

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Camden Civic Centre** on **Friday 14 2014 at 12.30 pm**

Panel Members: Bruce McDonald (Acting Chair), Lindsay Fletcher, Bruce Clarke, Cr Lara Symkowiak and Cr Peter Sidgreaves

Apologies: Nil

Declarations of Interest: Ms Lara Symkowiak declared a non-pecuniary and non-significant interest as she is the Mayor of the Council and this fact will not influence her decision.

Mr Peter Sidgreaves also declared a non-pecuniary and non-significant interest as he is an elected councillor of the Council and this fact will not influence his decision.

Determination and Statement of Reasons

2014SYW079 – Camden Council – DA 440/2014 – Subdivision to create 6 community title lots, stratum subdivision, 1 residue lot, construction of roads and associated site works, 351, 355, B and D Oran Park Drive, Oran Park and 400 The Northern Road, Oran Park

Date of determination: 14 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:





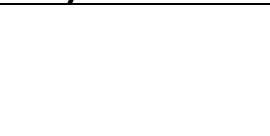
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

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 retail, commercial, civic, recreation and residential uses consistently with the planned intention for development of this element of Oran Park Town 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, excluding the proposed above ground stratum subdivision, which is not approved under this consent is consistent with the provisions of Oran Park DCP2007.
4. The proposed development arrangements will assist to secure the conservation of an identified on site threatened ecological community.
5. The proposed subdivision of the land will have no significant adverse impacts on the natural or built environments.
6. It is more appropriate to consider the stratum subdivision in the context of a future DA which clarifies its exact location and the purpose and built form of the connections over the road so as to establish the likely impacts.
7. In consideration of conclusions 1-6 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.

Panel members:

		
Bruce McDonald (Chair)	Lindsay Fletcher	Bruce Clarke
		
Lara Symkowiak	Peter Sidgreaves	

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SCHEDULE 1

1	JRPP Reference – 2014SYW079, LGA – Camden Council, DA/440/2014,
2	Proposed development: Subdivision to create 6 community title lots, stratum subdivision, 1 residue lot, construction of roads and associated site works.
3	Street address: 351, 355, B and D Oran Park Drive, Oran Park and 400 The Northern Road, Oran Park.
4	Applicant/Owner: Greenfields Development Company No. 2 Pty Limited/Leppington Pastoral Company
5	Type of Regional development: Capital investment value over \$5 million Council interest
6	Relevant mandatory considerations Environmental planning instruments: <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Planning Policy (Sydney Regional Growth Centres) 2006 • Deemed State Environmental Planning Policy No 20 Hawkesbury-Nepean River Draft environmental planning instruments: Nil <ul style="list-style-type: none"> • Development control plans: <ul style="list-style-type: none"> ◦ Oran Park Development Control Plan 2007 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment Regulation 2000 • 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	Material considered by the panel: Council Assessment Report with recommended conditions, Statement of environmental effects, Subdivision plans, Engineering plans and Landscaping plans. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Nathan Wishaw, Senior Development Manager – Property, Greenfields Development Company on behalf of the applicant.
8	Meetings and site inspections by the panel: 18 July 2014 – Briefing meeting, 14 November 2014 – Site inspection and Final briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report