



Camden Local Planning Panel

Determination and Statement of Reasons

DATE OF DETERMINATION	19 March 2019
PANEL MEMBERS	Stuart McDonald (Chairperson), Rachel Harrison, Mary-Lynne Taylor, Grant Christmas, Dean Boone
APOLOGIES	N/A
DECLARATIONS OF INTEREST	Mary-Lynne Taylor declared a conflict in relation to CLPP02 and did not participate in the determination of that item. Dean Boone declared a conflict in relation to CLPP02 and did not participate in the determination of that item.

Electronic meeting held between 12 March 2019 and 19 March 2019.

MATTERS TO BE DETERMINED

- CLPP01 – Construction of a Community and Amenities Building – 35 Astley Road, Catherine Field
- CLPP02 – Construction of six storey residential flat building at Oran Park Drive, Oran Park.

PANEL CONSIDERATION AND DECISION

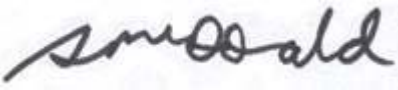
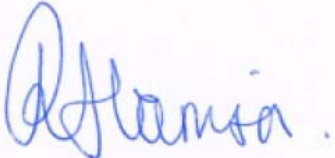


CLPP01 DA/2018/1236/1 – CONSTRUCTION OF A COMMUNITY AND AMENITIES BUILDING – 35 ASTLEY ROAD, CATHERINE FIELD

The Panel resolved to approve DA/2018/1236/1 for the construction of an amenities and community building with landscaping and associated works at 35 Astley Road, Catherine Field subject to the conditions attached to the officer's report.

REASONS FOR DETERMINATION

1. The development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy No 55 - Remediation of Land, State Environmental Planning Policy (Sydney Region Growth Centres) 2006, State Environmental Planning Policy (Infrastructure) 2007, State Environmental Planning Policy No 64 – Advertising and Signage and Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River.
2. The development is, subject to the recommended conditions, consistent with the objectives of the applicable development control plans, being Camden Development Control Plan 2011 and Camden Growth Centre Precincts Development Control Plan.
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, subject to the recommended conditions, is unlikely to have any unreasonable adverse impacts upon the natural or built environments.
5. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site and its approval is within the public interest.

PANEL MEMBERS	
 Stuart McDonald Chairperson	 Rachel Harrison Expert Panel Member
 Mary-Lynne Taylor Expert Panel Member	 Dean Boone Community Representative – North Ward

CLPP02 DA/2018/710/1 – CONSTRUCTION OF SIX STOREY RESIDENTIAL FLAT BUILDING AT ORAN PARK DRIVE, ORAN PARK

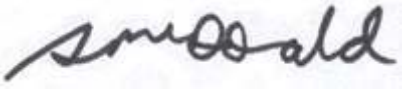


The Panel resolved to:

- i. support the justification in the applicant’s written request lodged pursuant to Appendix 1, Clause 4.6(3) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to the contravention of height of buildings development standard, and
- ii. approve DA/2018/710/1 for a six storey residential flat building at Oran Park Drive, Oran Park and endorse the conditions attached to the officer’s report subject to the deletion of condition 5.0(11) as it is repeated at 5.0(9).

REASONS FOR DETERMINATION

1. The Panel has considered the written request seeking to justify the contravention of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 in relation to the height of buildings development standard. The Panel considers that compliance with the standard is unnecessary in the circumstances and that, despite the contravention of the development standard, the proposed development satisfies the objectives of the zone and standard; will be in the public interest; and is acceptable in the particular circumstances of this case.
2. The development, subject to the recommended conditions, 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 and Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.
3. The development is, subject to the recommended conditions, consistent with the objectives of the applicable development control plans, being the Oran Park Precinct Development Control Plan 2007 and Camden Development Control Plan 2011.

4. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
5. The development, subject to the recommended conditions, is unlikely to have any unreasonable adverse impacts upon the natural or built environments.
6. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site and its approval is within the public interest.

PANEL MEMBERS	
	
Stuart McDonald Chairperson	Rachel Harrison Expert Panel Member
	
Grant Christmas Expert Panel Member	