
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held via Teams on Wednesday, 14 December 2022 at 3.00pm.

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Minutes of the Local Planning Panel Meeting held on 14 December 2022

Present Chair - The Hon. T Sheahan
Member Cecilia Cox
Member Helena Miller
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 Development application for demolition of existing dwelling, removal of 8 trees and construction of boarding house - 103 Oxford Road Ingleburn**

Executive Summary

- Council is in receipt of a development application for the demolition of existing dwelling, removal of 8 trees and construction of a 2 storey, 13 room boarding house with associated car parking.
 - The subject site is zoned R3 medium density residential under the Campbelltown Local Environmental Plan 2015 (CLEP 2015). Boarding houses are permitted with consent in the R3 medium density residential zone.
 - The application for a boarding house has been assessed in accordance with the State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP ARH).
 - The application was publicly exhibited and notified to adjoining and nearby properties between 22 April 2021 and 21 May 2021. Thirty-eight submissions were received in response and raised objections to the proposal.
 - The application was referred to the Design Excellence Panel (DEP) on 17 June 2021.
 - The application was deferred for amended plans and final amended plans were received 5 August 2022.
 - Exhibition of the amended plans was undertaken on 12 October 2021 to 9 November 2021 and no submissions were received.
 - An assessment under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) has been undertaken and the application is recommended for approval, subject
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to the recommended conditions.

Public Address

The Panel was addressed by Lex Juan and Daniel Watts in support of the application.

Panel Consideration and Reasons for Decision

The Panel note that the land is within an R3 medium density residential zone and will transition over time to a medium density environment. The site is suitable for the development as it is consistent with Campbelltown Local Environmental Plan 2015 (CLEP 2015) and the objectives of the R3 Medium Density Residential Zone.

The proposed development is consistent with State Environmental Planning Policy (Affordable Rental Housing) 2009. The provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 are such that where car parking is provided in accordance with the minimum requirements set out in the SEPP, an application cannot be refused on these grounds. Further, the Panel notes that the proposal is compliant in relation to floor space ratio and building height, under the provisions of CLEP 2015.

The Panel noted the concerns raised in submissions objecting to the proposal, particularly in regards to overshadowing and privacy, have been addressed by the recommended conditions of consent and the amended plans. The Panel is concerned about the loss of trees and therefore considers that the planting of street trees is required and decided that the conditions of consent be amended accordingly. Other inconsequential alterations to the conditions are also considered necessary.

The proposed development, if constructed, will increase the diversity of housing available in Ingleburn especially affordable rental housing and this will have a positive social impact.

Decision of the Panel

That development application 810/2021/DA-BH for the demolition of existing dwelling, removal of 8 trees and construction of a 2 storey, 13 room boarding house with associated car parking at 103 Oxford Road, Ingleburn be approved subject to the conditions listed in attachment 1 with the following amendments:

1. The following words are added to the end of both the first bullet point and the third bullet point in condition 4 "(10pm to 7am)"
2. The following words are added to condition 8: "Two street trees with a minimum pot size of 75 litres shall be planted within the road reserve in front of the site with the species of the trees planted to be approved by Council prior to planting.
3. Condition 95 is deleted.

Voting

4/0

4.2 Development Application for Telecommunications Facility - Fourth Avenue, Macquarie Fields

Executive Summary

- An application was lodged on 26 September 2020 for the construction of a telecommunications facility at Macquarie Fields Park, Fourth Avenue, Macquarie Fields.
- The subject site is within the RE1 Public Recreation zone.
- The application was initially publicly exhibited and notified to nearby neighbours between 10 November 2020 and 12 December 2020 and one submission was received. The application was amended and was again notified to nearby neighbours between 16 March 2022 and 11 April 2022. The application was amended again with the location of the proposed tower and associated infrastructure relocated from Lot 32 Section 31 DP 1391 to Lot 16 Section 31 DP 1391 and the application was again notified to nearby land owners between 8 August 2022 and 9 September 2022. One submission was received.
- It is recommended to the panel that the application be approved, subject to the recommended conditions in attachment 1.

Public Address

The Panel was addressed by Joanna Ward in support of the proposal.

Panel Consideration and Reasons for Decision

The panel notes that the site and planning controls are suitable for the proposed telecommunications facility which will improve coverage quality to telecommunications services in the locality, increase capacity and will replace a previous facility that has been decommissioned.

The Panel also noted that the proposal has been amended to resolve issues related to the adjacent threatened ecological community and further that appropriate conditions of consent have been recommended to resolve remaining concerns. The arborist report confirms that no trees are adversely impacted by the proposal.

Decision of the Panel

That development application 3720/2020/DA-0 for construction of a telecommunications facility at Macquarie Fields Park, Fourth Avenue, Macquarie Fields is approved subject to the conditions listed in attachment 1.

Voting

4/0

4.3 Development Application for 3 lot subdivision - Camden Road and Hurley Street, Campbelltown

Executive Summary

- Development application 4557/2022/DA-S has been lodged by Campbelltown City Council and proposes the subdivision of two existing allotments in Camden Road and Hurley Street, Campbelltown and re-subdivision into 2 allotments. One of the existing lots contains the HJ Daley Library.
- The development application is fully compliant with the provisions of the Campbelltown Local Environmental Plan 2015 (CLEP 2015) and Campbelltown Sustainable City Development Control Plan 2015.
- The subdivision of the land may allow for the provision of a separate ground lease of the land, subject to future commercial agreements being reached and development consent being granted.
- The application is recommended for approval, subject to the attached conditions.

Public Address

There was no public address on this item.

Panel Consideration and Reasons for Decision

The proposed subdivision represents a rational use of the subject land that would facilitate its future use for purposes expected in the B4 mixed use zone.

The proposed subdivision is consistent with the controls of the Campbelltown Local Environmental Plan, 2015 and the Campbelltown (Sustainable City) Development Control Plan 2015.

Decision of the Panel

That development application 4557/2022/DA-S for the subdivision of two existing lots into 3 Torrens title lots at Lot 1002 DP 873452 and Lot 1 DP 1003625, Camden Road and Hurley Street, Campbelltown is approved subject to the conditions listed in attachment 1.

Voting

4/0

The next meeting of the Local Planning Panel will be held on 22 February 2023 via Teams.

Chairperson

Meeting Concluded: 3.14pm