
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 23 August 2023 .

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Minutes of the Local Planning Panel Meeting held on 23 August 2023

Present Chair The Hon. T Sheahan
Member Mary-Lynne Taylor
Member Glennys James
Member Alison Dunshea

Also Present Mark Byrnes, Manager Development Assessment, Coordinator Development Assessment, Senior Town Planner, Administration Assistant, Executive Manager Planning and Development

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 a monopole and associated telecommunications equipment - 5 Willowdale Drive, Denham Court

Executive Summary

- The subject development application is for the installation of a 22.5 m high monopole and associated telecommunications equipment at 5 Willowdale Drive, Denham Court. The application is accompanied by a request under Appendix 6, Clause 4.6 of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021
- The application was initially publicly exhibited from 24 October 2022 to 21 November 2022 and one submission was received. The application was amended and notified again from 20 March 2023 to 19 April 2023, and one submission was received from the same author. The issues raised included visual impact, electromagnetic radiation and traffic. It is not considered that these matters warrant refusal of the application.
- It is recommended that the applicant's Clause 4.6 request be supported, and the application be approved, subject to the recommended conditions in attachment 1.

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 and quality of telecommunications services in the locality.

The Panel has considered the Clause 4.6 variation on the maximum height of the structure and considers that the height variation is required to ensure that the development provides sufficient networking to service the locality.

On discussion with the applicant, it was considered that some of the conditions were not relevant to the development proposed, or modification of the recommended conditions was required to remove irrelevant components.

The development, subject to the conditions imposed, will not have any unacceptable impacts on the environment or surrounding locality. The Panel generally agrees with the conclusions of the Council officer's assessment report.

Decision of the Panel

- a. The Panel supports the applicant's written request under clause 4.6 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (SEPP WPC 2021) to contravene the maximum height of buildings development standard in clause 4.3 of SEPP WPC 2021 as the request has demonstrated that compliance with the development standard is unreasonable and unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify the contravention. The Panel accepts that the written request has demonstrated that the development will be in the public interest because it is consistent with the objectives of the standard and the objectives of the zone in which the development is located.
- b. That development application 4090/2022/DA-0 for installation of a 22.5 m high monopole and associated telecommunications equipment at 5 Willowdale Drive, Denham Court be approved subject to the conditions of consent in attachment 1 with the following amendments:
 1. Condition 3 is deleted
 2. Condition 14 is amended by the deletion of the words "and the relevant telecommunications authority"
 3. Condition 23 is amended to include the words "across the grassed area" at the end of the condition

Voting 4/0

The next meeting of the Local Planning Panel is scheduled for 27 September 2023 via Microsoft teams.

Chairperson

Meeting Concluded: 3.35 pm