



Camden Local Planning Panel

Determination and Statement of Reasons

DATE OF DETERMINATION	5 April 2022
PANEL MEMBERS	Stuart McDonald (Chairperson), Michael File, Grant Christmas and Steve Lyons
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 29/03/2022 and 05/04/2022.

MATTERS TO BE DETERMINED

- **CLPP01** – DA/2022/106/1 - Construction of a Single Storey Dwelling House and Associated Site Works - 13 Gleeson Rise, Oran Park
- **CLPP02** – DA/2022/51/1 - Construction of a Single Storey Dwelling House and Associated Site Works - 35 Gleeson Rise, Oran Park

PANEL CONSIDERATION AND DECISIONS

CLPP01 DA/2022/106/1 - CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE AND ASSOCIATED SITE WORKS - 13 GLEESON RISE, ORAN PARK

RECOMMENDED

That the Panel:

- i. support the applicant's written request lodged pursuant to Clause 4.6(3) of Appendix 5, State Environmental Planning Policy (Precincts – Western Parklands City) 2021 to contravene the maximum height of buildings development standard in Clause 4.3 of Appendix 5, State Environmental Planning Policy (Precincts – Western Parklands City) 2021; and
- ii. approve DA/2022/106/1 for the construction of a single storey dwelling house at 13 Gleeson Rise, Oran Park, subject to the conditions attached to this report.

REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene Appendix 5, State Environmental Planning Policy (Precincts – Western Parkland City) 2021 in relation to the maximum height of buildings development standard. The Panel considers that compliance with the standard is unreasonable and unnecessary in the circumstances and that, despite the contravention of the development standard, the development satisfies the objectives of the zone and standard, will be in the public interest and is acceptable in the particular circumstances of the case.

2. The development is consistent with the objectives of the applicable environmental planning instrument, being Appendix 5, State Environmental Planning Policy (Precincts – Western Parkland City) 2021.
3. The development is consistent with the objectives of Camden Growth Centre Precincts Development Control Plan.
4. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
5. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site and its approval is in the public interest.

CLPP02 DA/2022/51/1 - CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE AND ASSOCIATED SITE WORKS - 35 GLEESON RISE, ORAN PARK





RECOMMENDED

That the Panel:

- i. support the applicant's written request lodged pursuant to Clause 4.6(3) of Appendix 5, State Environmental Planning Policy (Precincts – Western Parklands City) 2021 to contravene the maximum height of buildings development standard in Clause 4.3 of Appendix 5, State Environmental Planning Policy (Precincts – Western Parklands City) 2021; and
- ii. approve DA/2022/51/1 for the construction of a single storey dwelling house at 35 Gleeson Rise, Oran Park, subject to conditions attached to this report.

REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene Appendix 5, State Environmental Planning Policy (Precincts – Western Parkland City) 2021 in relation to the maximum height of buildings standard. The Panel considers that compliance with the standard is unreasonable and unnecessary in the circumstances, and that despite the contravention of the development standard, the development satisfies the objectives of the zone and standard, will be in the public interest and is acceptable in the circumstances of the case.
2. The development is consistent with the objectives of the applicable environmental planning instrument being Appendix 5, State Environmental Planning Policy (Precincts – Western Parkland City) 2021.
3. The development is consistent with the objectives of Camden Growth Centre Precincts DCP.
4. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
5. In consideration of the reasons, the development is a suitable and planned use of the site, and its approval is in the public interest.

PANEL MEMBERS	
 <p>Stuart McDonald (Chairperson)</p>	 <p>Michael File (Expert Panel Member)</p>
 <p>Grant Christmas (Expert Panel Member)</p>	 <p>Steve Lyons (Community Representative – North Ward)</p>