

## Determination and Statement of Reasons

<b>DATE OF DETERMINATION</b>	5 September 2022
<b>PANEL MEMBERS</b>	Stuart McDonald (Chairperson), Michael File, Grant Christmas and Steve Lyons.
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 29/08/2022 and 05/09/2022.

### **MATTERS TO BE DETERMINED**

- **CLPP01** – DA/2022/482/1 - Alterations and Additions to Existing Dwelling - 9 Menangle Road, Camden
- **CLPP02** - DA/2022/456/1 - Construction of a single storey dwelling house with associated site works - 14 Connor Way, Oran Park
- **CLPP03** - DA/2022/132/1 - Construction of a single storey dwelling house - 47 Gleeson Rise, Oran Park

### **PANEL CONSIDERATION AND DECISION**

#### **CLPP01 DA/2022/482/1 - ALTERATIONS AND ADDITIONS TO EXISTING DWELLING - 9 MENANGLE ROAD, CAMDEN**

#### **RECOMMENDED**

That the Panel approve DA/2022/482/1 for alterations and additions to the existing dwelling house at 9 Menangle Road, Camden, subject to the conditions attached to this report.

#### **REASONS FOR DETERMINATION**

1. The development is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Biodiversity and Conservation) 2021; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; State Environmental Planning Policy (Resilience and Hazards) 2021; and Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives of Camden Development Control Plan 2019.
3. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
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/2022/456/1 - CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE WITH ASSOCIATED SITE WORKS - 14 CONNOR WAY, 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/2022/456/1 for a construction of a single storey dwelling house at 14 Connor Way, 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 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 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 reasons, the development is a suitable and planned use of the site, and its approval is in the public interest.

**CLPP03 DA/2022/132/1 - CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE - 47 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

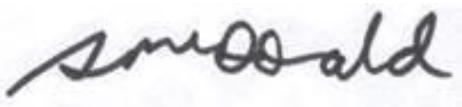



Planning Policy (Precincts – Western Parklands City) 2021; and

- ii. approve DA/2022/132/1 for the construction of a single storey dwelling house at 47 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 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 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 reasons, the development is a suitable and planned use of the site, and its approval is in the public interest.

**PANEL MEMBERS**

 <p><b>Stuart McDonald</b> (Chairperson)</p>	 <p><b>Michael File</b> (Expert Panel Member)</p>
 <p><b>Grant Christmas</b> (Expert Panel Member)</p>	 <p><b>Steven Lyons</b> (Community Representative)</p>