



# Camden Local Planning Panel

## Determination and Statement of Reasons

<b>DATE OF DETERMINATION</b>	20 October 2021
<b>PANEL MEMBERS</b>	Stuart McDonald (Chairperson), Michael File, Mary-Lynne Taylor and Bill Rooney
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 12/10/2021 and 20/10/2021.

### **MATTER TO BE DETERMINED**

- **CLPP01** - DA/2020/373/1 - Demolition of Existing Structures and Community Title Subdivision in Four Stages Creating a Total 19 Lots Comprising 18 Residential Lots and One Community Lot, Alterations and Additions to an Existing Heritage Cottage, Construction of 17 Two-Storey Dwelling Houses, Private Road Construction, Civil Works, Servicing, Landscaping and Associated Site Works - 160 & 168 Heath Road, Leppington.

### **PANEL CONSIDERATION AND DECISION**



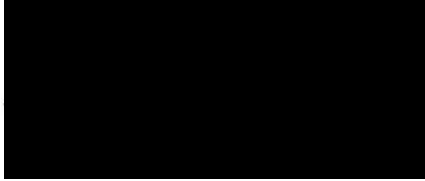
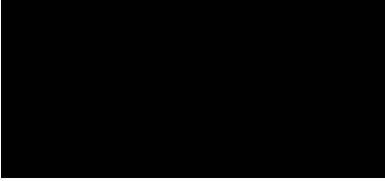
**CLPP01 DA/2020/373/1 - DEMOLITION OF EXISTING STRUCTURES AND COMMUNITY TITLE SUBDIVISION IN FOUR STAGES CREATING A TOTAL 19 LOTS COMPRISING 18 RESIDENTIAL LOTS AND ONE COMMUNITY LOT, ALTERATIONS AND ADDITIONS TO AN EXISTING HERITAGE COTTAGE, CONSTRUCTION OF 17 TWO-STOREY DWELLING HOUSES, PRIVATE ROAD CONSTRUCTION, CIVIL WORKS, SERVICING, LANDSCAPING AND ASSOCIATED SITE WORKS - 160 & 168 HEATH ROAD, LEPPINGTON.**

That the Panel resolved to approve DA/2020/373/1 for community title subdivision and the construction of dwellings at 160 and 168 Heath Road, Leppington 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 (Sydney Region Growth Centres); State Environmental Planning Policy No 55 - Remediation of Land; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX SEPP); and Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.
  2. The development is consistent with the objectives of the Camden Growth Centre Precincts Development Control Plan.
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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.

<b>PANEL MEMBERS</b>	
 <b>Stuart McDonald</b> (Chairperson)	 <b>Michael File</b> (Expert Panel Member)
 <b>Mary-Lynne Taylor</b> (Expert Panel Member)	 <b>Bill Rooney</b> (Community Representative – Central Ward)