

<b>DATE OF DETERMINATION</b>	Monday 2 December 2019
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Bruce McDonald, Julie Savet Ward and Lara Symkowiak
<b>APOLOGIES</b>	Nicole Gurran, Michael Morrison, Theresa Fedeli and Paul Farrow
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Camden Council, 70 Central Avenue, Oran Park on 2 December 2019, opened at 1.16pm and closed at 3.40 pm

#### **MATTER DETERMINED**

2019WCI004 – Camden – DA2018/1435/1 at 600B The Northern Road, Oran Park. 11 Civic Way, Oran Park. 60 Madden Street, Oran Park – Torrens title subdivision to create 123 residential lots, 1 public reserve lot, construction of 8 dwelling houses, 97 attached dwellings and 18 semi-detached dwellings with 8 secondary dwellings, construction of laneways and shared driveways, earthworks, landscaping and associated works. (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 and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

#### **Development application**

The majority of Panel (J Doyle, B McDonald and J Savet Ward) determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

Ms L Symkowiak dissented from the decision for the following reasons –

- Poor design outcome with repetitive facades and streetscapes;
- Poor passive surveillance, safety and functionality of back lane ways;
- Integrated development design can be significantly improved by adopting a more traditional style of medium density housing, with front loaded driveways and driveways long enough to park cars on them.

#### **REASONS FOR THE DECISION**

1. The proposed development will provide additional housing supply and choice within the Camden Local Government Area and the Sydney Western City District in a location planned for new residential development.
2. The proposal adequately satisfies the objectives and provisions of SEPP (Sydney Region Growth Centres) 2006. In particular it is noted the proposal satisfies the provisions of Appendix 1, 4.1B relating to Residential Density -Oran Park Precinct and Appendix 1, 6.1 -Public Utility Infrastructure. The proposed development is considered to be appropriately located and of a form, scale and arrangement that is consistent with and will contribute to the development of the Oran Park Precinct.
3. The proposal adequately satisfies the relevant State Environmental Planning Policies including SEPP 55, (Remediation of Land), (Infrastructure) 2007 and Sydney Regional Environmental Plan No 20.

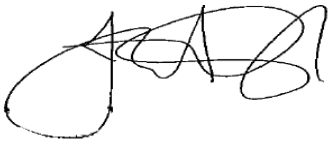



4. The proposal adequately satisfies the provisions of Camden DCP 2011 and Oran Park Precinct DCP 2007. The Panel notes variations to the Oran Park DCP standards and considers these acceptable as they are minor in the context of this proposal and do not detract from the design of the housing development.
5. It is noted that General Terms of Approval issued by the Rural Fire Service and the requirement to make a Special Infrastructure Contribution have been included as conditions of consent.
6. The proposed development subject to the conditions imposed will have no unacceptable adverse impacts on the natural or built environments including the operation of the local road system or the amenity of established residential premises.
7. While there is some repetition in the broad structure of architecture presenting to the primary building frontages, the Panel was ultimately satisfied that the fine grain differences incorporated into individual dwellings and the potential for further differentiation through landscaping rendered the development acceptable in that respect.
8. In consideration of conclusions 1-7 above the majority of the Panel considered the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

#### **CONDITIONS**

The development application was approved subject to the conditions in the Council assessment report.

#### **CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the Panel noted that no written submissions were made during public exhibition and therefore no additional issues of concern were raised.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Bruce McDonald
 Julie Savet Ward	 Lara Symkowiak

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019WCI004 – Camden – DA2018/1435/1
2	PROPOSED DEVELOPMENT	Torrens title subdivision to create 123 residential lots, 1 public reserve lot, construction of 8 dwelling houses, 97 attached dwellings and 18 semi-detached dwellings with 8 secondary dwellings, construction of laneways and shared driveways, earthworks, landscaping and associated works.
3	STREET ADDRESS	600B The Northern Road, Oran Park. 11 Civic Way, Oran Park. 60 Madden Street, Oran Park.
4	APPLICANT/OWNER	Villa World Developments Pty Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<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 No 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>○ Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Camden Development Control Plan 2011</li> <li>○ Oran Park Precinct Development Control Plan 2007</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 15 November 2019</li> </ul>

		<ul style="list-style-type: none"> <li>• Written submissions during public exhibition: Nil</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ In support – Nil</li> <li>○ In objection – Nil</li> <li>○ Council assessment officer - Jordan Soldo</li> <li>○ On behalf of the applicant – Murray Simpson</li> </ul> </li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing: 4 March 2019 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Lara Symkowiak</li> <li>○ <u>Council assessment staff</u>: Ryan Pritchard, Clare Aslanis, Matt Rawson, Jamie Erken</li> </ul> </li> <li>• Site inspection: 4 March 2019 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Lara Symkowiak</li> <li>○ <u>Council assessment staff</u>: Ryan Pritchard, Clare Aslanis, Matt Rawson, Jamie Erken</li> </ul> </li> <li>• Final briefing to discuss council's recommendation, 2 December 2019, 12.00pm. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Justin Doyle (Chair), Bruce McDonald, Julie Savet Ward and Lara Symkowiak</li> <li>○ <u>Council assessment staff</u>: Jordan Soldo</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report