
CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 26 February 2025.

ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF COUNTRY	2
2.	APOLOGIES	2
3.	DECLARATIONS OF INTEREST	2
4.	REPORTS	2
4.1	Alterations and additions to building, use for veterinary hospital for koalas, erection of 10 koala enclosures and 2m high chain wire internal fence - 391 Wedderburn Road, Wedderburn	2
4.2	Development Application for storage shed, upgrade to existing shed and removal of one tree at the Campbelltown Golf Course (Clubhouse) - 1 Golf Course Drive, Glen Alpine	4
5.	CONFIDENTIAL REPORTS	6
5.1	Planning Proposal - Clause 7.30	6

Minutes of the Local Planning Panel Meeting held on 26 February 2025

Present Chair - Ian Reynolds
 Expert Member Glennys James PSM
 Expert Member Rod Logan
 Community Member Genere Dudang

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 building, use for veterinary hospital for koalas, erection of 10 koala enclosures and 2m high chain wire internal fence - 391 Wedderburn Road, Wedderburn**

Executive Summary

- A development application was lodged on 24 May 2024 for alterations and additions to an existing building for use as a veterinary hospital for the care of koalas at 391 Wedderburn Road, Wedderburn.
- The subject site is within land zoned RU5 Village.
- The application was publicly exhibited for 28 days in accordance with the Campbelltown Community Participation Plan 2018, between 24 June 2024 and 22 July 2024, and no submissions were received.
- An assessment under Section 4.15 of the *Environmental Planning and Assessment Act 1979* has been undertaken and it is recommended that the application be approved, subject to recommended conditions in attachment 1.

Panel Consideration and Reasons for Decision

1. The Panel is satisfied that the proposed koala facility appropriately addresses relevant planning considerations, ensuring no significant impacts on native vegetation and habitat connectivity.
2. The Panel concurs with the recommendations of the assessment report to implement measures to mitigate construction impacts on the surrounding environment and that a bushfire emergency management plan for the proposed facility is required as per recommended condition 17.
3. The Panel agrees that the requirement to seal 2 car parking spaces as recommended in condition 7 is unnecessary because the existing site parking arrangements, comprising compacted crushed aggregate, is sufficient to support the proposed new site operation.
4. The Panel accepted the Council's recommended revision of Condition 14 to reflect the operation of wastewater pump system on site.
5. Subject to the conditions of consent set out in attachment 1 to the report, as modified above, the Panel is satisfied that approval of the application is in the public interest.

Decision of the Panel

To approve the application subject to the conditions outlined in the report and with revised conditions 7 and 14 as set out below:

7. Car Parking Spaces

Two car parking spaces shall be made available within the existing parking area for users of the site.

Condition reason: To ensure adequate car parking facilities are available to support site operations.

14. Tanker Pump -Out

1. The collection well shall be emptied at least every 2 weeks, or more frequently if required, and the contents removed by a licensed liquid waste removal contractor.
 2. Any exposed PVC (Class 12) pump-out line/effluent suction pipe shall be adequately protected against impact damage.
 3. The pump-out line from the collection well shall be fitted with a 50 mm or 65 mm Kamlock fitting and approved dust cover or plug. The necessary fitting, dust cover, plug and adaptor may be purchased from the sanitary contractor/licensed liquid waste removal contractor.
 4. The owner/licensee shall maintain, throughout the term of this approval, service contract arrangements with a suitably licensed waste removal contractor for the regular fortnightly waste removal service.
 5. Documentary evidence in the form of receipts or invoice statements from the licensed liquid waste removal company shall be retained by the system owner/licensee to verify regular fortnightly pump out of the system.
 6. A graduated dipstick of copper/stainless steel or other rigid resistant material not less
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than 13 mm in diameter shall be provided to the collection well. The highest graduation must indicate when the collection well is full.

7. The lids of the tanks are to be free of any soil or vegetation from the top of the septic tank and collection well (entire Tanker Pump-out system). The concrete join between the lid and the tank shall remain exposed (minimum of 100 mm height clearance) to ensure surface water cannot enter the tank.
8. The lid access opening cover shall be accessible and rendered watertight.
9. The inspection holes in the tanks are to be clear and easily accessible.
10. The septic tank and collection well (entire Tanker Pump-out system) must be pumped out immediately by a suitably licensed waste removal contractor, if there is evidence and or potential that the system is approaching a level where surcharge into the environment is likely.
11. The primary chambers of the septic tank (if equipped) shall be pumped out/desludged by a suitably licensed waste removal contractor at a regular frequency (i.e. every 3 to 5 years), or when scum and sludge occupy $\frac{2}{3}$ of the volume of the septic tank and/or as directed by Council.

Condition reason: To ensure that waste from the building's construction and operation is managed and disposed of to minimise impacts on the environment.

Voting

4/4

4.2 Development Application for storage shed, upgrade to existing shed and removal of one tree at the Campbelltown Golf Course (Clubhouse) - 1 Golf Course Drive, Glen Alpine

Executive Summary

- Council has received a development application for the construction of a shed for the purposes of storing of golf carts, with an interconnecting wing to an existing shed, ancillary upgrade works and removal of one tree at 1 Golf Course Drive, Glen Alpine.
 - The subject site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015.
 - The development application was publicly exhibited from 3 December 2024 to 21 January 2025, as required by the Campbelltown Community Participation Plan. 8 unique submissions objecting to the proposal were received during this time.
 - The application has been assessed against Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and it is recommended that the application be approved, subject to the recommended conditions of consent set out in attachment 1 to the report including a revision of the proposed siting of the proposed shed to minimise impact on view disruption to adjacent properties.
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Panel Consideration and Reasons for Decision

The Panel notes that the proposal complies with all the relevant State Environmental Planning Policies as well as the Campbelltown Local Environmental Plan 2015, and generally complies with the provisions of Campbelltown Sustainable City Development Control Plan (SCDCP) 2015.

The Panel notes the concerns expressed in the submissions opposing the proposal including potential impacts to views, Aboriginal cultural heritage, availability of information, crime prevention and security, potential acoustic impacts, potential impacts to flora and fauna, alternative siting opportunities and potential impacts to property values.

Following review of attachment 7 and the recommended conditions of consent in attachment 1, the Panel is satisfied that the proposed development will not result in unreasonable adverse impacts on the adjoining properties or broader community subject to refinements to the proposed siting of the shed.

Decision of the Panel

That development application 4311/2024/DA-C for a storage shed, upgrade to existing shed and removal of one tree at the Campbelltown Golf Course (Clubhouse) - 1 Golf Course Drive, Glen Alpine be approved subject to the conditions of consent in attachment 1 of the report and new condition 1A and 1B as set out below:

1A Prior to the issue of a Construction Certificate, amended plans shall be submitted to and approved by Council's Coordinator Development Assessment incorporating the following amendments:

- a. The proposed shed shall be relocated a minimum of 4.5 m to the north (which will result in the demolition of the existing minor ancillary shed structure), or be reduced in size such that the new proposed new shed does not extend beyond the south facing façade of the existing shed,
- b. Deletion of openings on the eastern elevation of the proposed shed.

Condition Reason: To protect the visual amenity of the locality.

1B Prior to the issue of a Construction Certificate, a landscape plan prepared by a suitably qualified expert shall be submitted to and approved by Council's Coordinator Development Assessment. The landscape plan shall incorporate native screen planting along the eastern elevation of the existing shed with a height at maturity not exceeding the ridge height of the shed.

Condition Reason: To protect the visual amenity of the locality.

Voting

4/4

5. CONFIDENTIAL REPORTS

5.1 Planning Proposal - Clause 7.30

Executive Summary

- This report relates to a planning proposal for Ambarvale Community Hall, Kearns Community Hall, St Helens Park Community Hall and Woodbine Neighbourhood Centre.
- Through a combination of changes to planning legislation these halls are subject to a size limitation that restricts the size of any place of public worship in these halls.
- Many Council halls currently have low utilisation rates. There is a desire to increase the community benefit derived from these buildings and one way to achieve this is to expand the ability to use the halls. A separate planning proposal is being prepared which will seek to increase the permissible land uses within the RE1 zone where many halls are located.
- The removal of the size limit for a place of public worship would enable a development application to be submitted that enabled the use of the halls as a place of public worship at certain times when they are not being used for other community purposes, improving the utilisation rates for the halls and providing a community benefit by increasing the number of places available for such uses.
- It is requested that the Panel provide its advice in regard to this planning proposal.

Panel Consideration and Advice

The Panel considers that the planning proposal exhibits both site specific and strategic merit. The potential use of the halls, subject to development consent, for a place of public worship has potential social benefits for the community and would potentially increase the utilisation of these community assets. The proposal also demonstrates site specific merit and would facilitate use consistent with the scale of use that already occurs in each hall.

It is recommended that Council support the submission of the planning proposal for a Gateway Determination.

Voting

4/4

The next meeting of the Local Planning Panel will be held on 26 March 2025 via teams.

Chairperson

Meeting Concluded: 3.55 pm