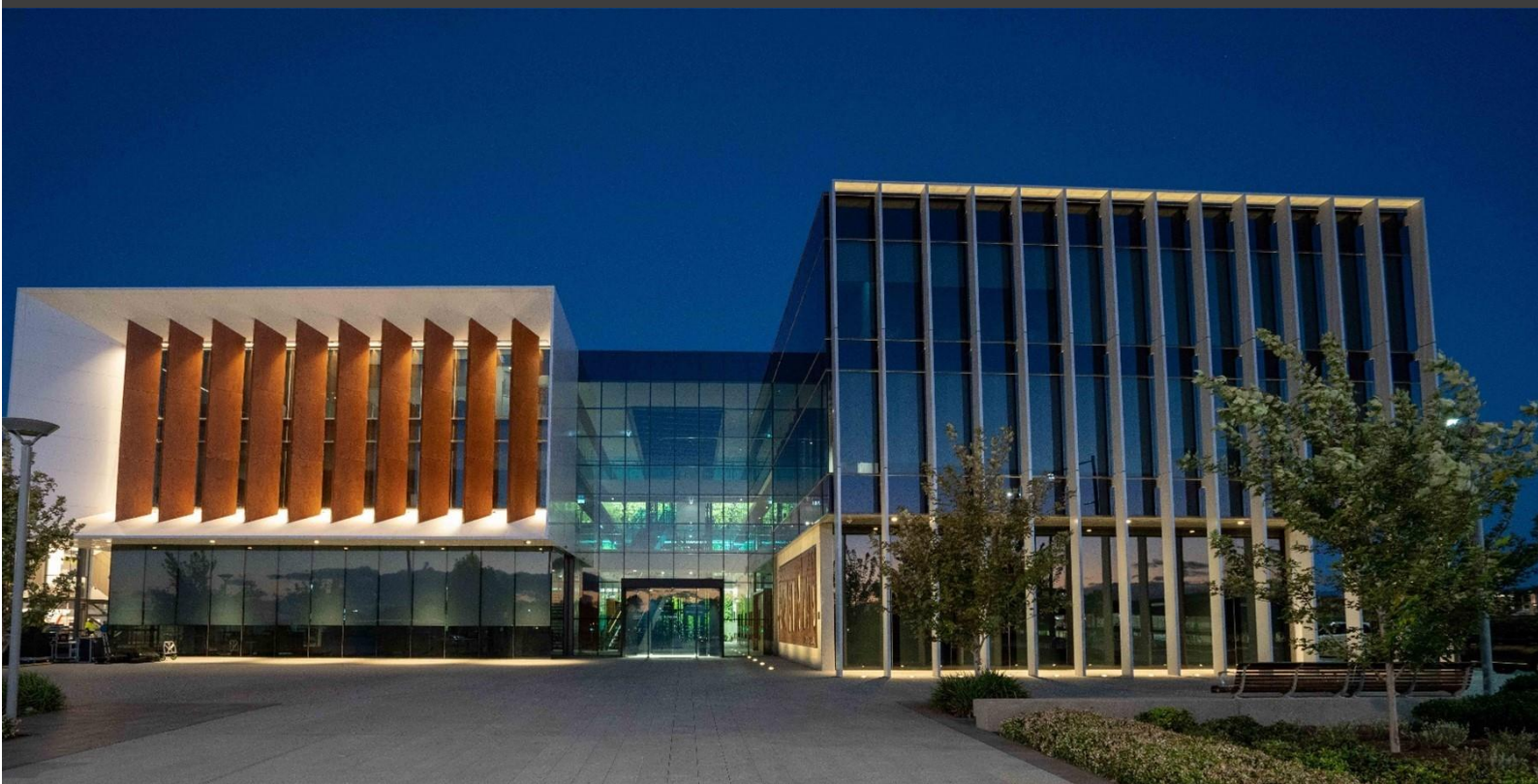


Minutes

Camden Local Planning Panel
Electronic Determination



camden
council

Determination and Statement of Reasons

DATE OF DETERMINATION	11 October 2024
PANEL MEMBERS	Pamela Soon (Chairperson), Jason Perica (Expert Member), Brian Kirk (Expert Member) and Sean Jeppesen (Community Representative).
APOLOGIES	Nil.
DECLARATIONS OF INTEREST	Nil.

Electronic meeting held between 26 September 2024 and 11 October 2024.

CLPP01 DA/2024/60/1 - Construction Of A Two Storey Dwelling, A Secondary Dwelling, A Swimming Pool And Cabana At 845 Cut Hill Road, Cobbitty

PANEL DETERMINATION

The Panel:

- i) supports the applicant’s written request lodged pursuant to Clause 4.6(3) of the Camden Local Environmental Plan 2010 to the contravention of the height of buildings development standard in Clause 4.3 of the Camden Local Environmental Plan 2010, and
- ii) approves DA/2024/60/1 (deferred commencement consent) for tree removal, construction of a two storey dwelling, a detached secondary dwelling, swimming pool, cabana and associated site works at 845 Cut Hill Road, Cobbitty subject to the terms and conditions attached to the Council officers’ report, incorporating the following modifications:
 - Modified deferred commencement terms to be consistent with the planning secretary’s standard deferred commencement notice of determination format.
 - Modified deferred commencement terms providing for the imposition of any further conditions related to, and reasonably arising from, consideration of the material provided addressing the requirements of the deferred commencement matter.
 - Addition of condition 1.0(2) requiring an attic floor plan, showing an attic of single storey construction only, to be provided to the certifier and Council prior to the issue of a construction certificate.

REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene the Camden Local Environmental Plan 2010 in relation to Clause 4.3 height of buildings development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Clause 4.3 of the Camden Local Environmental Plan 2010 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 Clause 4.3 of the Camden Local Environmental Plan 2010 and the objectives for development within the RU1 Primary Production zone.

2. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Sustainable Buildings) 2022, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021 and Camden Local Environmental Plan 2010.
3. The development is consistent with the objectives of the Camden Development Control Plan 2019.
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.

CLPP02 DA/2024/45/1 - Tree Removal, Demolition Of Parts Of The Existing Cottage And Restoration Works, Construction Of A Two Storey Rear Extension And Use Of The Premises As An Office At 74 John Street, Camden

PANEL DETERMINATION

The Panel approves DA/2024/45/1 for tree removal, demolition of parts of an existing cottage and restoration works, construction of a two storey rear extension and use of the premises as an office at 74 John Street, Camden subject to the conditions attached to the Council officers' report, incorporating the following modifications:

- Modification of condition 1.0(2) to include a requirement to update the approved materials and colours board to be consistent with the southern elevation of the architectural plans.
- Modification of condition 2.0(11) to correct a typographical error.
- Modification of condition 2.0(12) to require that the new tree is a fastigiate tree species to be planted within the front setback of the site.
- Modification of condition 2.0(15) to replace the reference to heritage management document with a reference to the approved heritage impact statement.
- Addition of condition 2.0(19) to require the payment of a housing and productivity contribution.

REASONS FOR DETERMINATION

1. The development is consistent with the objectives and controls of the applicable environmental planning instruments being State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021 and Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives of Camden Development Control Plan 2019, including objectives g and i of Chapter 2.18 in that adequate parking will be available for the development through on-street parking located throughout the Camden Town Centre.
3. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
4. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
5. The Panel has considered the comments raised in the submission received from the public and subject to the recommended conditions, is satisfied that the development can be supported having regard to landscaping, tree protection, compliance with the NCC-BCA, car parking and an attractive interface to the rear façade.
6. For the above reasons, the development is a suitable use of the site, and its approval is in the public interest.

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