



# Camden Local Planning Panel

**Minutes**

**20 November 2018**

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**2.30pm  
Camden Council  
Administration Centre  
70 Central Avenue, Oran Park**



# **CAMDEN LOCAL PLANNING PANEL**

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## **PRESENT**

Penny Holloway (Chairperson), Grant Christmas (Expert Member), Rachel Harrison (Expert Member), Dean Boone (Community Member – North Ward)

## **ALSO IN ATTENDANCE**

Team Leader Gateway, Principal Planner, Governance Officer – Panel and Committees.

## **ACKNOWLEDGEMENT OF COUNTRY**

The Chair acknowledged the traditional Custodians of the Land:

I would like to acknowledge the traditional custodians of this land on which we meet and pay our respect to elders both past and present.

## **RECORDING OF MEETING**

The Chair stated that the meeting is being audio recorded by Council staff for publication on Council's website and that no other recording by a video camera, still camera or any other electronic device capable of recording speech, moving images or still images is permitted without the prior approval of the panel.

## **APOLOGIES**

There were no leave of absence to be granted.

## **DECLARATION OF INTEREST**

There were no declarations to be noted.

## **PUBLIC ADDRESSES**

There were no public addresses to be noted.

## **CLPP01 CONSTRUCTION OF TWO X TWO STOREY DWELLINGS AND TORRENS TITLE SUBDIVISION - 46 POWER RIDGE, ORAN PARK**

### **SUMMARY**

The Panel has considered the officer's report and inspected the site of the proposed development.

### **DETERMINATION OF PANEL**

The Panel resolved to approve DA/2018/1082/1 for a torrens title subdivision at 46 Power Ridge, Oran Park and the construction of two x two storey dwellings subject to the conditions attached to the officer's 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 State Regional Environmental Plan No. 20 – Hawkesbury-Nepean River.
2. The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.

3. The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments.
4. 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.

#### VOTING NUMBERS

The Panel voted 4-0 in favour of the determination.

### **CLPP02 CONSTRUCTION OF A TWO STOREY DWELLING - 2 DUNSTAN STREET, ORAN PARK**

#### SUMMARY

The Panel has considered the officer's report and inspected the site of the proposed development.

#### DETERMINATION OF PANEL

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 maximum height of building development standard, and
- ii. approve DA/2018/1109/1 for the construction of a two storey dwelling house at 2 Dunstan Street, Oran Park subject to the conditions attached to the officer's 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 variation to the maximum height of building (HoB) development standard prescribed under 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 unreasonable and unnecessary and sufficient environmental planning grounds have been provided to justify contravening the development standard in this instance.
3. The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
4. The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments.
5. 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.

#### VOTING NUMBERS

The Panel voted 4-0 in favour of the determination.

## **CLPP03 TEMPORARY USE OF LAND FOR THE CAMDEN JACARANDA FESTIVAL**

### SUMMARY

The Panel has considered the officer's report that was provided to the Panel as a late report.

### DETERMINATION OF PANEL

The Panel resolved to approve DA/2018/1346/1 for a temporary event subject to the conditions attached to the officer's report.

### REASONS FOR DETERMINATION

1. The proposed development will provide a community event that will help support the social, cultural and recreational life of the community.
2. The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being State Regional Environmental Plan No 20 - Hawkesbury-Nepean River and Camden Local Environmental Plan 2010.
3. The proposed development is, subject to the recommended conditions, consistent with the objectives of the applicable development control plan, being Camden Development Control Plan 2011.
4. The proposed development is considered to be of an appropriate scale for the site and the character of the locality.
5. The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments, including existing commercial and residential properties within and around the Camden Town Centre.
6. 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.

### VOTING NUMBERS

The Panel voted 4-0 in favour of the determination.

**THE MEETING CLOSED AT 3.02PM**