
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00 on Wednesday, 27 August 2025.

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Minutes of the Local Planning Panel Meeting held on 27 August 2025

Present Chair - Member Ian Reynolds
Expert Member - Brian Kirk
Expert Member - Erik Maranik
Community Member - Shahana Nury

Also Present

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 Alterations and additions to Raith House and use as a Child Care Centre -
74 Fern Avenue Bradbury**

Executive Summary

- This development application proposes the construction of alterations and addition to a local heritage item known as Raith House, and use of the building as a 100 place child care centre and associated works.
 - The site is zoned R2 Low Density Residential. The proposed development is defined as a centre-based child care facility which is permissible with development consent within the zone.
 - The application is compliant with the provisions of all applicable SEPPs.
 - The proposed development is consistent with the provisions of the Campbelltown Local Environmental Plan 2015 and is generally consistent with the Campbelltown Sustainable City Development Control Plan 2015, with a few minor exceptions that are discussed within this report.
 - In response to the notification of the application, 2 unique objections to the proposal
-

were received. None of the matters raised within the objections prevent the approval of the application by the Panel.

- The application has been assessed against Section 4.15 of the *Environmental Planning and Assessment Act 1979* and is found to be generally satisfactory. The application is therefore recommended for approval.

Panel Considerations and Reasons for Decision

1. The Panel has considered the assessment report, the applicant's supporting documentation, and the submissions received during the exhibition period. The Panel is satisfied that:
 - a. The adaptive reuse of Raith House as a childcare centre is a permissible use within the R2 Low Density Residential zone and is consistent with the zone objectives.
 - b. The proposed alterations and additions represent a sympathetic and respectful adaptive reuse of the heritage-listed building. Key elements of original fabric will be retained, demolition is limited and reversible where possible, and the new rear addition is appropriately scaled and clearly distinguishable from the original structure.
 - c. The proposal has been informed by the 2018 Conservation Management Plan and an independent heritage review, and the recommended conditions of consent (including the preparation of an updated CMP, reinstatement of terraced gardens, and heritage interpretation measures) will ensure that the heritage significance of Raith is conserved and enhanced.
 - d. The proposed use is compatible with the social significance of Raith as a place historically associated with children and families, and the childcare centre will reinforce this legacy.
 - e. The concerns raised in public submissions relating to traffic, parking, pedestrian safety, and noise have been carefully considered. The Panel accepts that the proposed parking and access arrangements, combined with traffic management and acoustic mitigation measures, are appropriate and will ensure that the development does not result in unacceptable impacts on the amenity of Fern Avenue or the surrounding locality.
 - f. Council's technical specialists (heritage, engineering, environment, building, fire safety, acoustic) support the proposal subject to conditions, and the Panel is satisfied that these conditions address the relevant environmental, heritage, and amenity considerations.
2. The Panel has had regard to the provisions of section 4.15 of the *Environmental Planning and Assessment Act 1979* and is satisfied that the proposed development is suitable for the site, achieves the objectives of the applicable planning instruments, and is in the public interest subject to minor refinements to the recommended conditions as set out in the Panel's decision below.

Decision of Panel

The Panel determines to approve Development Application 688/2025/DA-C for alterations and additions to Raith House and use of the premises as a 100-place childcare centre and associated works at Lot 2 DP 345682, 74 Fern Avenue, Bradbury, subject to the conditions outlined in the assessment report with the following new and amended conditions:

1. Edit Condition 4 to include the Statement of Heritage Impact prepared by City Plan, dated 19 February 2025, within the approved documents schedule.
2. Add new condition 4A

Statement of Heritage Impact

The development shall be undertaken in accordance with the recommendations set out in the Statement of Heritage Impact prepared by City Plan, dated 19 February 2025.

Reason: To ensure the heritage fabric is appropriately managed and preserved.

3. Add new condition 4B

Plan of Management

The operator must ensure ongoing compliance with the Plan of Management referenced in Condition 4, dated 12 June 2025, prepared by Early Education Solutions.

The Plan of Management must be reviewed by the operator at least once every 12 months.

Any required amendments resulting from the review must not be implemented unless written approval is first obtained from Council's Manager, Development Assessment. Council must not unreasonably withhold its approval and must respond to amendment requests in a timely manner.

Where any proposed amendment to the Plan of Management conflicts with a condition of this consent, or requires the modification of a condition of this consent, a separate formal application may be required.

Condition Reason: To ensure the operational measures protect the amenity of the local area, maintain the safety and security of patrons and staff and to facilitate appropriate and ongoing minor changes to the Plan of Management.

4. Add new condition 34A

Surrender of 389/2017/DA-RA

Prior to the issue of a Construction Certificate, the applicant must lawfully surrender Development Consent No. 389/2017/DA-RA in accordance with section 4.63 of the *Environmental Planning and Assessment Act 1979*. Evidence of the surrender of the consent, to the satisfaction of Council, must be submitted to the Certifying Authority.

Condition reason: To avoid conflict or duplication between development consents, ensure orderly planning, and give effect to the requirements of section 4.63 of the *Environmental Planning and Assessment Act 1979*.

Voting

4/0

4.2 Construction of 44 dwellings, Torrens and community title subdivisions - 74 Fern Ave, Bradbury

Executive Summary

- This development application proposes the construction of 45 dwellings and associated works, and Torrens and community title subdivision.
- The site is zoned R2 Low Density Residential. The proposed development is defined as dwelling houses, attached dwellings and semi-detached dwellings, all of which are permissible land uses with development consent within the zone.
- The application is accompanied by four Clause 4.6 objections, in relation to non-compliant building height, number of storeys and minimum allotment sizes for dwellings and for the subdivision of attached dwellings. These objections are considered to be sound and reasonable.
- Due to the magnitude of the four variations to development standards proposed under clause 4.6 of the Campbelltown Local Environmental Plan 2015 (which all exceed 10 per cent), the Campbelltown Local Planning Panel is the consent authority for this application.
- The application is compliant with the provisions of all applicable SEPPs.
- Apart from variations to maximum building height, number of storeys and minimum allotment sizes for dwellings and for the subdivision of attached dwellings, the proposed development is consistent with the provisions of the Campbelltown Local Environmental Plan 2015 and is generally consistent with the Campbelltown (Sustainable City) Development Control Plan 2015, with a few minor exceptions that are discussed within the Council report.
- In response to the notification of the application there were 5 unique objections to the proposal received. None of the matters raised within the objections prevent the approval of the application by the Panel.
- The application has been assessed against Section 4.15 of the *Environmental Planning and Assessment Act 1979* and is found to be satisfactory. The application is therefore recommended for approval.

Panel Considerations and Reasons for Decision

1. The Panel has considered the assessment report, the applicant's Clause 4.6 variation requests, and the submissions received during the exhibition period. The Panel is satisfied that:
 - a. The proposed dwelling mix of semi-detached, attached, and detached dwellings is permissible within the R2 Low Density Residential zone and consistent with the zone objectives.
 - b. The four Clause 4.6 objections relating to building height, number of storeys, and minimum allotment sizes for dwellings and subdivision have been supported by sound planning justification. The Panel accepts that strict compliance with these development standards is unreasonable or unnecessary in the circumstances of the case and that sufficient environmental planning grounds exist to warrant the variations.
 - c. The proposal represents a site-specific design response that appropriately manages the site's slope and heritage context while delivering a high-quality built form and diverse housing choice.
 - d. The proposed development will facilitate the conservation of Raith House, a heritage-listed item, through the application of Clause 5.10(10) of the Campbelltown Local Environmental Plan 2015. The conditions of consent, including requirements for an updated Conservation Management Plan, landscape and interpretation strategy, and curtilage integration measures, will ensure that the heritage values of the site are conserved and enhanced.
 - e. The concerns raised in public submissions relating to traffic, parking, privacy, and density have been addressed through design amendments, appropriate conditions of consent, and detailed supporting assessments. The Panel is satisfied that the amended proposal achieves acceptable amenity outcomes for adjoining properties and the locality.
 - f. The proposal has been reviewed by Council's technical officers and the Campbelltown Design Excellence Panel. Subject to the recommended conditions, the Panel is satisfied that the development achieves a high standard of urban design and integrates appropriately with the surrounding environment.
 - g. The Panel acknowledges and supports the intent of Council's recommended conditions 95, 97 and 99 to ensure the conservation of Raith House is realised in conjunction with the subject residential subdivision and housing development. However, the Panel is not satisfied that these recommended conditions may be lawful or enforceable.
2. The Panel has had regard to the provisions of section 4.15 of the *Environmental Planning and Assessment Act 1979* and is satisfied that the proposed development is in the public interest, will deliver social and economic benefits, and will not have unacceptable environmental or amenity impacts. However, the Panel is not satisfied that recommended conditions 95, 97 and 99 may be lawful or enforceable.

Decision of Panel

The Panel determines to defer Development Application 123/2025/DA-RS for the construction of 44 dwellings, Torrens and community title subdivision, and associated works at Lot 2 DP 345682, 74 Fern Avenue, Bradbury, subject to the Council obtaining legal advice to verify that recommended conditions 95, 97 and 99 are lawful and enforceable. If required, the legal advice shall set out an alternative conditional approach to achieve the Council's objective regarding the heritage conservation of Raith House in conjunction with the residential subdivision and adjacent housing development.

Subject to the outcome of the legal advice, the Panel shall reconvene electronically to dispose of the matter.

Voting4/0

4.3 Disclosures of Interest Returns Register - 1 July 2024 to 30 June 2025

Executive Summary

This report responds to procedural requirements for the Campbelltown Local Planning Panel and provides the Disclosure of Interest Returns Register ([Register](#)) in accordance with Schedule 1 of the Local Planning Panels Model Code of Conduct (the Code).

Panel Considerations and Reasons for Decision**Decision of Panel**

Noted

Voting4/4

The next meeting of the Local Planning Panel will be held on via Teams 24 September 2025.

Chairperson

Meeting Concluded: 4.09pm