

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	28 November 2023
DATE OF PANEL DECISION	28 November 2023
DATE OF PANEL BRIEFING	27 November 2023
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto
APOLOGIES	Michael Mantei, Michael File
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 27 November 2023.

MATTER DETERMINED

PPSSWC-336 – Camden – DA/2023/284/1 – 40-46 Oxley Street, Camden - Alterations and additions to Camden Civic Centre, including construction of a new building entry, extension of the building foyer, internal refurbishment and reconfiguration, removal of six trees and landscaping within the building curtilage and Memorial Garden.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report and accepts the planning assessment contained in that report. Those reasons are replicated as follows:

- The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Industry and Employment) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021 and Camden Local Environmental Plan 2010.*
- The development is consistent with the objectives of the Camden Development Control Plan 2019.*
- The development is considered to be of an appropriate scale and form for the site and the character of the locality.*
- Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.*
- For the above reasons, the development is a suitable use of the site and its approval is in the public interest.*

The Panel's determination is also supported by the additional reason that:

- The upgrade of the Civic Centre and Memorial Garden will allow for the long-term use of the Civic Centre in a manner that is consistent with the heritage significance of the Camden Town Centre, and as such will be consistent with the objectives and controls for development in the Camden Town Centre Heritage Conservation Area contained in Section 2.16 of the Camden DCP.

The staff assessment was informed by an independent heritage assessment review by City Plan commissioned by the Council. That review concluded that *“the proposed demolition both internally and externally are considered minor with no adverse impact on the overall character and design intent of the building”*. The report made one recommendation which was to replace the “surf mist” colour chosen for the entrance awning with a dark colour so as to be less intrusive. The Panel did not accept that recommendation, concluding instead that there was insufficient need to impose a colour for the awning on the applicant, preferring instead to retain the colour choice of the design architect, noting that the colour was part of an integrated colour palette.

CONDITIONS




The development application was approved subject to the recommended conditions of consent, with the exception of condition 2 which must be deleted (see above) as the Panel did not support the recommendation to replace the colour of the entrance awning.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Need for the proposed upgrades and other priority works within the LGA to which the cost of the upgrade could be better deployed.
- Concerns about the changes to the Memorial Park and sensitivity to existing cairn, stones and paving being retained and re-used.
- Public art installations and signage on John Street should have regard to heritage conservation area.
- The proposed finishes palette, modern style, signage and additions to the building would be unsympathetic to the heritage conservation area.
- There is insufficient landscaping and replacement tree canopy planting.
- Insufficient detail about John Street including perspectives.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Justin Doyle (Chair) 	 Louise Camenzuli
 David Kitto	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-336 – Camden – DA/2023/284/1
2	PROPOSED DEVELOPMENT	Alterations and additions to Camden Civic Centre, including construction of a new building entry, extension of the building foyer, internal refurbishment and reconfiguration, removal of six trees and landscaping within the building curtilage and Memorial Garden.
3	STREET ADDRESS	40-46 Oxley Street, Camden
4	APPLICANT/OWNER	Applicant: Melocco & Moore Architects Owner: Camden Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021. Camden Local Environmental Plan 2010. State Environmental Planning Policy (Resilience and Hazards) 2021. State Environmental Planning Policy (Industry and Employment) 2021. State Environmental Planning Policy (Biodiversity and Conservation) 2021. Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Camden Development Control Plan 2019 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 24 November 2023 Written submissions during public exhibition: three Total number of unique submissions received by way of objection: two
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 26 June 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, David Kitto, Michael Mantei, Michael File <u>Council assessment staff</u>: Adam Sampson, Jamie Erken, Ryan Pritchard <u>Applicant representatives</u>: Philip Moore Final briefing to discuss council's recommendation: 27 November 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, David Kitto <u>Council assessment staff</u>: Adam Sampson, Jamie Erken. Ali Hammoud

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report