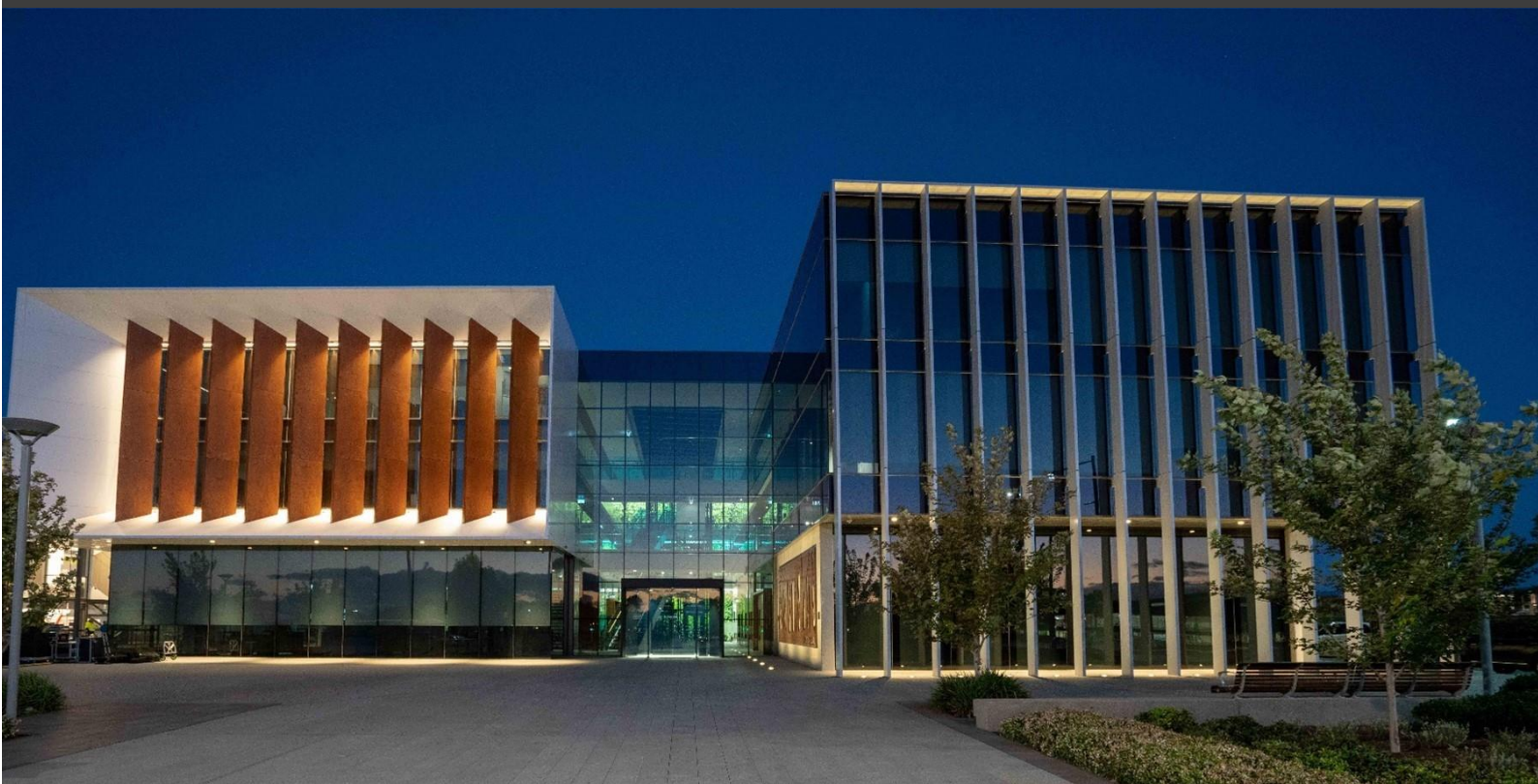


Minutes

Camden Local Planning Panel
Electronic Determination

21 February 2025



camden
council

Determination and Statement of Reasons

DATE OF DETERMINATION	21 February 2025
PANEL MEMBERS	Robert Montgomery (Chairperson), Fiona Gainsford (Expert Member), Jason Perica (Expert Member) and Domenic Pezzano (Community Representative).
APOLOGIES	Nil.
DECLARATIONS OF INTEREST	Nil.

Electronic meeting held between 14 February 2025 and 21 February 2025.

CLPP01 DA/2024/328/1 - Demolition And Construction Of A Front Fence, In-Ground Swimming Pool, Swim-Up Bar, Cabana And Detached Garage At 56 Hilder Street, Elderslie

PANEL DETERMINATION

The Panel approves DA/2024/328/1 for the demolition of a detached double garage, concrete footpath and six trees and construction of a 1.8m cast-iron front fence, an in-ground swimming pool (and associated fencing), swim-up bar, cabana and detached garage subject to the conditions attached to the officers’ report, but with the following additional condition:

Use of premises – The entire property, inclusive of all buildings and structures, must only be used collectively as a dwelling house. The site is not to be used for any other purpose without the prior approval of Council.

Condition reason: To ensure the premises is only used as a dwelling house (as proposed).

REASONS FOR DETERMINATION

1. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being the State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Sustainable Buildings) 2022 and the Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives of the Camden Development Control Plan 2019.
3. The development is considered to be an appropriate 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. For the above reasons, the development is a suitable use of the site, and its approval is in the public interest.

Voting Numbers

The Panel voted 4-0 in favour of the recommendation.

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