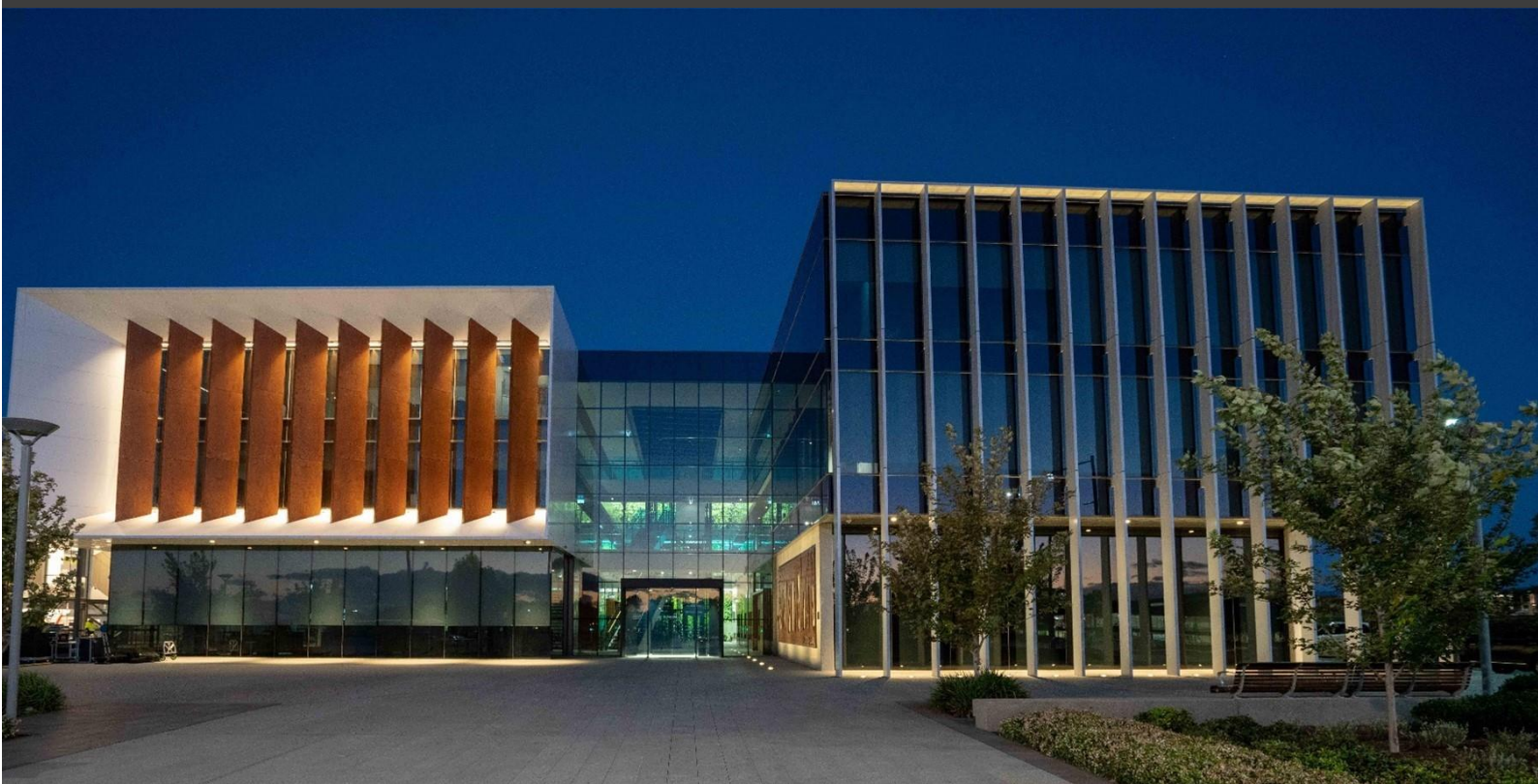


Minutes

Camden Local Planning Panel
Electronic Determination

28 June 2023



camden
council

Determination and Statement of Reasons

DATE OF DETERMINATION	28 June 2023
PANEL MEMBERS	Pamela Soon (Chairperson), Sue Francis, Michael File and
APOLOGIES	Nil.
DECLARATIONS OF INTEREST	Nil.

Electronic meeting held between 20/06/2023 and 28/06/2023.

MATTER TO BE DETERMINED

- CLPP01 – DA/2021/1914/1 - Demolition Of Existing Structures, Tree Removal And Two Staged Construction Of A Four Level Self-Storage Facility, Car Parking, Landscaping, Signage, Drainage, Three Lot Subdivision, Indicative Road And Associated Site Works - 431 Bringelly Road, Leppington

PANEL CONSIDERATION AND DECISION

CLPP01 DA/2021/1914/1 - Demolition of existing structures, tree removal and two staged construction of a four level self-storage facility, car parking, landscaping, signage, drainage, three lot subdivision, indicative road and associated site works - 431 Bringelly Road, Leppington

DETERMINATION

That the Panel:





- Support the applicant’s written requests lodged pursuant to Appendix 5, Section 4.6(3) of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 to the contraventions of the building height development standard in Section 4.3 and the floor space ratio development standard in Section 4.4 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021; and
- Approve DA/2021/1914/1 for the demolition of existing structures, tree removal, two staged construction of a four level self-storage facility, car parking, landscaping, signage, drainage, three lot subdivision, indicative road and associated site works at 431 Bringelly Road, Leppington subject to the conditions attached to the original assessment report, as amended by the conditions attached to the supplementary report.

REASONS FOR DETERMINATION

- The Panel has considered the written requests to contravene State Environmental Planning Policy (Precincts - Western Parkland City) 2021 in relation to the height of buildings and floor space ratio development standards. The Panel considers that the written requests from the applicant adequately demonstrate that compliance with the development standards in Section 4.3 and 4.4 of State Environmental Planning Policy (Precincts - Western Parkland

City) 2021 are unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standards. The Panel is also satisfied that the development will be in the public interest because it is consistent with the objectives of the development standards in Section 4.3 and 4.4 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 and the objectives for development within the IN2 Light Industrial zone.

2. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Precincts - Western Parkland City) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Industry and Employment) 2021 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.
3. The development is consistent with the objectives of the Camden Growth Centre Development Control Plan 2023.
4. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
5. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
6. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.

PANEL MEMBERS	
	
Pamela Soon (Chairperson)	Sue Francis (Expert Panel Member)
	
Michael File (Expert Panel Member)	Debby Dewbery (Community Representative)

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 4654 7777

 ABN: 31 117 341 764

 www.facebook.com/camdencouncil



camden
council