 11 Watsford Road, Campbelltown

Property Description	Lot 21 DP 880897 11 Watsford Road, Campbelltown
Application No	1643/2017/DA-I
Applicant Owner	Steve Hardiman Samoan Assembly of God
Statutory Provisions	State Environmental Planning Policy 55 - Remediation of Land Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Campbelltown Local Environmental Plan 2015
Other Provisions	Campbelltown (Sustainable City) Development Control Plan 2015 Campbelltown 2027 – Community Strategic Plan
Date Received	29 May 2017

Executive Summary

- The application proposes the erection of two cranes and use of the subject land as an industrial training facility
- The application does not comply with Clause 4.3 of the Campbelltown Local Environmental Plan as the height of the proposed cranes exceeds the maximum building height. The variation sought is 99 percent of the development standard. A request has been made under Clause 4.6 of the CLEP to approve the application even though it does not comply with the maximum height standard
- The proposal otherwise generally complies with the Campbelltown Local Environmental Plan 2015, and is generally in accordance with Campbelltown (Sustainable City) Development Control Plan 2015
- The application was notified to nearby and adjoining neighbours and no submissions were received
- It is recommended to the panel that the application be approved, subject to the recommended conditions of consent detailed in attachment 1.

Public Address

The Local Planning Panel was addressed by the applicant, Mr S Hardiman who outlined the key features of the application and highlighted the training opportunities they wish to provide onsite to community members at the facility and close proximity to public transport hubs.

Panel members asked questions of Mr S Hardiman that were responded to directly at the meeting.

The Panel then entered in to a closed session to deliberate on its determination.

Panel Considerations and Reasons for Decision

1. The industrial training facility is permissible with consent in the B5 land use zone and is consistent with the objectives of the zone.
2. The site includes an existing warehouse which can accommodate the classes and sufficient space to provide for the proposed cranes, with access to car parking on site.
3. The variation to the maximum height limit for development of the site is supported, given the circumstances of the case and is consistent with the objectives of Clause 4.3 as it will not disrupt views, interfere with privacy or solar access to existing and future development. The proposal is otherwise compliant with the Campbelltown Local Environmental Plan 2015.
4. The industrial training facility and associated cranes contribute to education and employment within the Campbelltown local government area, providing a positive economic impact.
5. The site is accessible to the Campbelltown Railway Station, offering training opportunities to students in the wider Sydney Metropolitan region.
6. The application was notified to nearby and adjoining neighbours and no submissions were received to the proposed development.
7. The approval of the application is considered to be in the public interest subject to conditions.
8. In relation to onsite parking, the Panel accepts that fifteen on site spaces can be provided. Twelve of these relate to the current requirement for the warehouse use.
9. The Panel accepts that an additional three spaces for the training component is reasonable given the limited student numbers for any one class and the overlap between the existing warehouse and training use.

Decision of the Panel

1. That the requested variation to Clause 4.3 of Campbelltown Local Environmental Plan 2015 which relates to the maximum building height required for development be supported.
2. That subject to recommendation 1, development application 1643/2017/DA-I for the erection of two cranes and use as an industrial training facility at 11 Watsford Road, Campbelltown, be approved, subject to the conditions of consent detailed in attachment 1 of this report.
3. That subject to recommendations 1 and 2, approval of the development application be recorded in Council's quarterly report to the Department of Planning and Environment pursuant to Circular PS 08-003.

Voting

The Local Planning Panel voted 4/0.

The next meeting of the Local Planning Panel is scheduled for 2 May 2018 at 3.00pm in the Council Chambers, Level 3, Civic Centre, Campbelltown.

Ian Reynolds

Chairperson

Meeting Concluded: 3.19pm