

DATE OF DETERMINATION	30 January 2017
PANEL MEMBERS	Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurrán, Peter Sidgreaves, Lara Symkowiak
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between Monday, 23 January 2017 and 30 January 2017.

MATTER DETERMINED

2015SYW145 – Camden Council – DA/2015/902/1 – 40, 62, 116 and 801 Oran Park Drive, Oran Park (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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

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*. The decision was unanimous.

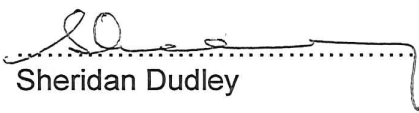
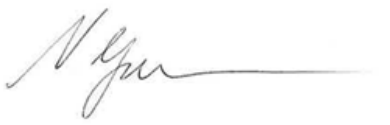
REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The proposed development will facilitate further supply and choice of housing within the Southwest Metropolitan Subregion and the Camden local government area in a location specifically planned for further Greenfield residential development.
- The proposed development adequately satisfies the relevant State legislation and relevant planning instruments including the Water Management Act 2000, the Rural Fires Act 1977, SEPP (Sydney Region Growth Centres) 2006 and its associated Camden Growth Centre Precinct Plan and Indicative Layout Plan, SEPP55 -Remediation of Land, SEPP (Infrastructure) 2007 and Deemed SEPP No. 20 - Hawkesbury Nepean River.
- The proposed development subject to the conditions imposed will have no unacceptable impacts on the natural, or built environments including the local ecology or riparian systems or the heritage significance of Oran Park House.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Sheridan Dudley	 Bruce McDonald
 Nicole Gurran	 Peter Sidgreaves
 Lara Symkowiak	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2015SYW145 – Camden Council – DA/2015/902/
2	PROPOSED DEVELOPMENT	Staged subdivision to create 169 residential lots and 8 superlots, riparian corridor rehabilitation, open space embellishment, construction of recreation facilities, remediation of contaminated land and associated works
3	STREET ADDRESS	40, 62, 116 and 801 Oran Park Drive, Oran Park
4	APPLICANT:	Hixson Pty Ltd and Dandaloo Pty Ltd, c/o Design+Planning
	OWNER:	Hixson Pty Ltd, Dandaloo Pty Ltd and Leppington Pastoral Company Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (State and Regional Development) 2011. - State Environmental Planning Policy (Sydney Region Growth Centres) 2006. - State Environmental Planning Policy (Infrastructure) 2007. - State Environmental Planning Policy No 55 – Remediation of Land. - Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River. - Draft environmental planning instruments: Nil - Development control plans: - Camden Growth Centres Precincts Development Control Plan. - Planning agreements: Nil

		• <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report: 16 January 2017 • Written submissions during public exhibition: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Electronic meeting held between Monday, 23 January 2017 and 30 January 2017.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report