



Camden Local Planning Panel

Supplementary Determination and Statement of Reasons

DATE OF DETERMINATION	25 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 24/08/2020 and 25/08/2020.

MATTER TO BE DETERMINED

- **CLPP03 – SUPPLEMENTARY REPORT - DA/2020/282/1 - TORRENS TITLE SUBDIVISION TO CREATE FIVE RESIDENTIAL LOTS AND ASSOCIATED SITE WORKS AT 36 RICKARD ROAD, LEPPINGTON**

PANEL CONSIDERATION AND DECISION

CLPP03 SUPPLEMENTARY REPORT - DA/2020/282/1 - TORRENS TITLE SUBDIVISION TO CREATE FIVE RESIDENTIAL LOTS AND ASSOCIATED SITE WORKS AT 36 RICKARD ROAD, LEPPINGTON

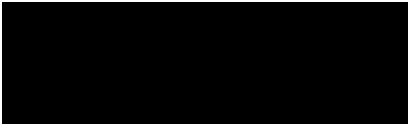
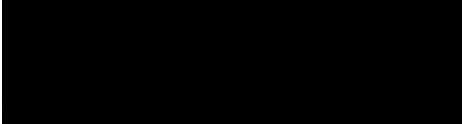

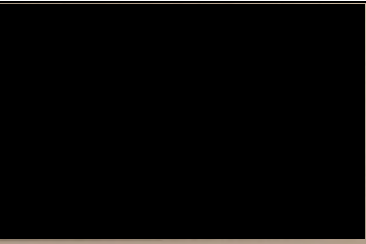
The Panel resolved to:

- i. Rescind the decision of DA/2020/282/1 dated 17 August 2020.
- ii. Support the justification in the applicant's written request lodged pursuant to Clause 4.6(3) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
- iii. Approve DA/2020/282/1 for a torrens title subdivision to create five residential lots subject to the revised 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.

PANEL MEMBERS	
 <p>Penny Holloway (Chairperson)</p>	 <p>Mary-Lynne Taylor (Expert Panel Member)</p>
 <p>Sue Francis (Expert Panel Member)</p>	 <p>Bill Rooney (Community Representative – Central Ward)</p>