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# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 22 April 2020.

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**Minutes of the Local Planning Panel Meeting held on 22 April 2020**

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**Present**            Chair Ian Reynolds  
                         Member Jenny Rudolph  
                         Member Cecilia Cox  
                         Member Scott Lee

**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    **Use of building as an out of school hours childcare facility - 4 Stranraer Drive, St Andrews****

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**Executive Summary**

- This development application proposes the use of building as an out of school hours childcare facility at Lot 136, DP260451, St Andrew Cottage, 4 Stranraer Drive, St Andrews.
- The subject site is zoned R2 Low Density Residential under the provisions of the Campbelltown Local Environmental Plan 2015.
- The application was notified to adjoining and surrounding properties from 18 January 2019 for a period of 14 days. No submissions were received during this time.
- The site is not considered suitable for the proposed use due to the proposal's failure to adequately satisfy the relevant requirements relating to traffic and parking, access and pedestrian safety as required in the Child Care Planning Guidelines.
- An assessment under Section 4.15 of *Environmental Planning and Assessment Act* has been undertaken and it is recommended to the panel that the application be refused, subject to the reasons outlined in this report.

## **Panel Consideration and Reasons for Decision**

The panel members reviewed the site independently and took note of the adjoining land uses and surrounding road network.

It was noted that the site is located adjacent to complementary land uses and therefore in this context the site has locational merit and the proposal has public interest merit.

It was also noted that the site and existing building fail to satisfy a number of matters required by the Child Care Planning Guidelines and the Campbelltown (Sustainable City) Development Control Plan, 2015 including matters relating to traffic and parking, access and pedestrian safety. However in view of the public interest merit of the proposal, it is considered that further investigation of the traffic and parking matters is warranted before a determination is made. The panel also noted that strict compliance with the parking and traffic requirements should not have determining weight for this application.

In this regard the panel considered that a deferral is necessary to allow discussions between the applicant, Council's property section, Council's planning section and representatives of the local school to enable these matters to be addressed including the documentation of a plan of management detailing if and how these matters can be resolved satisfactorily.

The panel noted that the applicant would be responsible for ensuring that the building itself is compliant with the child care regulations should the proposal proceed.

The panel is concerned that insufficient information has been provided to satisfy the provisions of Clause 7 of State Environmental Planning Policy No. 55 and this must be provided, in accordance with this policy, otherwise consent cannot be granted. The Panel believes that these matters can be addressed within a 6 month period.

## **Decision of the Panel**

Development Application 4618/2018/DA-C for the use of building as an out of school hours childcare facility at Lot 136, DP 260451, 4 Stranraer Drive, St Andrews is deferred to enable the further investigation of the matters detailed in the panel considerations. Once these investigations are completed, the application is to be reported back to the panel for consideration.

If these investigations are not completed within 6 months then the application is to be returned to the panel for determination.

## **Voting**

The Local Planning Panel voted 4/0

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The open session of the Panel Meeting concluded at 3.44pm and the Panel then adjourned to consider the business and information presented to the Panel during its hearing.

The next meeting of the Local Planning Panel will be held on Wednesday 27 May 2020 at 3.00pm in the Council Chambers, Level 3, Civic Centre, Campbelltown.

Ian Reynolds  
**Chairperson**