



# Camden Local Planning Panel

## Determination and Statement of Reasons

<b>DATE OF DETERMINATION</b>	25 August 2021
<b>PANEL MEMBERS</b>	Stuart McDonald (Chairperson), Rachel Harrison, Michael File and Steve Lyons
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 18/08/2021 and 25/08/2021.

### MATTERS TO BE DETERMINED

- **CLPP01** – DA/2021/227/1 – Partial Demolition and Alterations and Additions to the Existing Fire Damaged Building.
- **CLPP02** – DA/2021/456/1 – Construction of a Two-Storey Dwelling House with Ancillary Swimming Pool and Associated Site Works – 6 Dunstan Street, Oran Park.

### PANEL CONSIDERATION AND DECISIONS

#### **CLPP01                      DA/2021/227/1 – PARTIAL DEMOLITION AND ALTERATIONS AND ADDITIONS TO THE EXISTING FIRE DAMAGED BUILDING**

That the Panel:

- i. Support the applicant's written request lodged pursuant to Clause 4.6(3) of the Camden Local Environmental Plan 2010 to the contravention of the maximum height of building development standard in Clause 4.3 of the Camden Local Environmental Plan 2010; and
- ii. Approve DA/2021/227/1 for the partial demolition and alterations and additions to the existing fire damaged building at 63 Argyle Street, Camden, subject to the conditions attached to this report.

### REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene Camden Local Environmental Plan 2010 in relation to the maximum height of buildings development standard. The Panel considers that compliance with the standard is unreasonable and unnecessary in the circumstances and that, despite the contravention of the development standard, the development satisfies the objectives of the zone and standard, will be in the public interest and is acceptable in the particular circumstances of the case.
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2. The development is consistent with the objectives of the applicable environmental planning instrument, being the Camden Local Environmental Plan 2010.
3. The development is unlikely to have any unreasonable 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.

**CLPP02                      DA/2021/456/1 – CONSTRUCTION OF A TWO-STOREY DWELLING HOUSE WITH ANCILLARY SWIMMING POOL AND ASSOCIATED SITE WORKS – 6 DUNSTAN STREET, ORAN PARK**

That the Panel:

- i. support the applicant's written request lodged pursuant to Clause 4.6(3) of Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Camden Growth Centres Precinct Plan, to the contravention of the maximum height of building development standard in Clause 4.3 of Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and
- ii. approve DA/2021/456/1 for the construction of a two-storey dwelling house at 6 Dunstan Street, Oran Park, subject to the conditions attached to this report.

**REASONS FOR DETERMINATION**

1. The Panel has considered the written request to contravene Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006 in relation to the maximum height of buildings development standard. The Panel considers that compliance with the standard is unreasonable and unnecessary in the circumstances and that, despite the contravention of the development standard, the development satisfies the objectives of the zone and standard, will be in the public interest and is acceptable in the particular circumstances of the case.
  2. The development is consistent with the objectives of the applicable environmental planning instrument, being Appendix 9, State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
  3. The development is unlikely to have any unreasonable 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.
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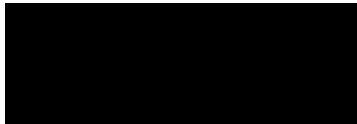
**PANEL MEMBERS**



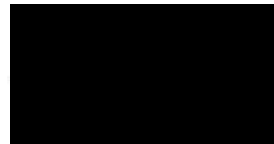
**Stuart McDonald**  
(Chairperson)



**Rachel Harrison**  
(Expert Panel Member)



**Michael File**  
(Expert Panel Member)



**Steve Lyons**  
(Community Representative – North Ward)