



RECORD OF SITE INSPECTION
SYDNEY WESTERN CITY PLANNING PANEL

DETAILS OF SITE INSPECTION

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| DATE | Monday, 25 November 2024 |
| LOCATION | On Site |

SUBJECT MATTER(S)

PPSSWC-365 – Camden - DA/2023/526/1 - 52 Lodges Road, Narellan

Demolition, restoration works to a heritage item, site remediation, construction of a hotel, residential flat buildings and associated road access, vegetation removal, landscaping, civil infrastructure and Community Title subdivision.

PANEL MEMBERS

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| IN ATTENDANCE | Justin Doyle (Chair), David Kitto, Louise Camenzuli, Mary-Lynne Taylor |
| APOLOGIES | Grant Christmas |
| DECLARATIONS OF INTEREST | NIL |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Annabelle Jones, Jamie Erken |
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ITEMS DISCUSSED

- **Access:** The proposed new vehicular driveway and location of the existing easements. The discussion included safety considerations associated with the existing access as well as the new proposed access.
- **Built form and views:** The proposed built forms and impact on significant view lines.
- **Land ownership:** Noting Lots 3 and 5 are community land owned and managed by Camden Council under a deed agreement with the Commonwealth. There are six buildings located within Lot 1 and the heritage curtilage of Studley Park, being a State heritage item. The retention value of these items was discussed.
- **Owners' consent:** Camden Council granted owners consent to allow the lodgement of the DA. This owner's consent was conditional on the applicant also obtaining agreement from the lessee (i.e. the Camden Golf Club). The Camden Golf Club has provided its written consent to the lodgement of the DA, but the Panel understands that the Club and its members have since lodged objections to the proposed development. The Panel noted that it is to consider the planning merit of the DA against the s 4.15 considerations only,

and that any development consent granted will not prejudice the Clubs legal rights in relation to works carried out on its land.

- **Endangered species:** In particular, the *Pimelea spicata* plants, for which a 3:1 replacement ratio is proposed.
- **Permissibility:** Reliance on clause 5.10(10) of the LEP is proposed to establish permissibility of the proposed development. Legal advice has been sought and obtained on the extent of reliance on clause 5.10(10).
- **Planning and urban design:** Landscaping and layout, the various proposed land uses and the planning context and surrounds were also discussed.