



Camden Local Planning Panel

Determination and Statement of Reasons

DATE OF DETERMINATION	12 February 2021
PANEL MEMBERS	Stuart McDonald (Chairperson), Grant Christmas, Sue Francis and Debby Dewberry
APOLOGIES	None
DECLARATIONS OF INTEREST	Debby Dewberry declared a conflict of interest in relation to CLPP02 and did not participate in the determination of that item.

Electronic meeting held between 08/02/2021 and 12/02/2021.

MATTERS TO BE DETERMINED

- **CLPP01** – DA/2020/1054/1 – Roof Replacement for Fire Damaged Building at Whiteman’s Arcade, 76-100 Argyle Street, Camden.
- **CLPP02** – DA/2020/1036/1 – Two Storey Dwelling and Associated Site Works at 14 Rutherford Circuit, Harrington Park.

PANEL CONSIDERATION AND DECISION

CLPP01 DA/2020/1054/1 – ROOF REPLACEMENT FOR FIRE DAMAGED BUILDING AT WHITEMAN’S ARCADE, 76-100 ARGYLE STREET, CAMDEN

That the Panel resolved to:

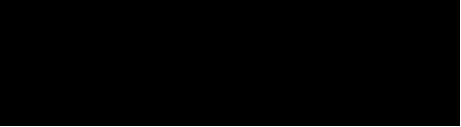
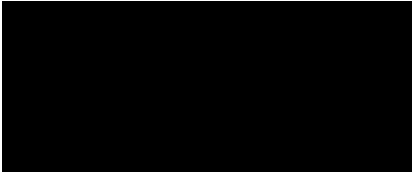
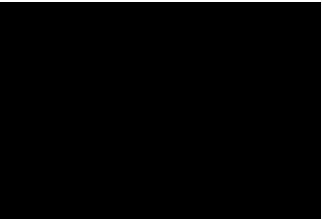

- i. Support the applicant’s written request lodged pursuant to Clause 4.6(3) of the Camden Local Environmental Plan 2010 to the contravention of the maximum height of building development standard in Clause 4.3 of the Camden Local Environmental Plan 2010; and
- ii. Approve DA/2020/1054/1 for replacement of the fire damaged roof with a simplified roof design, window and door replacement, chimney reinstatement, removal of unsalvageable materials and internal plastering at 76-100 Argyle Street, Camden subject to the conditions attached to the assessment report but with conditions 1.0(4) and 2.0(4) being amended to read as follows:
 - 1.0(4) **Separate Approval for any other works** – This consent applies to the roof reconstruction, chimney reconstruction, window replacement, door replacement, replacement of some flooring, removal of fire damaged wall material and plastering of the first-floor and ground floor ceilings. A separate development application is required for any other works including painting of the roof, any other plastering, and any restoration works that are not specifically mentioned by this consent (unless the works are exempt or complying development pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008). No works to the ground floor are approved by this consent.

- 2.0(4) **Appropriate Heritage Knowledge and Experience** – All works must be carried out under the supervision of a Registered Architect who specialises in heritage projects. This person must be present to assess the removal of any doors, door frames, windows, and windows frames to advise when components are able to be retained or must be removed.

No part of the building fabric including any door furniture is to be removed without prior assessment and recording.

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.
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.

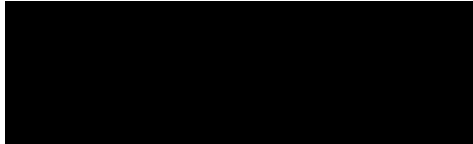
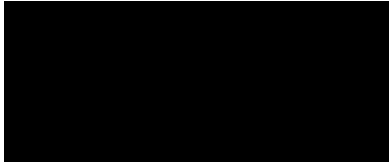
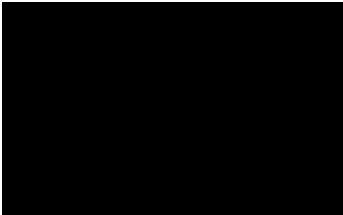
PANEL MEMBERS	
 Stuart McDonald (Chairperson)	 Grant Christmas (Expert Panel Member)
 Sue Francis (Expert Panel Member)	 Debby Dewberry (Community Representative – Central Ward)

CLPP02 DA/2020/1036/1 – TWO STOREY DWELLING AND ASSOCIATED SITE WORKS AT 14 RUTHERFORD CIRCUIT, HARRINGTON PARK

That the Panel resolved to approve DA/2020/1036/1 for a two storey dwelling and associated site works at 14 Rutherford Circuit, Harrington Park 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 (Building and Sustainability Index) 2004, Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River) and Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives of Camden Development Control Plan 2019.
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 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	
 Stuart McDonald (Chairperson)	 Grant Christmas (Expert Panel Member)
 Sue Francis (Expert Panel Member)	