

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Determination

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW131 – Camden Council – DA 2014/761/1 – Construction of a 100 bed residential aged care facility, 12 independent living units and associated site works, 2-24 Grice Street, Oran Park.

Date of determination: 26 June 2015

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 development will add to the supply and choice of housing within the Camden local government area.
2. The proposed development compiles with the relevant SEPPs including SEPP (Sydney Region Growth Centres) 2006 and SEPP (Housing for seniors and People with a disability).
3. The proposed development is consistent with the developing urban character of its setting.
4. The proposed development will have no significant impacts on the built or natural environments.
5. In consideration of conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Note: The Panel notes that the development is in the path of the recently released State Government Rail Corridor extension which is currently under public exhibition but believes that this is only a conceptual proposal at this stage.

Conditions: The development application was approved subject to the conditions documented in the Council Assessment Report and taking into regard the SEPP height variation and the Oran Park DCP front setback variation.

Panel members:

 Paul Mitchell	 Bruce McDonald	 Bruce Clarke
 Lara Symkowiak	 Peter Sidgreaves	

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2014SYW131, LGA – Camden Council, DA/2014/761/1
2	Proposed development: Construction of a 100 bed residential aged care facility, 12 independent living units and associated site works.
3	Street address: 2-24 Grice Street, Oran Park.
4	Applicant/Owner: Anglicare Diocese of Sydney
5	Type of Regional development: Capital investment value over \$20million
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 Region Growth Centres (2006) • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy No. 55 - Remediation of Land • Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River – Deemed State Environmental Planning Policy No. 20 <p>Environmental planning instruments: Nil</p> <ul style="list-style-type: none"> • Development control plans: <ul style="list-style-type: none"> ◦ Camden Development Control Plan 2011 ◦ 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	<p>Material considered by the panel:</p> <p>Council Assessment Report with conditions, Statement of environmental effects, Architectural plans, Landscaping plans and Council memorandum dated 22 April 2015 in relation to minor typos.</p>
8	Meetings - electronic determination.
9	Council recommendation: Approval
10	Conditions: Attached to council report