

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting between 31 March and 8 April 2016

Panel Members: Bruce McDonald (Acting Chair), Paul Mitchell, Stuart McDonald

Apologies: None Declarations of Interest: Cr Lara Symkowiak, Cr Peter Sidgreave

Mayor, Lara Symkowiak and Council's Deputy Mayor, Councillor Peter Sidgreaves advised that as Councillors of Camden Council, Councillors Symkowiak and Sidgreaves attended and participated in Council workshops and information sessions where various design aspects of the proposed development were discussed. As they attended and participated in those sessions, they will not participate on the Panel in relation to this matter.

Determination and Statement of Reasons

2015SYW206 – Camden –DA2015/1411 [A Peter Brock Drive Oran Park] as described in Schedule 1.

Date of determination: 8 April 2016

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:

The Panel determined to approve the application, subject to the conditions in the Assessment Report, for the following reasons:

1. The proposed development will provide a contemporary library service and associated facilities and a community focus to the developing area of Oran Park and to the broader locality in which it is placed.
2. The proposal adequately satisfies all relevant State and local planning instruments. In particular the proposal accords with the Oran Park Town Centre DCP.
3. The proposal will have no unacceptable impacts on the natural or built environment and is consistent with the planned use of the site.
4. In conclusion of reasons 1-3 above, the Panel considers the development is a suitable use of the site and its approval is in the public interest.

Conditions: The application is approved subject to the conditions in the Council Assessment Report.

Panel members:



Bruce McDonald (Chair)



Stuart McDonald



Paul Mitchell

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SCHEDULE 1

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| 1 | JRPP Reference – LGA – Council Reference: 2015SYW206 – Camden – DA2015/1411 |
| 2 | Proposed development: Construction of two storey Council Branch Library and Community Recourse Centre, including an at grade car park (86 spaces), landscaping, signage and site works within the civic precinct of the Oran Park Town Centre. |
| 3 | Street address: A Peter Brock Drive Oran Park |
| 4 | Applicant: Urban Growth NSW Owner: Perich Property Trust Unit |
| 5 | Type of Regional development: Capital Investment Value >\$5 million (Crown & Community related development) |
| 6 | Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy (State and Regional Development) 2011 • Deemed State Environmental Planning Policy No.20 – Hawkesbury Nepean River • Oran Park Development Control Plan 2007 • Camden Development Control Plan 2011 • 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, including the principles of ecologically sustainable development. |
| 7 | Material considered by the panel: Council Assessment Report Dated 31 March 2016 Written submissions during public exhibition: Nil |
| 8 | Meetings and site inspections by the panel: Electronic Determination held between 31 March and 5 April 2016 |
| 9 | Council recommendation: Approval |
| 10 | Draft conditions: As per Assessment Report |