

## Determination and Statement of Reasons

<b>DATE OF DETERMINATION</b>	21 December 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 15/12/2022 and 21/12/2022.

### **MATTERS TO BE DETERMINED**

- **CLPP01** - DA/2022/857/1 - Construction Of A Single Storey Dwelling House At 83 Banfield Drive, Oran Park
- **CLPP02** - DA/2022/891/1 - Construction Of A Single Storey Dwelling House At 29 Gleeson Rise, Oran Park

### **PANEL CONSIDERATION AND DECISION**

#### **CLPP01 DA/2022/857/1 - CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE AT 83 BANFIELD DRIVE, ORAN PARK**

#### **DETERMINATION**

That the Panel:

- 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
- approve DA/2022/857/1 for the construction of a single storey dwelling house at 83 Banfield Drive, Oran Park, subject to the conditions attached to this report.

#### **REASONS FOR DETERMINATION**

- 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.
- 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.

**CLPP02 DA/2022/891/1 - CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE AT 29 GLEESON RISE, ORAN PARK**

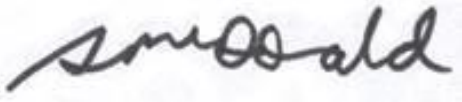



**RECOMMENDED**

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/2022/891/1 for the construction of a single storey dwelling at 29 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	
 <b>Stuart McDonald</b> (Chairperson)	 <b>Michael File</b> (Expert Panel Member)
 <b>Grant Christmas</b> (Expert Panel Member)	 <b>Steven Lyons</b> (Community Representative)