
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 25 May 2022.

ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF COUNTRY	2
2.	APOLOGIES	2
3.	DECLARATIONS OF INTEREST	2
4.	REPORTS	2
4.1	Development Application for New Indoor Cricket Centre - Raby Sports Complex, Raby Road, Raby	2

Minutes of the Local Planning Panel Meeting held on 25 May 2022

Present Chair – Elizabeth Kinkade
Member Helena Miller
Member Glennys James
Member Cecilia Cox

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 Development Application for New Indoor Cricket Centre - Raby Sports Complex, Raby Road, Raby

Executive Summary

- A development application has been received for the construction of a new indoor cricket centre at the Raby Sports Complex, Raby.
- The subject site is within the RE1 Public Recreation zone pursuant to Campbelltown Local Environmental Plan 2015 (CLEP 2015).
- The application is generally consistent with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) and CLEP 2015.
- The application was publicly exhibited and notified to nearby neighbours between 25 March 2022 and 20 April 2022 and no written submissions were received.
- The land is owned and managed by Campbelltown City Council. Accordingly this assessment report has been completed by an independent consultant town planner (Romic Planning).

- An assessment under Section 4.15 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) has been undertaken and it is recommended that the application be approved subject to the conditions of consent listed in attachment 1.

Public Address

There were no registered speakers.

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 in a public open space area used for elite sport. The Panel noted the substantial separation between the proposed structure and any neighbouring properties or public roads.

The Panel observed that there was a difference between the hours of operation specified in the statement of environmental effects and the acoustic report. It was considered that the hours requested in the application as detailed in the Statement of Environmental Effects should be those specified in the development consent and therefore it is considered that condition 11 should be modified to reflect these hours.

The Panel noted the commentary in the report that the State Environmental Planning Policy (Biodiversity and Conservation) 2021 does not apply. It was noted that this is incorrect and that the Policy does apply. Consent for vegetation removal is sought as part of the application submitted and the Panel has no concerns in this regard.

The Panel is satisfied that the proposal is consistent with the relevant environmental planning instruments and would have limited environmental or other impacts. The Panel is of the opinion that the approval of the application is in the public interest and that the development is considered suitable for the site.

Decision of the Panel

Development application 323/2022/DA-C for a new indoor cricket centre at the Raby Sports Complex (Lot 1191 DP263508 and Lot 103 DP 608294) is approved subject to the conditions of consent in attachment 1 with the following amendments:

1. Condition 11 is modified to state:

The use of the premises shall be limited to:

Monday to Friday 4.00pm to 10.00pm
Saturday and Sunday 8.00am to 6.00pm

2. Condition 19 is modified by the deletion of the words "Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and"
 3. Condition 34 is modified by the deletion of the words "All excess excavated material shall be removed from the site"
 4. Condition 37 is modified to state:
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"All clean soil and bush rock must be retained on site in accordance with Clause 7.5 of the Campbelltown Local Environmental Plan 2015. All other excess material is to be removed from site."

5. The following condition is added:

"Signage shall be installed in accordance with the recommendations in the acoustic assessment prepared by Acoustic Logic referred to in condition 1 of this consent prior to the release of the Occupation Certificate."

Voting

4/0

The next meeting of the Local Planning Panel will be held on 22 June, 2022 on Microsoft Teams.

Chairperson

Meeting Concluded: 3.07 pm