
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 24 November 2021.

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Minutes of the Local Planning Panel Meeting held on 24 November 2021

Present Chair – Hon. Terry Sheahan
Member Cecilia Cox
Member Scott Lee
Member Glennys James

1. ACKNOWLEDGEMENT OF COUNTRY

An Acknowledgement of Country 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 Construction of amenities block and storage shed at Campbelltown Golf Course - 1 Golf Course Drive, Glen Alpine**

Executive Summary

- A development application has been received for the construction of an ancillary structure consisting of an amenities block and storage shed and associated works to be used in association with an established golf course at 1 Golf Course Drive, Glen Alpine.
- The subject site is zoned R2 Low Density Residential Zone under the provisions of the Campbelltown Local Environmental Plan 2015 (CLEP 2015). Recreation facilities (outdoor) are "Permitted with consent" within this zone.
- The application was publicly notified and exhibited between 18 June, 2021 and 12 July, 2021. No submissions were received.
- The land is owned by Campbelltown City Council.
- An assessment under Section 4.15 of the *Environmental Planning and Assessment Act, 1979* has been undertaken and it is recommended that the application be approved subject to the conditions of consent listed in attachment 1.

Panel Consideration and Reasons for Decision

The Panel noted that the proposed structure is of a design and size that is typical of what would normally be expected as part of a golf course. The Panel noted the substantial separation between the proposed structure and any neighbouring properties or public roads.

The Panel noted that the proposed driveway exceeded the maximum of 30m sought in the Campbelltown (Sustainable City) Development Control Plan, 2015. However this non-compliance is considered reasonable since the proposed structure will be accessed by an existing driveway which also enables the building to be located where it is not visible from a public road.

The Panel also noted that the combined area of ancillary structures on the property would exceed the maximum of 55 m² permitted in the Campbelltown (Sustainable City) Development Control Plan, 2015 for an R2 low density residential zone. The Panel considered this acceptable given the large size of the allotment and substantial separation from neighbouring properties.

The Panel is satisfied that the proposal is consistent with the relevant environmental planning instruments and would have limited environmental or other impacts.

Decision of the Panel

Development application 1824/2021/DA-0 for construction of an ancillary structure consisting of an amenities block and storage shed at 1 Golf Course Drive, Glen Alpine is approved subject to the conditions of consent in attachment 1.

Voting

4/0

4.2 Review of Determination - demolition of dwelling and construction of boarding house - 88 Rudd Road, Leumeah

Executive Summary

- Council has received a formal request for a review of a Refusal determination issued by the Campbelltown Local Planning Panel (the Panel).
- The Panel refused to issue consent for a development application under Division 8.2 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) relating to an application for the demolition of the existing dwelling and construction of a 2-storey boarding house with basement car parking at 88 Rudd Road, Leumeah.
- The development application was refused by the Panel at its meeting on 16 December, 2020.
- The subject site is zoned R3 medium density residential under the Campbelltown Local

Environmental Plan 2015 (CLEP 2015). The proposed boarding house is permitted with consent in the R3 medium density residential zone.

- The provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP ARH) apply to the proposed development.
- The Request to Review the Determination was accompanied by amended plans seeking to address the Local Planning Panel's reasons for refusing the application.
- The amended plans accompanying the request were publicly exhibited and notified in accordance with Councils Community Participation Plan from 19 April 2021 to 20 May 2021. 16 submissions were received. One of the submissions included a petition. There were 2 letters of representation from members of parliament.
- Following further amendments to the proposal, the request to review the determination was re-exhibited and re-notified in accordance with Councils Community Participation Plan from 8 October 2021 to 8 November 2021. Eight submissions including one petition were received.
- An assessment of the amended proposal has been undertaken under Section 4.15 of the *Environmental Planning and Assessment Act, 1979*. It is recommended that the Campbelltown Local Planning Panel change its decisions and the development application as now amended be approved subject to the conditions listed in attachment 1 to this report.

Public Address

The Local Planning Panel meeting was addressed by the objectors and applicants, as listed below:

Objectors

- Nabila Khan
- Marion Norton

Applicants

- Mr Jonathan Wood – Think Planners
- Mr Charlie Bains – Bains Design

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

Panel Consideration and Reasons for Decision

The Panel noted that the land is within an R3 medium density residential zone and will transition over time to a medium density environment. The Panel is satisfied that this is potentially a suitable location for a boarding house.

The Panel considered the previous reasons to refuse the application as detailed in the minutes of the Campbelltown Local Planning Panel meeting of 16 December, 2020. The Panel also note the minutes of the previous meeting acknowledged the applicant's opportunity to address

these concerns through a request to review the determination.

The applicant has provided amended plans which have been prepared after consultation with Council's Design Excellence Panel. These plans address the concerns previously raised by the Panel.

The Panel noted the concerns raised in submissions objecting to the proposal and as stated during the meeting, particularly in regards to overshadowing. Any further design amendments to reduce overshadowing were not considered necessary as they would only reduce shadows to a limited extent and may have an adverse impact on the amenity of the tenants.

Decision of the Panel

The Panel's previous decision to refuse the Development Application for the demolition of dwelling and construction of a boarding house at 88 Rudd Road, Leumeah is changed and Development Application 864/2021/DA-82A as now proposed is granted a deferred commencement consent, subject to the conditions of consent in attachment 1 with the following amendments:

Condition 2 'Amended Plans' is modified to become a deferred commencement condition.

An additional condition is added to say:

"The Boarding House Manager is to live on site at all times."

Voting

4/0

4.3 Alterations and additions to an existing educational establishment - Mount Carmel Catholic College, 247 St Andrews Road, Varroville

Executive Summary

- Council is in receipt of a development application proposing the construction of alterations and additions to Mount Carmel Catholic College, 247 St Andrews Road, Varroville.
 - The subject site is partly zoned E3 Environmental Management, RE1 Public Recreation and SP2 Infrastructure (Drainage) under the provisions of the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The proposed development will only occur on land zoned E3 Environmental Management.
 - The alterations and additions include replacing the Science and Technical and Applied Studies Buildings, demolishing and replacing demountable buildings utilised for general learning as well as the relocation and refurbishment of the Fitness Centre and Art Facilities. There are no provisions to increase student capacity.
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- The application was notified and publicly exhibited between 29 March 2021 and 19 April 2021, in accordance with Council's Community Participation Plan. One submission was received in relation to the proposed development.
- The application is supported by a Clause 4.6 variation in relation to Clause 4.3 Height of Buildings of the Campbelltown Local Environmental Plan 2015, which prescribes a 9 m building height for the site. The proposed development includes provisions for an 11.82 m high building which contravenes the requirement by 31.11 per cent. In accordance with Section 9.1 of *Environmental Planning and Assessment Act, 1979* and the Minister for Planning and Public Spaces direction dated 30 June 2020, the application shall be determined by the Local Planning Panel on Council's behalf, as the development contravenes a development standard by 10 per cent.
- An assessment under Section 4.15 of the *Environmental Planning and Assessment Act, 1979* has been undertaken and the application is recommended for approval subject to the recommended conditions.

Public Address

The Panel was addressed by Anne Trezise from Planning Plus on behalf of Catholic Education.

Panel members asked questions of the representative and council staff that were responded to directly at the meeting.

Panel Consideration and Reasons for Decision

The Panel notes the character of the surrounding area and that the existing school and proposed alterations and additions are located on the portion of the site zoned E3 Environmental Management.

The Panel noted that one submission was received during the exhibition period that raised concern in relation to the suitability of the works when considered in the context of the Scenic Hills. The Panel notes the existing school is located at the base (lower reaches) of the Scenic Hills area as mapped by Council's CLEP 2015 and the existing and proposed institutional built form is sited and designed unobtrusively, allowing the school to blend into the landscape and distant views.

The proposed exceedance of the building height standard for Building H is supported by a Clause 4.6 variation which is considered to justify the height contravention.

The school site has formed part of the visual character of the Scenic Hills for a number of decades, and as such, the proposed alterations/addition of buildings on the same site (including the proposed building height variation), would not result in an undesirable and/or additional impact on the surrounding landscape.

A late submission was received from the applicant and was considered by the Panel. The Panel was of the view that the recommended condition in regards to section 7.12 contributions was appropriate.

Decision of the Panel

That development application 443/2021/DA-C for the construction of alterations and additions to the existing school (Mount Carmel Catholic College) at St Andrews Road, Varroville be approved subject to the conditions in attachment 1 of the assessment report.

Voting

4/0

5. CONFIDENTIAL REPORTS FROM OFFICERS

Nil

The next meeting of the Local Planning Panel will be held on 15 December 2021.

Chairperson

Meeting Concluded: 3.35pm