



# Camden Local Planning Panel

## Determination and Statement of Reasons

<b>DATE OF DETERMINATION</b>	6 December 2021
<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 25/11/2021 and 06/12/2021. The Panel held a briefing regarding this matter on 3/12/2021.

### **MATTER TO BE DETERMINED**

**CLPP01 - DA/2021/1446/1-** Construction of a Single Storey Dwelling House with Associated Site Works

### **PANEL CONSIDERATION AND DECISION**

**CLPP01 DA/2021/1446/1- CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE WITH ASSOCIATED SITE WORKS**

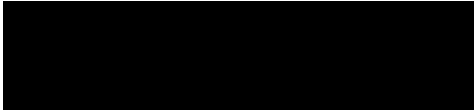
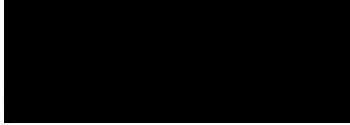
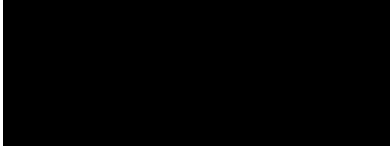

That the Panel:

- i. support the applicant's written request lodged pursuant to Clause 4.6(3) of Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Camden Growth Centres Precinct Plan, to the contravention of the maximum height of building development standard in Clause 4.3 of Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and
- ii. approve DA/2021/1446/1 for the construction of a single storey dwelling house at 85 Banfield Drive, Oran Park, subject to the conditions attached to this report.

### **REASONS FOR DETERMINATION**

1. The Panel has considered the written request to contravene Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006 in relation to the maximum height of buildings development 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 particular circumstances of the case.
  2. The development is consistent with the objectives of the applicable environmental planning instrument, being Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
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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 aforementioned reasons, the development is a suitable and planned use of the site and its approval is in the public interest.

<b>PANEL MEMBERS</b>	
 <b>Stuart McDonald</b> (Chairperson)	 <b>Michael File</b> (Expert Panel Member)
 <b>Grant Christmas</b> (Expert Panel Member)	 <b>Steve Lyons</b> (Community Representative – North Ward)