
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00 pm on Tuesday, 27 February 2024.

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Minutes of the Local Planning Panel Meeting held on 27 February 2024

Present Chair - The Hon. T Sheahan
Member Lindsay Fletcher
Member Scott Lee
Member Allison Dunshea

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 demolition, tree removal, lot consolidation and construction of a 5 storey residential flat building with strata subdivision - 6 - 8 Palmer Street, Ingleburn**

Executive Summary

- A development application has been received for the demolition of the existing structures, tree removal, lot consolidation and the construction of a 5 storey residential apartment building with strata title subdivision.
 - The subject site is zone R4 High Density Residential under the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The proposed residential apartment building is permissible with consent within the R4 High Density Residential zone.
 - The application was publicly notified and exhibited between 31 January 2023 and 28 February 2023. During this time three submissions objecting to the proposal were received.
 - The proposed development seeks approval for the variation to the maximum building height set by Clause 4.3 of CLEP 2015. The proposal has a maximum height of 17.52 m which exceeds the 15 m maximum building height by 15.49 per cent.
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- An assessment under section 4.15 of the EP&A Act has been undertaken and it is recommended that the application be refused due to the potential flood impacts on adjoining properties, non-compliance with planning controls and insufficient information submitted to support the development proposal and demonstrate site suitability.

Panel Consideration and Reasons for Decision

The Panel notes that this proposal is for the demolition of two dwellings over two lots and the construction of a residential flat building containing 30 apartments over two levels of basement with 41 car parking spaces.

The Panel agrees that the design of the apartment building is not currently consistent with the Housing SEPP, Apartment Design Guide, Campbelltown LEP and Campbelltown Sustainable City DCP with respect to items discussed in the report. Design considerations such as height exceedance, building depth, visual and acoustic privacy, impacts of stormwater and flooding are considered to be resolvable.

The development as currently proposed will have an adverse impact on flooding in the locality and adjoining properties and there is also insufficient information demonstrating that stormwater can be disposed adequately into Council's existing system.

The Panel was addressed by representatives of the applicant who were confident that the issues raised in the Council's assessment report could be readily addressed by amended plans and details which they indicated could be provided within a week to Council. They therefore requested the Panel to defer the matter to enable submission of the material and assessment by Council officers.

Decision of the Panel

The Panel defers the application to allow the applicant a maximum 30 days to provide supplementary information, and redesign addressing all refusal items and have the matter presented before the Panel at a later date.

The next meeting of the Local Planning Panel will be held on 27 March 2024 via teams.

Chairperson

Meeting Concluded: 3.28pm