

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Camden Civic Centre** on **Thursday 27 November 2014 at 1.00 pm**

Panel Members: Bruce McDonald (Acting Chair), Stuart McDonald, Jason Perica Cr Lara Symkowiak and Cr Peter Sidgreaves

Apologies: None

Declarations of Interest: Councillor Peter Sidgreaves also declared a non-pecuniary and non-significant interest as he is employed by the Catholic Education Office Archdioceses of Sydney and of Wollongong which objected to the proposal but this fact will not influence his decision.

Determination and Statement of Reasons

2014SYW054 – Camden Council, DA228/2014, Staged subdivision to create 339 residential lots, 18 super lots, public open space and associated site works, 62, 70, 94, 102, 112, 116, 122 and 130 Oran Park Drive, Oran

Date of determination: 27 November 2014

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:






The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed subdivision of the land and associated civil works will facilitate the subsequent development of the site for additional detached and medium density forms of housing consistently with the planned intention for development of this element of Oran Park and Catherine Fields precincts of the Metropolitan Southwest Growth Centre.
2. The proposal is consistent with the provisions of the State Environmental Planning Policies that apply including State Environmental Planning Policy (Sydney Regional Growth Centres) 2006.
3. The proposed subdivision, when amended as required by the deferred commencement conditions shall be satisfactorily compliant with the Camden Growth Centres Precincts DCP and provide safe and adequate street function.
4. The proposed development arrangements will assist to secure the conservation of Oran Park House and it's curtilage area.
5. The proposed subdivision of the land will have acceptable impacts on the natural or built environments.
6. In consideration of conclusions 1-5 above the Panel considers the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions recommended in the Council Assessment Report with amendments to Condition 1, Condition 4b, Condition 26 and deletion of Condition 11(c) at the meeting.

Panel members:

 <p>Bruce McDonald (Chair)</p>	 <p>Stuart McDonald</p>	 <p>Jason Perica</p>
 <p>Lara Symkowiak</p>	 <p>Peter Sidgreaves</p>	

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SCHEDULE 1

1	JRPP Reference – 2014SYW054, LGA – Camden Council, DA/228/2014,
2	Proposed development: Staged subdivision to create 339 residential lots, 18 super lots, public open space and associated site works.
3	Street address: 62, 70, 94, 102, 112, 116, 122 and 130 Oran Park Drive, Oran
4	Applicant/Owner: Design and Planning/Hixson Pty Ltd and The Trustees of the Roman Catholic Church for the Diocese of Wollongong
5	Type of Regional development: Capital investment value over \$20 million
6	<p>Relevant mandatory considerations</p> <p>Environmental planning instruments:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Sydney Regional Growth Centres) 2006 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Planning Policy No. 64 – Advertising and Signage • Deemed State Environmental Planning Policy No 20 Hawkesbury-Nepean River <p>Draft environmental planning instruments: Nil</p> <p>Development control plans:</p> <ul style="list-style-type: none"> ◦ Camden Growth Centre Precincts Development control Plan <p>Planning agreements: Nil</p> <p>Regulations:</p> <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment Regulation 2000 <ul style="list-style-type: none"> • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	<p>Material considered by the panel:</p> <p>Council Assessment Report with recommended conditions, Statement of environmental effects and technical reports, Subdivision plans, Engineering plans, Landscaping plans, Indicative billboard signage plan, Plans showing road width proposals and recommendations and petition and written submissions.</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • Terry Goldacre, Trevor Jensen, Jim Higgs and Guy Evans as representatives of the proponent.
8	<p>Meetings and site inspections by the panel:</p> <p>18 July 2014 – Briefing meeting, 27 November 2014 – Site inspection and Final briefing meeting.</p>
9	Council recommendation: Approval as deferred commencement
10	Conditions: Attached to council assessment report