



Camden Local Planning Panel

Determination and Statement of Reasons

DATE OF DETERMINATION	17 August 2020
PANEL MEMBERS	Penny Holloway (Chairperson), Mary-Lynne Taylor, Sue Francis and Bill Rooney
APOLOGIES	None
DECLARATIONS OF INTEREST	Nil

Electronic meeting held between 10/08/2020 and 17/08/2020.

MATTERS TO BE DETERMINED

- **CLPP01** - DA/2020/282/1 - TORRENS TITLE SUBDIVISION TO CREATE FIVE RESIDENTIAL LOTS AND ASSOCIATED SITE WORKS AT 36 RICKARD ROAD, LEPPINGTON
- **CLPP02** - DA/2020/347/1 - SUBDIVISION OF COMMERCIAL PROPERTY TO CREATE TWO LOTS FOR LEASE PURPOSES AT 13 RABY ROAD, LEPPINGTON

PANEL CONSIDERATION AND DECISION

CLPP01 DA/2020/282/1 - TORRENS TITLE SUBDIVISION TO CREATE FIVE RESIDENTIAL LOTS AND ASSOCIATED SITE WORKS AT 36 RICKARD ROAD, LEPPINGTON

The Panel resolved to:

- i. Support the applicant's written request lodged pursuant to Clause 4.6(3), Appendix 9 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to the contravention of the minimum residential density development standard in Clause 4.1B, Appendix 9 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and
- ii. Approve DA/2020/282/1 for a torrens title subdivision to create five residential lots subject to the conditions attached to this report.

REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene State Environmental Planning Policy (Sydney Region Growth Centres) 2006 in relation to the minimum residential density development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Clause 4.1B, Appendix 9 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The Panel is also satisfied that the development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone in which the development is to be carried out.

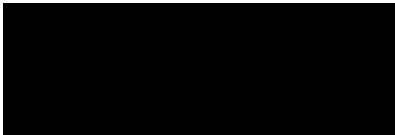
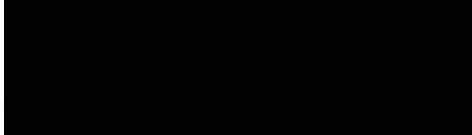
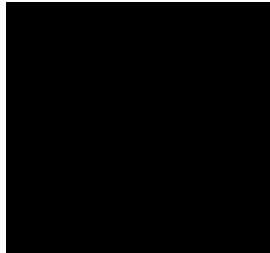
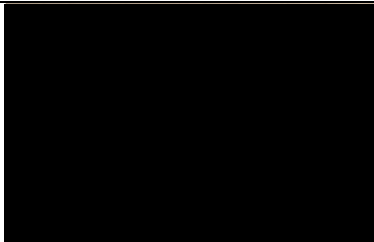
2. The development is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.
3. The development is consistent with the objectives of Camden Growth Centre Precincts Development Control Plan and Camden Development Control Plan 2019.
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.

CLPP02 DA/2020/347/1 - SUBDIVISION OF COMMERCIAL PROPERTY TO CREATE TWO LOTS FOR LEASE PURPOSES AT 13 RABY ROAD, LEPPINGTON

The Panel resolved to approve DA/2020/347/1 for the subdivision of a commercial property to create two lots for lease purposes 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 (Infrastructure) 2007, Camden Local Environmental Plan 2010 and Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.
2. The development is consistent with the objectives of the Camden Development Control Plan 2019.
3. The development will not have any adverse impacts on the natural or built environment.
4. 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	
 Penny Holloway (Chairperson)	 Mary-Lynne Taylor (Expert Panel Member)
 Sue Francis (Expert Panel Member)	 Bill Rooney (Community Representative – Central Ward)