

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### Record of Electronic Meeting Thursday 21 January 2016

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell and Cr Peter Sidgreaves

**Apologies:** Ms Lara Symkowiak

**Declarations of Interest:** None

#### Determination and Statement of Reasons

**2015SYW136 – Camden, DA 2014/228/2**, Section 96(2) Modification – Amendments to the approved lot layout, addition of 9 residential lots, amendment to drainage basins and amendments to conditions of consent, 116 Oran Park Drive, Oran Park.

**Date of determination:** 21 January 2016

**Panel consideration:**


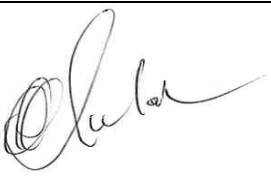


The panel considered: the matters listed at item 6, the material listed at item 7 and listed at item 8 in Schedule 1.

**Reasons for Panel Decision:**

1. The proposal is substantially the same as that previously approved and will similarly facilitate future housing supply.
2. The proposal adequately satisfies the relevant State legislation and State Environmental Planning Policies.
3. The proposal satisfies the provisions of Camden Growth Centres DCP.
4. The amended development will have no greater impact on the built or natural environments than that originally approved .

**Conditions:** The development application was approved subject to the conditions recommended with the Council Assessment Report.

**Panel members:**

 <b>Mary-Lynne Taylor</b>	 <b>Bruce McDonald</b>	 <b>Paul Mitchell</b>
 <b>Peter Sidgreaves</b>		

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – 2015SYW136, LGA – Camden Council, DA/2014/228/2</b>
2	<b>Proposed development:</b> Section 96(2) Modification – Amendments to the approved lot layout, addition of 9 residential lots, amendment to drainage basins and amendments to conditions of consent.
3	<b>Street address:</b> 116 Oran Park Drive, Oran Park.
4	<b>Applicant/Owner:</b> Harrington Estates Pty Ltd C/- Design and Planning.
5	<b>Type of Regional development:</b> Section 96(2) Modification Application
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River – Deemed SEPP</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Camden Growth Centres Precincts Development Control Plan</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	<b>Material considered by the panel:</b> Assessment report and conditions, Statement of environmental effects, Subdivision plans, Engineering plans and Stormwater Report.
8	<b>Meetings and site inspections by the panel:</b> 17 December 2015 to 21 January 2016 – Electronic Determination
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Conditions attached to council assessment report