

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	Thursday, 23 December 2021
DATE OF PANEL DECISION	Wednesday, 22 December 2021
DATE OF PANEL MEETING	Monday, 13 December 2021
PANEL MEMBERS	Nicole Gurran (Acting Chair), Noni Ruker, Sue Francis, Mary-Lynne Taylor and Michael File
APOLOGIES	Justin Doyle
DECLARATIONS OF INTEREST	<p>Lara Symkowiak: Council has considered and endorsed a planning proposal</p> <p>Theresa Fedeli: Council has considered and endorsed a planning proposal</p> <p>Paul Farrow: Council has considered and endorsed a planning proposal</p> <p>Louise Camenzuli: The firm has received instructions to act for the Perich Group</p>

Papers circulated electronically on 7 December 2021

MATTER DETERMINED

PPSSWC-154 – Camden Council – DA/2021/1076/1 at Lot 3 & 16 DP 270899

61 Podium Way & 351 Oran Park Drive, Oran Park – Construction of an extension to the Oran Park Town Centre Podium shopping centre (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 listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report; noting that:

- The development is consistent with the provisions of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 1 – Oran Park and Turner Road Precinct Plan), and the objectives and requirements of the B2 Local Centre zone. It will provide for the delivery of important retail facilities and services in the centre of the Oran Park precinct.
- The development has been designed to adjust to future development stages of the Oran Park Town Centre including its interface with the planned railway station; Oran Park Drive and Dick Johnson Drive. There are well designed pedestrian linkages to Main Street/Podium Way, and temporary linkages on the eastern and western sides of the site pending the future rail station. Interim landscaping along Oran Park Drive through to the corner of Dick Johnson Drive will screen exposed car parking until this corner of the site is developed in later stages of the master plan.






- The proposal has been forwarded to Transport for NSW and the Camden Local Area Police Command, who raised no objections subject to conditions which have been incorporated.
- The proposal is generally consistent with the Oran Park Development Control Plan 2007, however, it varies the requirements of the *Environmentally Sustainable Development Principles - Green Star Rating* (DCP Part B, 6) in not having submitted certification of the building design's minimum 4 Green Star rating. The Panel accepts the advice that the site-specific sustainability criteria developed in consultation with the Department of Planning, Landcom, Camden Council and the Oran Park Town project team are more appropriate for this Western Sydney context, noting that an Environmental Sustainability Development Report prepared by the applicant has been assessed to demonstrate that the proposed building either meets, or exceeds all sustainability requirements in the DCP.

CONDITIONS

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

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
 Nicole Gurrán (Acting Chair)	 Noni Ruker
 Sue Francis	 Michael File
 Mary-Lynne Taylor	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-154 – Camden Council – DA/2021/1076/1
2	PROPOSED DEVELOPMENT	Construction of an extension to the Oran Park Town Centre Podium shopping centre to the northern side of Podium Way, known as Stage 3A including the 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 with associated site works and landscaping.
3	STREET ADDRESS	Lot 3 & 16 DP 270899 61 Podium Way & 351 Oran Park Drive, Oran Park
4	APPLICANT/OWNER	Applicant: Greenfields Development Company No.2 Owner: Perich Property
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> 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 (Major Infrastructure Corridors) 2020. State Environmental Planning Policy No 55 - Remediation of Land. Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River. Draft environmental planning instruments: <ul style="list-style-type: none"> Draft Environment State Environmental Planning Policy Draft Remediation of Land State Environmental Planning Policy Development control plans: <ul style="list-style-type: none"> Camden Development Control Plan 2019 Oran Park Development Control Plan Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: 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	<ul style="list-style-type: none"> Council assessment report: 6 December 2021 Version 2 Draft Conditions of Consent Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: Monday, 30 August 2021 <ul style="list-style-type: none"> Panel members: Justin Doyle (Chair), Nicole Gurrán, Sue Francis and Michael File

		<ul style="list-style-type: none"> ○ <u>Council assessment staff</u>: Clare Aslanis, Ryan Pritchard, Maimie Erken and Mathew Rawson • Final briefing to discuss Council's recommendation: Monday, 13 December 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Nicole Gurran (Acting Chair), Noni Ruker, Sue Francis, Mary-Lynne Taylor and Michael File ○ <u>Council assessment staff</u>: Clare Aslanis, Jaimie Erken, Mathew Rawson and Lachlan Hutton
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report