



Camden Local Planning Panel

Determination and Statement of Reasons

DATE OF DETERMINATION	26 May 2020
PANEL MEMBERS	Stuart McDonald (Chairperson), Sue Francis, Grant Christmas, Bill Rooney
APOLOGIES	None
DECLARATIONS OF INTEREST	Nil

Electronic meeting held between 30 April 2020 and 26 May 2020.

MATTER TO BE DETERMINED

- CLPP01 – Section 4.55(2) Modification to Amend Driveway Location and Add Additional Storey to Approved Residential Flat Building – 341 Oran Park Drive, Oran Park.

PANEL CONSIDERATION AND DECISION

CLPP01 DA/2018/710/1 - SECTION 4.55(2) MODIFICATION TO AMEND DRIVEWAY LOCATION AND ADD ADDITIONAL STOREY TO APPROVED RESIDENTIAL FLAT BUILDING AT 341 ORAN PARK DRIVE, ORAN PARK

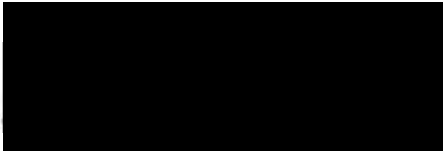
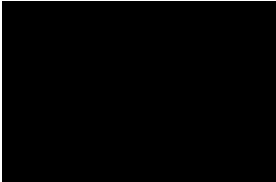
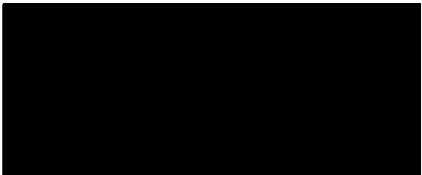

The Panel approves DA/2018/710/2 for the modification of an approved residential flat building at 341 Oran Park Drive, Oran Park subject to the modified conditions attached to the Council officers report with the following additional design change being added to recommended condition 1.0(2) (Amended Plans):

- e) *The blade walls which separate the two courtyards provided for dwelling G.01 from the waste collection area are to be increased in height to extend to the soffit of the level 1 balcony above.*

REASONS FOR DETERMINATION

1. The Camden Local Planning Panel is satisfied that the proposed modification is of minimal environmental impact and is substantially the same development as the development for which the consent was originally granted.
2. The development, as modified, is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Sydney Region Growth Centres) 2006; 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, as modified, is consistent with the objectives of the applicable development control plans, being the Oran Park Precinct Development Control Plan 2007 and Camden Development Control Plan 2019.

4. The development, as modified, is considered to be of an appropriate scale and form for the site and the character of the locality.
5. The development, as modified, is unlikely to have any unreasonable adverse impacts upon the natural or built environment.

PANEL MEMBERS	
 Stuart McDonald (Chairperson)	 Sue Francis (Expert Panel Member)
 Grant Christmas (Expert Panel Member)	 Bill Rooney (Community Representative – Central Ward)