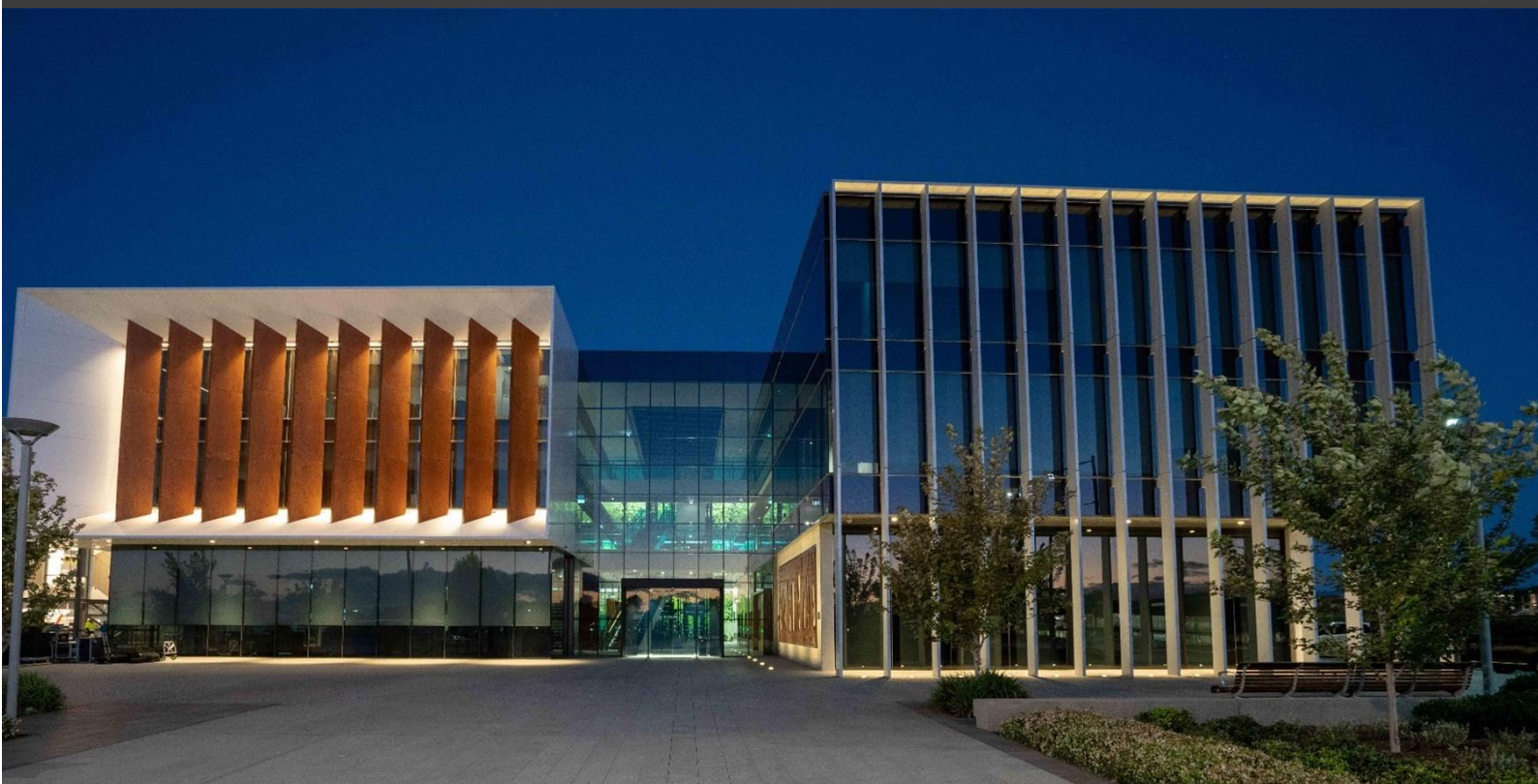


# Minutes

Camden Local Planning Panel  
Electronic Determination

22 February 2024



camden  
council

## Determination and Statement of Reasons

<b>DATE OF DETERMINATION</b>	22 February 2024
<b>PANEL MEMBERS</b>	Pamela Soon (Chairperson), Sue Francis and Domenic Pezzano.
<b>APOLOGIES</b>	Nil.
<b>DECLARATIONS OF INTEREST</b>	Nil.

Electronic meeting held between 16 February 2024 and 22 February 2024.

**CLPP01 Da/2023/381/1 - Construction Of A Pedestrian Bridge Over A Riparian Corridor, With Associated Shared Pathways, Landscaping, And Civil Works - 35 Astley Road, Catherine Field; 170 O'keefe Drive, Oran Park; And 71 Ingall Loop, Catherine Field**

[DETERMINATION](#)

That the Panel approve DA/2023/381/1 for the construction of a pedestrian bridge over a riparian corridor, with associated shared pathways, landscaping and civil works at 35 Astley Road & 71 Ingall Loop, Catherine Field and 170 O'Keefe Drive, Oran Park, subject to the conditions attached to the assessment report.

[REASONS FOR DETERMINATION](#)

1. 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 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.
2. The development is consistent with the objectives of the Camden Growth Centre Precincts Development Control Plan.
3. The development is considered to be of an appropriate form for the site and the character of the locality.
4. Subject to recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
5. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.

**CLPP02 Da/2023/69/1 - Construction Of A Part Three And Part Four Storey Residential Flat Building Containing 24 Apartments With Basement Car Parking - 16 Heath Road, Leppington**

[DETERMINATION](#)

That the Panel:

- i. support the applicant's written request lodged pursuant to Appendix 5 Section 4.6(3) of State Environmental Planning Policy (Precincts - Western Parkland

City) 2021 to the contravention of the height of buildings development standard in Section 4.3 of the State Environmental Planning Policy (Precincts - Western Parkland City) 2021, and

- ii. approve DA/2023/69/1 for the construction of a part three and part four storey residential flat building containing 24 units with basement car parking and associated site works, subject to the terms and conditions attached to the assessment report.

### REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene State Environmental Planning Policy (Precincts - Western Parkland City) 2021 in relation to the height of buildings development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Section 4.3 of the State Environmental Planning Policy (Precincts - Western Parkland City) 2021 is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The Panel is also satisfied that the development will be in the public interest because it is consistent with the objectives of the development standard in Section 4.3 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 and the objectives for development within the R3 Medium Density Residential 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 (Resilience and Hazards) 2021, State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, State Environmental Planning Policy (Biodiversity and Conservation) 2021 26 and State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Developments.
3. The development is consistent with the objectives of the Camden Growth Centre Precincts Development Control Plan.
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)



**Domenic Pezzano**  
(Community Representative)

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