

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 30 August 2021, 10:00am – 10:50am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-154 – Camden Council – DA-2021/1076/1 – 79 Central Avenue, Oran Park NSW 2570 – Extension to the Oran Park Town Centre Podium shopping centre (Stage 3A), incorporating extension of the retail complex, extension of the existing basement car park, construction of the eastern portion of Podium Way, and the reconfiguration of retail tenancies on the existing temporary at-grade car park

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran, Sue Francis and Michael File
APOLOGIES	Louise Camenzuli
DECLARATIONS OF INTEREST	<p>Lara Symkowiak: The planning proposal was accompanied by a VPA that was also endorsed by Council. The Councillor representatives on the SWCPP considered and voted on these items</p> <p>Theresa Fedeli: The planning proposal was accompanied by a VPA that was also endorsed by Council. The Councillor representatives on the SWCPP considered and voted on these items</p> <p>Paul Farrow: The planning proposal was accompanied by a VPA that was also endorsed by Council. The Councillor representatives on the SWCPP considered and voted on these items</p>

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Clare Aslanis, Ryan Pritchard, Jaimie Erken and Mathew Rawson
OTHER	Mellissa Felipe and George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

Stage 3 is proceeding in advance of Stage 2.

Pedestrian linkages along the “Podium Way” (Main Street) which are part of Stage 2 are anticipated to be complete before Stage 3 is constructed. This may need to be addressed in the conditions of any development consent.

DCP changes are anticipated consequent on the now fixed location of the anticipated new heavy rail station.

Planning Panels Secretariat

Car parking and recreation areas are proposed as interim uses of parts of the larger site pending the station proceeding (noting parts of the Stage 3A land is anticipated to be temporarily used for station construction in the future).

The Panel shares the Council's concerns about the presentation to Dick Johnson Drive with the retail uses elevated to the first floor over car parking. Notably the DCP which specifically addresses the Oran Park Town Centre anticipated sleeved parking behind the building, with an active shopfront along Dick Johnson Drive. The pedestrian connection between the station and the expanding town to the north east would seem to benefit from the DCP vision being more closely adhered to. As a greenfield site, the planning for this town centre should be of a high quality to deliver a meaningful civil location.

The planning for the pedestrian linkages should be designed with place making objectives in mind, so that they emerge as more than shopping mall thoroughfares. Delivering meaningful interaction with the development while the other stages are completed is also important.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 6 DECEMBER 2021