



Camden Local Planning Panel

Determination and Statement of Reasons

DATE OF DETERMINATION	20 December 2021
PANEL MEMBERS	Stuart McDonald (Chairperson), Michael File, Grant Christmas and Steve Lyons
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 13/12/2021 and 20/12/2021.

MATTER TO BE DETERMINED

CLPP01 - DA/2021/1366/1 - Construction of a Single Storey Dwelling House with Associated Landscaping and Site Works - 11 Mary Fairfax Drive, Oran Park.

CLPP02 - DA/2021/1438/1 - Construction of a Single Storey Dwelling House with Associated Site Works - 21 Gleeson Drive, Oran Park.

CLPP03 - DA/2021/1484/1 - Construction of a Single Storey Dwelling House with Associated Site Works - 5 Gleeson Rise, Oran Park.

CLPP04 - DA/2021/1632/1 - Construction of a Single Storey Dwelling House with Ancillary Swimming Pool and Associated Site Works - 15 Mary Fairfax Drive, Oran Park.

PANEL CONSIDERATION AND DECISIONS

CLPP01 DA/2021/1366/1 - CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE WITH ASSOCIATED LANDSCAPING AND SITE WORKS - 11 MARY FAIRFAX DRIVE, ORAN PARK

That the Panel:

- i. support the applicant's written request lodged pursuant to Clause 4.6(3) of Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Camden Growth Centres Precinct Plan, to the contravention of the maximum height of building development standard in Clause 4.3 of Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and
 - ii. approve DA/2021/1366/1 for the construction of a single storey dwelling house at 11 Mary Fairfax Drive, Oran Park, subject to the conditions attached to this report.
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REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006 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 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
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/2021/1438/1 - CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE WITH ASSOCIATED SITE WORKS - 21 GLEESON DRIVE, ORAN PARK

That the Panel:

- i. support the applicant's written request lodged pursuant to Clause 4.6(3) of Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Camden Growth Centres Precinct Plan, to the contravention of the maximum height of building development standard in Clause 4.3 of Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and
- ii. approve DA/2021/1438/1 for construction of a single storey dwelling house with associated site works and inground swimming pool at 21 Gleeson Rise, Oran Park, subject to the conditions of consent attached to this report.

REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006 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 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
 3. The development is consistent with the objectives of Camden Growth Centre Precincts Development Control Plan.
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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.

CLPP03 DA/2021/1484/1 - CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE WITH ASSOCIATED SITE WORKS - 5 GLEESON RISE, ORAN PARK

That the Panel:

- i. support the applicant's written request lodged pursuant to Clause 4.6(3) of Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Camden Growth Centres Precinct Plan, to the contravention of the maximum height of building development standard in Clause 4.3 of Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and
- ii. approve DA/2021/1484/1 for the construction of a single storey dwelling house at 5 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 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006 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 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
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.

CLPP04 DA/2021/1632/1 - CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE WITH ANCILLARY SWIMMING POOL AND ASSOCIATED SITE WORKS - 15 MARY FAIRFAX DRIVE, ORAN PARK

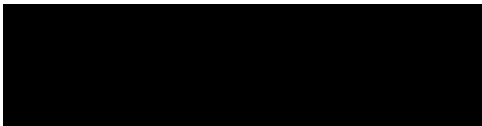
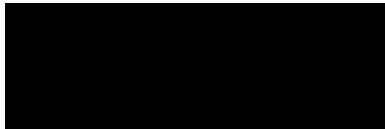
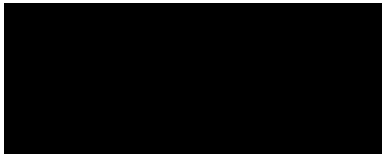

That the Panel:

- i. support the applicant's written request lodged pursuant to Clause 4.6(3) of Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Camden Growth Centres Precinct Plan, to the contravention of the maximum height of building development standard in Clause 4.3 of Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and
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- ii. approve DA/2021/1632/1 for the construction of a single storey dwelling house at 15 Mary Fairfax Drive, Oran Park, subject to the conditions attached to this report.

REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006 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 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
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.

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