
Tavern be approved subject to the imposition of additional operation condition of consent which includes;

Condition 44

The proposed new internal garden shall be non-trafficable other than for maintenance purposed.

Voting

4/0

5. CONFIDENTIAL REPORTS FROM OFFICERS

5.1 Planning Proposal Request - Minto

Executive Summary

- On 27 November 2023, GLN Planning Pty Ltd submitted a Planning Proposal Request (PPR) to Council seeking an amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015), specifically in relation to the land known as 13-17 Eagleview Road, Minto (the Land).
- The PPR seeks to amend the CLEP 2015 by including 'places of public worship' as an additional permitted use within Schedule 1 on the subject site (Site).
- A Planning Proposal has been developed for the Panels review and advice.

Panel Consideration and Advice

- The Panel notes that there are 3 places of public worship that have historically been approved within the C4 Environmental Living zone by way of additional permitted uses under Schedule 1 of the CLEP 2015.
 - The Panel notes the contents of the report and the Planning Proposal to amend the CLEP 2015.
 - The Panel notes that the Planning Proposal would provide a facility for the local community.
 - The Panel considered the Planning Proposal and the Council report and considered that the Planning Proposal submitted required further work and additional information to address the potential impacts and the intensity and frequency of the use on the local area. Further justification should be provided that the E4 zone and the site in this case is appropriate and suitable for the use and to ensure there is site specific merit for the proposal. Consideration needs to be given to the provisions of specific clauses in the LEP that will preserve the environment amenity of the area and the future design.
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- Any potential design or environmental issues associated with the site and its future use could be addressed through changes to the DCP to provide greater planning direction e.g. a masterplan of future use and indicative layout.
- The Panel recommends that the applicant be invited to submit further information in regard to the matters raised above and addressed in more detail the following matters:

Intensity and Frequency of Use:

The impact of the establishment's intensity and frequency of use on the local area should be thoroughly considered.

Limits on scale, frequency, and capacity (number of users) should be included in any amendment to CLEP 2015.

Traffic and Residential Amenity:

A traffic study should be conducted to assess all potential impacts on the residential amenity of the local neighbourhood and nearby neighbours.

Car Parking and Public Safety:

Limitations should be placed on the scale and number of users on the site at any one time to mitigate the impact on street parking and public safety risks.

Patronage on the site should be controlled in the same way as that of a community centre in the same location.

Voting

3/1

The next meeting of the Local Planning Panel will be held on 26 June 2024 via Teams.

Chairperson

Meeting Concluded: 4.13 pm