

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 25 November 2014 and 3 December 2014

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 advised that as a Councillor of Camden Council, she attended and participated in Council workshops and information sessions where various design aspects of the proposed development were discussed and will not participate on the Panel in relation to this matter.

Mr Peter Sidgreaves advised that as a Councillor of Camden Council, she attended and participated in Council workshops and information sessions where various design aspects of the proposed development were discussed and will not participate on the Panel in relation to this matter.

### Determination and Statement of Reasons

**2014SYW122 – Camden Council – DA 696/2014** – Construction of a three storey Council Administration Building, including 250 car spaces, within the civic precinct of the Oran Park Town Centre, A, Lot 9015, DP 1178579 Peter Brock Drive, Oran Park

**Date of determination:** 9 December 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 proposal complies with the relevant SEPPs including the Sydney Region Growth Centre and also satisfactorily complies with Oran Park DCP 2007.
2. The proposed development is consistent with the planned intention of the Oran Park Centre within which it is located.
3. The establishment of Camden municipal office services at Oran Park is consistent with a broader policy decision earlier taken by Camden Council.

Note: The Panel recommends that Camden Council review the requirements for underground car parking in the DCP.

**Conditions:** The development application was approved subject to the conditions recommended in the Council Assessment Report with minor change to conditions A7 and A8 to refer to the approvals being given by the appropriate officer of Council rather than Council.

**Panel members:**



**Bruce McDonald (Chair)**



**Lindsay Fletcher**



**Bruce Clarke**

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## SCHEDULE 1

1	<b>JRPP Reference – 2014SYW122, LGA – Camden Council, DA/696/2014,</b>
2	<b>Proposed development:</b> Construction of a three storey Council Administration Building, including 250 car spaces, within the civic precinct of the Oran Park Town Centre.
3	<b>Street address:</b> A, Lot 9015, DP 1178579 Peter Brock Drive, Oran Park
4	<b>Applicant/Owner:</b> Camden Council ( <b>Applicant</b> ) Perich Property Unit Trust ( <b>Owner</b> )
5	<b>Type of Regional development:</b> Capital investment value over \$5 million Council interest
6	<p><b>Relevant mandatory considerations</b></p> <p>Environmental planning instruments:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Sydney Regional Growth Centres) 2006</li> <li>• State Environmental Planning Policy Infrastructure 2007</li> <li>• State Environmental Planning Policy No. 55 - Remediation of Land</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• Deemed State Environmental Planning Policy No 20 Hawkesbury-Nepean River</li> </ul> <p>Draft environmental planning instruments: Nil</p> <ul style="list-style-type: none"> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ Oran Park Development Control Plan 2007</li> <li>◦ Camden Development Control Plan 2011.</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>◦ Environmental Planning and Assessment Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<p><b>Material considered by the panel:</b></p> <p>Council Assessment Report with recommended conditions.</p>
8	<p><b>Meetings and site inspections by the panel:</b></p> <p>14 November 2014 – Briefing Meeting.</p>
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report