



Camden Local Planning Panel

Determination and Statement of Reasons

DATE OF DETERMINATION	12 July 2018
PANEL MEMBERS	Stuart McDonald (Chair), Michael File, Mary-Lynne Taylor, Debby Dewbery
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 5 July 2018 and 12 July 2018

MATTERS TO BE DETERMINED

- CLPP01 – DA/2017/1596/1 - Two lot Torrens title subdivision and construction of two x single storey dwelling houses at 20 Mudgee Street, Gregory Hills
- CLPP02 – DA/2017/1619/1 - Integrated housing development consisting of Torrens title subdivision into 10 lots, construction of 10 attached dwellings, 2 studio dwellings including Strata subdivision, service provision and landscaping works at 2 Podium Way, Oran Park.
- CLPP03 – DA/2017/1298/1 - Integrated housing development consisting of Community Title subdivision to create 1 community property lot (shared driveway) and 10 residential lots, construction of 14 dwellings including 2 sets of attached dwellings (4 in each), 2 detached dwellings and 4 studio dwellings with strata subdivision, provision of services, landscaping and associated site works at B Civic Way Oran Park.

PANEL CONSIDERATION AND DECISION

CLPP01 DA/2017/1596/1 - TWO LOT TORRENS TITLE SUBDIVISION AND CONSTRUCTION OF TWO X SINGLE STOREY DWELLING HOUSES AT 20 MUDGEE STREET, GREGORY HILLS

This item is currently deferred.

CLPP02 DA/2017/1619/1 - INTEGRATED HOUSING DEVELOPMENT CONSISTING OF TORRENS TITLE SUBDIVISION INTO 10 LOTS, CONSTRUCTION OF 10 ATTACHED DWELLINGS, 2 STUDIO DWELLINGS INCLUDING STRATA SUBDIVISION, SERVICE PROVISION AND LANDSCAPING WORKS AT 2 PODIUM WAY, ORAN PARK.

The Panel resolved to:

- i. support the written request lodged pursuant to Clause 4.6 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to the minimum subdivision lot size development standard, and
- ii. approve DA/2017/1619/1 for Integrated housing development consisting of Torrens title subdivision into 10 lots, construction of attached dwellings, 2 studio dwellings

including strata subdivision, service provision and landscaping works at 2 Podium Way, Oran Park, subject to the reasons and conditions attached to this report.

REASONS FOR DETERMINATION

1. The proposed development, subject to the recommended conditions, 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 (Building Sustainability Index: BASIX) 2004 and Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River.
2. The proposed minimum subdivision lot size development standard variation to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 is considered acceptable in the particular circumstances of this case as compliance with the development standard is unnecessary and unreasonable and sufficient environmental planning grounds have been provided to justify contravening the development standard.
3. The proposed secondary street setback variation to Oran Park Development Control Plan 2007 is considered acceptable in the particular circumstances of this case as the variation will not generate any amenity impacts upon adjoining development as a result of the reduced setback.
4. Subject to the recommended conditions the proposed development will be provided with adequate services.
5. The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
6. The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments.
7. In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is within the public interest.

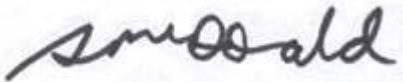



CLPP03 DA/2017/1298/1 - INTEGRATED HOUSING DEVELOPMENT CONSISTING OF COMMUNITY TITLE SUBDIVISION TO CREATE 1 COMMUNITY PROPERTY LOT (SHARED DRIVEWAY) AND 10 RESIDENTIAL LOTS, CONSTRUCTION OF 14 DWELLINGS INCLUDING 2 SETS OF ATTACHED DWELLINGS (4 IN EACH), 2 DETACHED DWELLINGS AND 4 STUDIO DWELLINGS WITH STRATA SUBDIVISION, PROVISION OF SERVICES, LANDSCAPING AND ASSOCIATED SITE WORKS AT B CIVIC WAY ORAN PARK.

The Panel resolved to:

- i. support the written request lodged pursuant to Clause 4.6 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to minimum subdivision lot size, and
- ii. approve DA/2017/1738/1 for Integrated housing development consisting of Community Title subdivision to create 1 community property lot (shared driveway) and 10 residential lots, construction of 14 dwellings including 2 sets of attached dwellings (4 in each), 2 detached dwellings and 4 studio dwellings with Strata subdivision, provision of services and landscaping works at B Civic Way, Oran Park, subject to the reasons and conditions attached to this report.

REASONS FOR DETERMINATION

1. The proposed development, subject to the recommended conditions, 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 (Building Sustainability Index: BASIX) 2004 and Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River.
2. The proposed development standard variation with respect to the minimum subdivision lot size applicable under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006, is considered acceptable in the particular circumstances of this case as compliance with the development standard is unnecessary and unreasonable and sufficient environmental planning grounds have been provided to justify contravening the development standard.
3. The proposed variations to the secondary street setback and rear setback under the Oran Park Development Control Plan 2007 are considered acceptable in the particular circumstances of this case as the variation will not generate any amenity impacts upon adjoining development as a result of the reduced setback. The proposed variation to the shared driveway width is also considered acceptable as it will have a minimal impact on the public domain and pedestrian safety as well as provide safe and convenient access to garages and car spaces.
4. Subject to the recommended conditions the proposed development will be provided with adequate services.
5. The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
6. The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments.
7. In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is within the public interest.

PANEL MEMBERS	
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