

Determination and Statement of Reasons

DATE OF DETERMINATION	5 May 2022
PANEL MEMBERS	Stuart McDonald (Chairperson), Michael File and Grant Christmas
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 26/04/2022 to 05/05/2022.

MATTERS TO BE DETERMINED

- **CLPP01** – DA/2022/80/1 - Construction of a Single Storey Dwelling House and Associated Site Works - 4 Connor Way, Oran Park
- **CLPP02** – DA/2022/123/1 - Construction of a Single Storey Dwelling and Swimming Pool - 31 Gleeson Rise, Oran Park
- **CLPP03** – DA/2022/20/1 - Construction of a Single Storey Dwelling House and Associated Site Works - 25 Gleeson Rise, Oran Park
- **CLPP04** – DA/2021/1698/1 - Alterations And Additions To Existing Dwelling - 5 Menangle Road, Camden

PANEL CONSIDERATION AND DECISIONS

CLPP01 DA/2022/80/1 - Construction of a Single Storey Dwelling House and Associated Site Works - 4 Connor Way, 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/2022/80/1 for the construction of a single storey dwelling house at 4 Connor Way, 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 DCP.
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/2022/123/1 - Construction of a Single Storey Dwelling and Swimming Pool - 31 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 Parkland City) 2021 to contravene the maximum height of buildings development standard in Clause 4.3 of Appendix 5, State Environmental Planning Policy (Precincts – Western Parkland City) 2021; and
- ii. approve DA/2022/123/1 for the construction of a single storey dwelling and swimming pool at 31 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 Centres Precincts DCP.
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 suitable and planned use of the site, and its approval is in the public interest.

CLPP03 DA/2022/20/1 - Construction of a Single Storey Dwelling House and Associated Site Works - 25 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/2022/20/1 for the construction of a single storey dwelling house at 25 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 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 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 aforementioned reasons, the development is a suitable and planned use of the site and its approval is in the public interest.




CLPP04 DA/2021/1698/1 - Alterations and Additions to Existing Dwelling - 5 Menangle Road, Camden

RECOMMENDED

That the Panel approve DA/2021/1698/1 for alterations and additions to an existing dwelling at 5 Menangle Road, Camden, subject to the conditions attached to this report.

REASONS FOR DETERMINATION

1. The development is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Biodiversity and Conservation) 2021; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; State Environmental Planning Policy (Resilience and Hazards) 2021; and Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives of Camden Development Control Plan 2019.
3. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
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.

PANEL MEMBERS	
 Stuart McDonald (Chairperson)	 Michael File (Expert Panel Member)
 Grant Christmas (Expert Panel Member)	