

Minutes

Camden Local Planning Panel
Electronic Determination

28 March 2025



camden
council

Determination and Statement of Reasons

DATE OF DETERMINATION	28 March 2025
PANEL MEMBERS	Robert Montgomery (Chairperson), Marjorie Ferguson (Expert Member), Vince Hardy (Expert Member) and Sean Jeppesen (Community Representative).
APOLOGIES	Nil.
DECLARATIONS OF INTEREST	Nil.

Electronic meeting held between 21 March 2025 and 28 March 2025.

CLPP01 DA/2024/527/1 - Construction Of A Detached Secondary Dwelling Above An Existing Garage At 222 Mount Annan Drive, Mount Annan

PANEL DETERMINATION

That the Panel:

- i. support the applicant’s written request lodged pursuant to Clause 4.6 of *Camden Local Environment Plan 2010* for the contravention of the minimum lot size for secondary dwellings development standard applicable under Clause 7.5 of *Camden Local Environmental Plan 2010*.
- ii. approve DA/2024/527/1 for a secondary dwelling at 222 Mount Annan Drive, Mount Annan subject to the conditions attached to the report.

REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene Clause 7.5 of the *Camden Local Environmental Plan 2010* in relation to the minimum lot size for secondary dwellings development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Clause 7.5 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 objective of the development standard in Clause 7.5 of *Camden Local Environmental Plan 2010* and the objectives for development within the R3 Medium Density Residential zone.
2. The development is generally consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Housing) 2021, 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.
3. The development is consistent with the objectives of the Camden DCP 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.

Voting Numbers

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

CLPP02 DA/2024/393/1 - Alterations And Additions To Existing Dwelling, Construction Of A Detached Outbuilding & Secondary Dwelling And Associated Site Works At 224 Old Hume Highway, Camden South

PANEL DETERMINATION

That the Panel approve DA/2024/393/1 for alterations and additions to existing dwelling (former Camden Park gate lodge), construction of a detached outbuilding (garage) & detached secondary dwelling and associated site works at 224 Old Hume Highway, Camden South, subject to the conditions attached to the 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 (Housing) 2021, 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 DCP 2019.
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. 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 determination.

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