

SYDNEY WESTERN CITY PLANNING PANEL

Panel Number:	PPSSWC-161
Application Number:	DA/2021/1176/1
Local Government Area:	Camden
Development:	Construction of Oran Park Leisure Centre including basement car parking, a 50m pool, leisure pool, learn to swim pool, spa/sauna, indoor basketball courts, gymnasium, café, creche, signage, associated works and landscaping
Capital Investment Value:	\$55,700,000
Site Address(es):	70-74 Central Avenue Oran Park 2570
Applicant:	Camden Council
Owner(s):	Camden Council
Date of Lodgement:	1 July 2021
Number of Submissions:	Nil
Number of Unique Objections:	Nil
Classification:	Regionally significant development
Recommendation:	Approve with conditions.
Regional Development Criteria (Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011):	Capital investment value > \$5 million (Crown and Council related development)
List of All Relevant Section 4.15(1)(a) Matters:	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy (State and Regional Development) 2011.</i> • <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006.</i> • <i>State Environmental Planning Policy (Infrastructure) 2007.</i> • <i>State Environmental Planning Policy No 55 - Remediation of Land.</i> • <i>State Environmental Planning Policy No 64 – Advertising and Signage.</i> • <i>Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.</i> • Draft Environment State Environmental Planning Policy. • Oran Park Development Control Plan. • Camden Development Control Plan 2019.
List all Documents Submitted with this Report for the Panel's Consideration:	<ul style="list-style-type: none"> • Assessment Report and draft conditions. • Statement of Environmental Effects. • Architectural and Signage Plans. • Landscape Plans. • Engineering Plans. • Traffic Impact Assessment.

	<ul style="list-style-type: none"> Construction and Operational Waste Management Plan. Environmentally Sustainable Development Report. Plan of Management.
Development Standard Contravention Request(s):	None
Summary of Key Submission Issues:	The application was notified for a period of 14 days where no written submissions were received.
Report Prepared By:	Elton Consulting – a WSP Company
Report Date:	1 October 2021

Summary of Section 4.15 Matters

	Yes
Have all recommendations in relation to relevant Section 4.15 matters been summarised in the Executive Summary of the assessment report?	X

Legislative Clauses Requiring Consent Authority Satisfaction

	Yes
Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed and relevant recommendations summarised in the Executive Summary of the assessment report?	X

Development Standard Contraventions

	Yes	N/A
If a written request for a contravention to a development standard has been received, has it been attached to the assessment report?		X

Special Infrastructure Contributions

	Yes	No
Does the application require Special Infrastructure Contributions?	X	

Conditions

	Yes	No
Have draft conditions been provided to the applicant for comment?	X	

PURPOSE OF REPORT

The purpose of this report is to seek determination from the Sydney Western City Planning Panel (the Panel) of a development application (DA). The DA seeks approval for construction of the Oran Park Leisure Centre, including basement car parking, a 50m pool, leisure pool, learn to swim pool, spa/sauna, indoor basketball courts, gymnasium, café, creche, signage, associated works and landscaping.

The Panel is the determining authority for this DA where, pursuant to Part 4 and Schedule 7 of the *State Environmental Planning Policy (State and Regional Development) 2011*, Council cannot determine a DA where the Capital Investment Value (CIV) exceeds \$5 million for Crown and Council related development. The CIV of the proposed development is \$55,700,000 which exceeds this prescribed CIV threshold.

SUMMARY OF RECOMMENDATION

That the Panel determine to approve DA/2021/1176/1 for construction of Oran Park Leisure Centre at 70-74 Central Avenue Oran Park, subject to the conditions outlined in Appendix A of the report.

EXECUTIVE SUMMARY

Camden Council (Council) is in receipt of a DA for the construction of Oran Park Leisure Centre at 70-74 Central Avenue Oran Park including basement car parking (156 spaces), a 50m pool, leisure pool, learn to swim pool, spa/sauna, indoor basketball courts, gymnasium, café, creche, signage, associated works and landscaping.

As Council is the beneficiary of the proposed development via the Oran Park Voluntary Planning Agreement (VPA) and the ownership of the land on which it is to be constructed will be transferred to Council by the Developer, Council engaged the services of an independent planning consultant (Elton Consulting, a WSP Company) to undertake an assessment of the DA.

This DA was publicly exhibited in accordance with Camden Development Control Plan 2019 and Schedule 1 of the *Environmental Planning and Assessment Act 1979* from 14 July 2021 to 27 July 2021. No written submissions were received during this time.

The application has been assessed having regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The application will not result in any significant impact on the environment or the amenity of nearby residents and is recommended for approval, subject to the conditions outlined in Appendix A of the report.

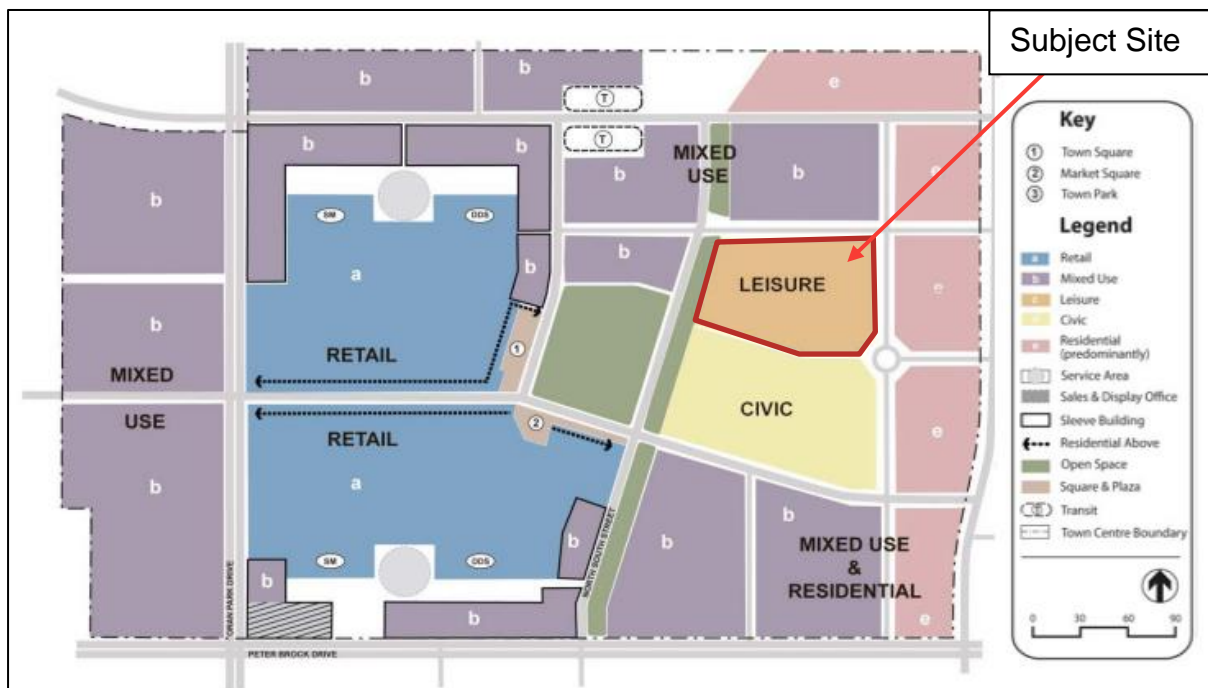
BACKGROUND

The Oran Park precinct, within the South West Growth Centre, was rezoned in December 2007. The 1,119 hectare Oran Park Precinct plans for a community that includes the following:

- 8000 dwellings (for approximately 25,000 new residents);
- 18 hectares of employment land, a 50,000sqm (gross lettable area), town centre and two neighbourhood centres (capacity for 4,120 jobs);
- Schools and community facilities; and
- 148 hectares of open space.

The Oran Park Development Control Plan 2007 (DCP) was originally adopted in December 2007 and amended most recently in July 2016. The amendment included updated development controls for the Oran Park Town Centre in Part B of the DCP to help facilitate development in this area. The DCP includes an indicative layout plan as reproduced below:

Figure 1: Oran Park Town Centre indicative layout plan



The delivery of the Oran Park Leisure Centre forms part of the Oran Park Voluntary Planning Agreement between Council, Greenfields Development Company Pty Ltd, Leppington Pastoral Company Pty Ltd and Landcom.

Application Background

A Pre-DA meeting was held with Council on the 29 March 2021 regarding the proposed development and advice issued on the 13th April 2021. The key issues raised in the advice are summarised as follows:

- Traffic and parking matters including the provision of car and bicycle spaces, loading and car park design.
- Environmental health impacts including noise, contamination and air quality.
- Submission requirements including landscape design, plan of management, waste management, and engineering design.

The matters raised in the advice have been adequately addressed in the subject proposal.

The proposed development was reviewed by Councils Design Review Panel (DRP), prior to the lodgement of the Development Application and was considered at the DRP meeting held on the 20 April 2021. The DRP were generally in support of the proposal, subject to number of recommendations relating to the architectural design, through-site link and internal configurations at the centres entrance and the basketball courts. These matters have been addressed within the architectural plans and/or justified in the Statement of Environmental Effects.

The DA was lodged with Council on the 1st July 2021 via the NSW Planning Portal.

Following the completion of a detailed assessment and panel briefing, additional information was requested on the 12th August 2021. The additional information requested is summarised as follows:

- Energy Efficiency Report.
- A Plan of Management (POM) detailing the management strategies for the leisure centre and food and drink premises.
- Inclusion of weather protection in accordance with Part 7.5 of Oran Park DCP.

Additional information was issued by the applicant on the 9th September, including a Plan of Management and Energy Efficiency Report.

The Energy Efficiency Report has not adequately addressed the prescriptive requirements of the DCP in relation to measures incorporating operating carbon intensity, embodied carbon intensity, urban landscape elements and water management. Conditions of consent are recommended which require the submission of a revised Sustainability Report to demonstrate that the proposed development will achieve the mandatory requirements set out in the Oran Park, Sustainability Development Control Plan (Attachment B).

Panel Briefing

A Panel briefing was held on the 31 August 2021. The Panel indicated general support for the proposal, subject to a sufficient number of bicycle spaces being provided on site. Bicycle parking in accordance with the relevant rates in the Oran Park DCP is provided on site, including within the setback area of Central Avenue, and provides convenient access to the main bicycle movement routes in Oran Park Town Centre.

The Panel also requested that the Plan of Management address specific parking conflict issues generated by peak events such as School Carnivals and potential overlap with the

demands of nearby uses. The Plan of Management and Traffic Report have been updated to demonstrate the parking provision on site is acceptable during School Carnivals and other peak periods.

Accordingly, the matters raised by the Panel have been sufficiently addressed, as discussed in detail later in this report.

Relevant site history

The relevant history of the surrounding development is summarised as follows:

1. DA 1122/2013 for the bulk earthworks for Tranches 20 and 29 encompassing the Civic Precinct of the Oran Park Town Centre was approved by Council on the 6 May 2014. This DA set final finished surface levels for future lots and development precincts.
2. DA 440/2014 for the community title subdivision of six allotments, stratum subdivision, construction of roads and associated site works was approved by the Sydney West JRPP on 14 November 2014. This DA created the first stage of the road network and infrastructure servicing the civic precinct in Oran Park Town Centre, providing access to the Council Administration Building and Library and Resource Centre sites.
3. DA 696/2014 for the construction of a three storey Council Administration Building, including 250 car spaces within the civic precinct of the Oran Park Town Centre was approved by the Sydney West JRPP on 9 December 2014.
4. DA 2015/1411 for the Construction of two storey Council Branch Library and Community Resource Centre, including an at grade carpark (86 car spaces) landscaping signage and site works within the civic precinct of the Oran Park Town Centre was approved by the Sydney West JRPP on 8 April 2016.

The Council Administration Building, Library and Community Resource Centre have since been constructed and are currently operating.

THE SITE

The site is known as 70-74 Central Avenue Oran Park and is legally described as Part of Lot 5 in DP270899. The site is irregular in shape and has an area of approximately 11,058m².

The site has been levelled as part of previous applications however has a south to north slope of approximately 3.25 metres.

The site is bounded by Dick Johnson Drive to the north, Central Avenue to the west and Holstein Street to the east. A perimeter road connecting Central Avenue to Holstein Street has been approved via a separate development application (DA/2020/196/1).

The site is located within the Civic precinct of the Oran Park Town Centre which is in the early stages of development. The Town Centre is centrally located and comprises a Town Square, Town Park, significant regional civic and community buildings and recreation and leisure facilities. The Town Park, Council Library, Administration Centre and resource centre have been constructed within the Civic precinct and are in operation. The proposed development will be situated immediately north of Oran Park Library.

The site is predominately surrounded by B2 zoned land, which is projected for future mixed-use development. To the southwest of the site is the Oran Park Podium Shopping Centre, primarily comprising of retail and food and drink premises (Stage 1). A Development

Application for Stage 2 of the Podium has been approved for an extension that will bring the shopping centre eastwards to Central Avenue however works have yet to commence. A development application for Stage 3A of the Podium (79 Central Avenue, Oran Park) has been lodged with Council for land between Dick Johnson Drive and the existing shopping Centre however is yet to be determined.

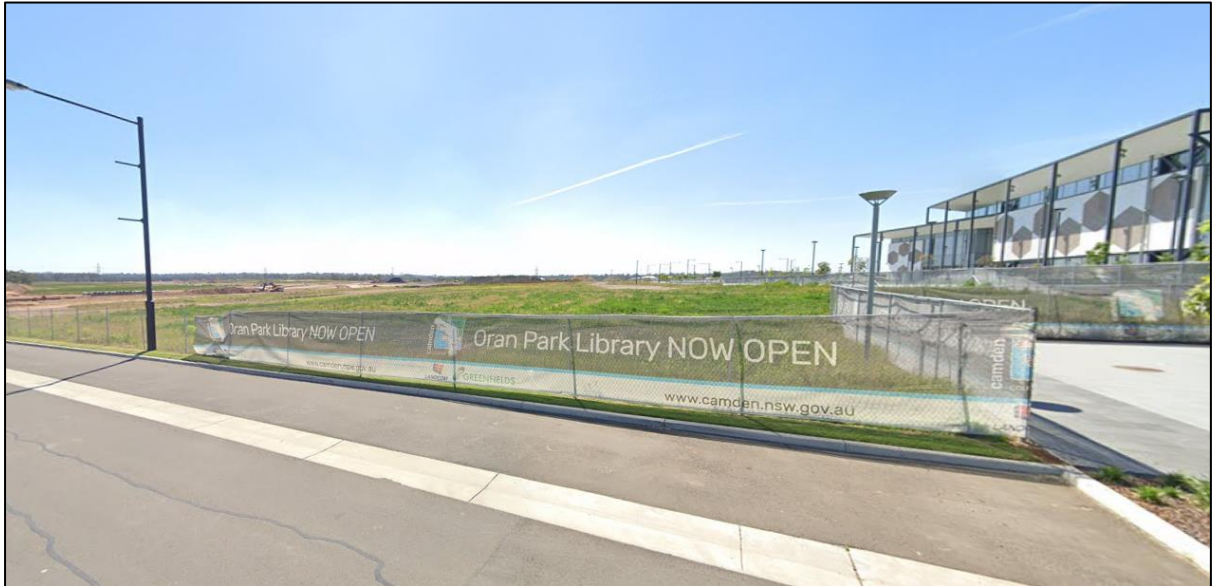


Figure 2: Subject Site (Google Maps, 2021)



Figure 3: Adjoining Development (Google Maps, 2021)



Figure 4: Surrounding Development (Google Maps, 2021)



Figure 5: Aerial Site Photo (SIX Maps)

THE PROPOSAL

This development application (DA/2021/1176/1) seeks approval for construction of the Oran Park Leisure Centre. Detail of the proposed works are provided as follows:

- Basement (Lower Ground) containing:
 - 156 car parking spaces including six accessible spaces
 - One loading bay and garbage storeroom
 - General plant and substation spaces on northern sides adjacent to waste room
 - External kiosk substation
 - Pool plantroom
- Ground Floor containing:
 - 50m pool with concourse and grandstand seating
 - Leisure pool and concourse
 - Learn to swim pool
 - Spa, sauna, steam room and terrace
 - Four indoor basketball courts
 - Gymnasium in north west corner
 - Café
 - Ancillary creche
 - Storage
 - Business identification signage
 - Amenities and changing rooms
- Plant deck and photovoltaic system on the rooftop.
- Landscaping across the site including deep soil planting within the western frontage.
- Drainage services.



Figure 6: Photomontage of proposed development (View from Central Avenue)

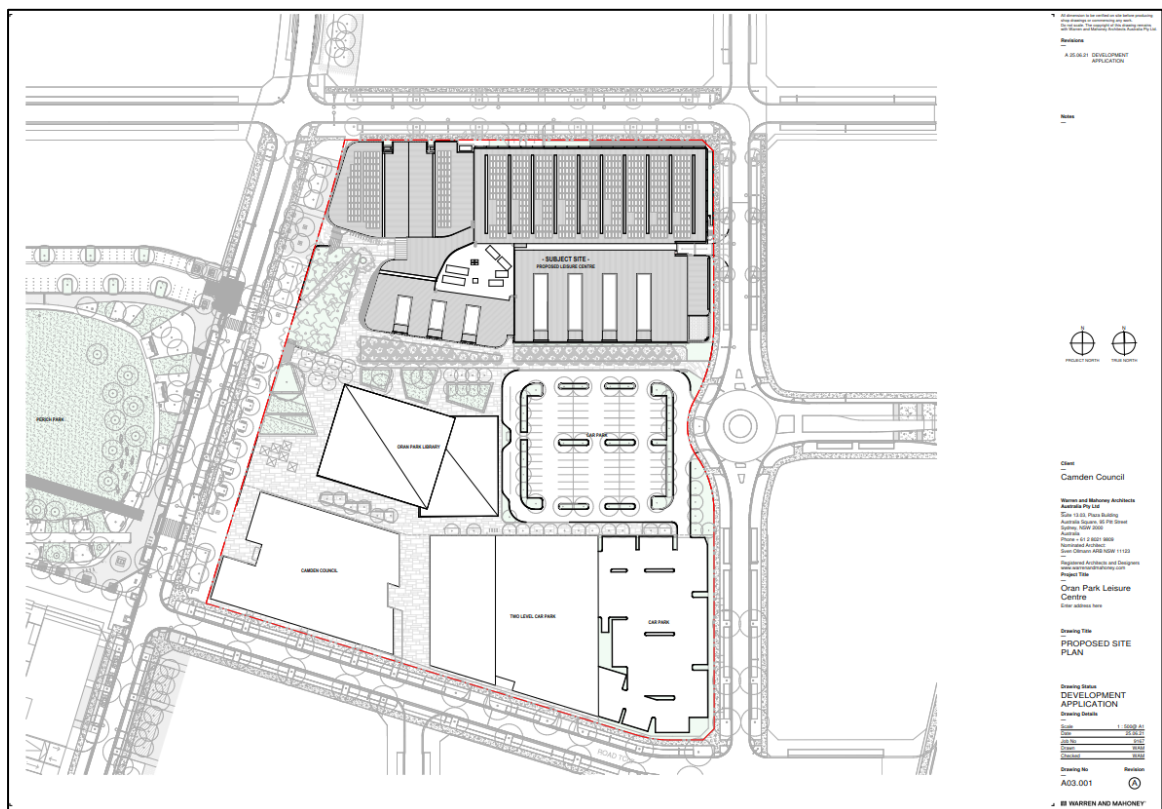


Figure 7: Site Plan

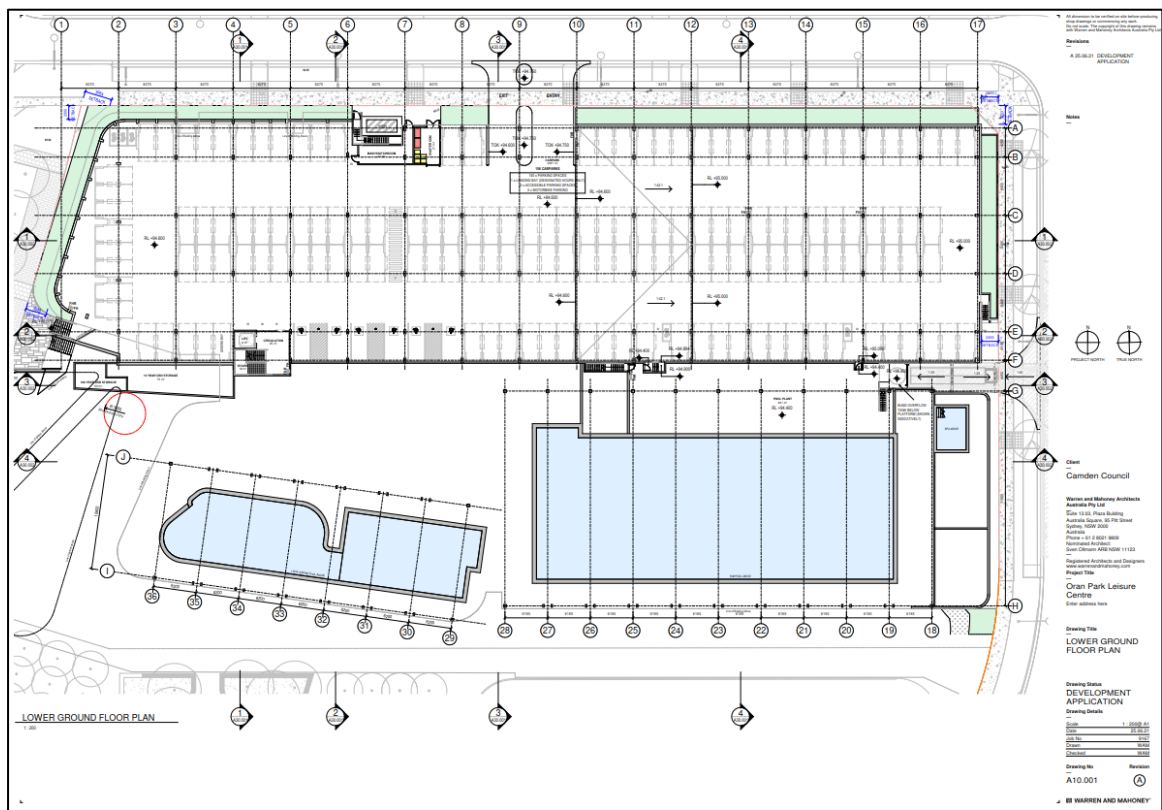


Figure 8: Basement Plan

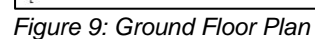


Figure 9: Ground Floor Plan

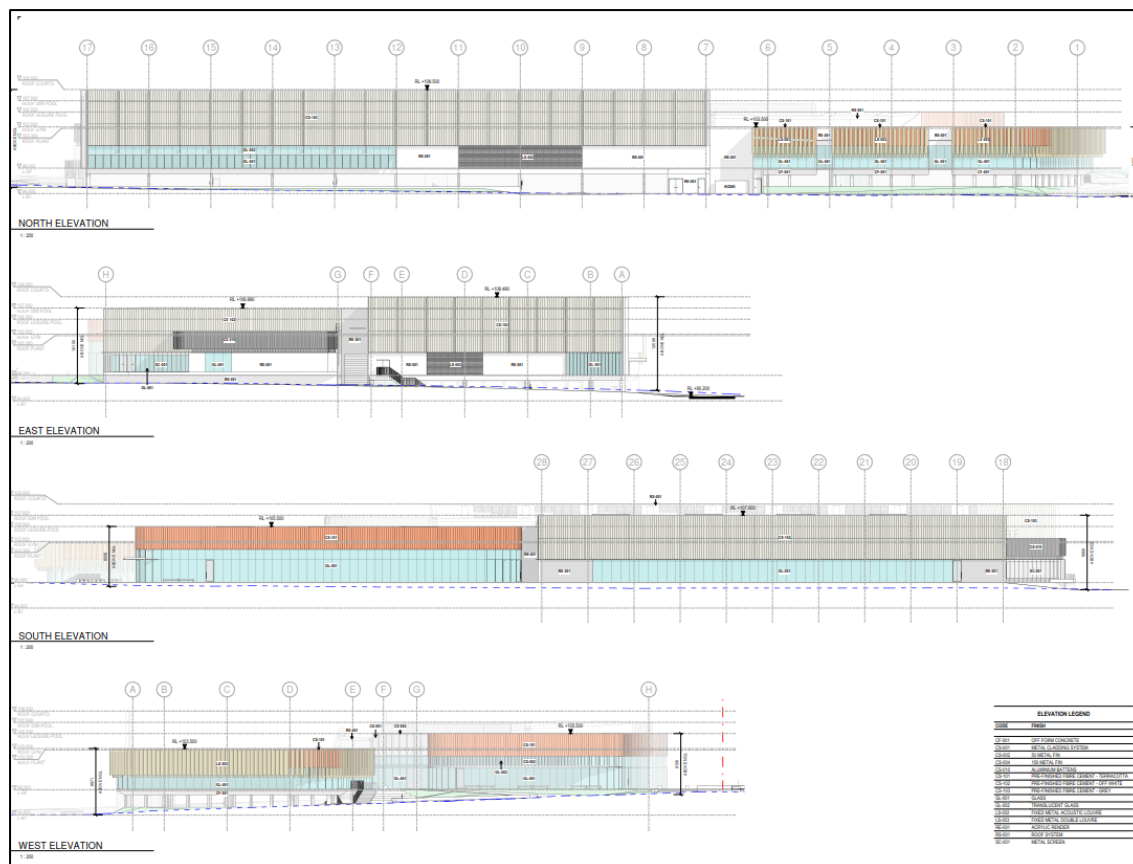


Figure 10: Elevations

ASSESSMENT

Environmental Planning and Assessment Act 1979 - Section 4.15(1)

In determining a DA, the consent authority is to take into consideration the following matters of relevance to the subject development:

(a)(i) the provisions of any environmental planning instrument

The environmental planning instruments that apply to the development are:

- 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.
- State Environmental Planning Policy No 64 – Advertising and Signage.
- Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.

State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)

The SRD SEPP identifies development that is State or regionally significant development. The Panel is the consent authority for any Crown and Council related development that has a Capital Investment Value (CIV) of > \$5 million.

This DA has a CIV of \$55,700,000 and as such exceeds the requirement for Council delegation pursuant to Schedule 7 of the SRD SEPP.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP)

The Growth Centres SEPP aims to co-ordinate the release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region.

Zoning and Permissibility

The site is zoned B2 – Local Centre under the provisions of the Growth Centres SEPP (Appendix 1 Oran Park and Turner Road Precinct Plan). The proposed development is defined as a ‘recreation facility (indoor)’, ‘food and drink premises’, ‘drainage’ and ‘earthworks’, all of which are permissible with consent within the zone. The proposal also includes a creche which is considered to be an ancillary use to the indoor recreation facility.

The site is not subject to any development standards relating to floor space ratio.

The objectives of the B2 – Local Centre are as follows:

- *To provide a range of retail, business, entertainment and community uses which serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To ensure that residential development does not detract from the primary function of the centre being to provide for retail, business, entertainment and community uses.*
- *To ensure that residential development does not preclude the provision of active uses at street level.*
- *To provide for land uses of a higher order and density within the Local Centre Zone than are permitted within the Neighbourhood Centre Zone or the Mixed-Use Zone.*
- *To provide for residential development that contributes to the vitality of the local centre.*

The proposed development is consistent with the objectives of the B2 – Local Centre zone where it:

- Provides a range of uses that provide employment opportunities in accessible locations.
- Provides uses to serve the needs of the community while activating street frontages.
- Provides high amenity for pedestrians through generous footpaths, landscaping and open space, promoting walking and cycling.

Height of Building

The maximum building height permitted on the site is 24m. The development has a maximum height of 13.9m and as such complies with the height standard under Clause 4.3 Growth Centres SEPP (Appendix 1 Oran Park and Turner Road Precinct Plan).

Given the above, it is considered that the proposed development complies with the relevant provisions contained within the Growth Centres SEPP.

State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP)

The aim of the Infrastructure SEPP is to facilitate effective delivery of infrastructure across the State including by consulting with relevant public authorities about certain development during the assessment process or prior to development commencing.

Schedule 3 of the SEPP requires certain traffic generating development to be referred to Transport for NSW (TfNSW). The Infrastructure SEPP provides that Council shall not determine the application until it has considered any representations from TfNSW.

The proposed development is located on the same land as the Library and Administration Centre and their associated car parks. The proposed development will include the provision of a car park containing 156 spaces and will utilise the car parking spaces associated with the Library and Administration Centre to meet the 252 car parking space requirement.

Under Schedule 3 of the SEPP, 'car parks for 200 or more spaces' are considered traffic generating development. The application was referred to TfNSW as the proposed indoor recreation centre is considered 'an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity'. TfNSW raised no objection to the proposed development as 'traffic generation is not likely to adversely impact the classified road network'.

Given the above, the proposal is considered acceptable with regard to the Infrastructure SEPP.

State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55)

SEPP 55 requires Council to be satisfied that the site suitable for its intended use prior to granting consent.

Contamination and salinity were assessed previously as part of the approval of DA 1122/2013, which granted consent to bulk earthworks on the site. No contamination was identified that required remediation. While saline soils were identified, a Salinity Management Plan has been submitted with the application with appropriate management strategies.

A Site Audit Statement (SAS) and Site Audit Report (SAR) were previously approved for the site confirming that the site is suitable for the approved use.

State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64)

SEPP 64 aims to ensure that signage is compatible with the desired amenity and visual character of the area, provides effective communication in suitable locations and is of high-quality design and finish. Clause 8 of SEPP 64 requires the consent authority to be satisfied that signage is consistent with the objectives of SEPP 64 and the assessment criteria specified in Schedule 1. An assessment against schedule 1 is provided in the table below:

SEPP 64 – Advertising and Signage - Schedule 1	
1 Character of the area	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The site is zoned B2 – Local Centre. The signage is of an appropriate size and is compatible with the existing and desired future character of the area as it identifies the use of the site within the civic area.

Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed signage is consistent with the existing signage located on Central Avenue.
2 Special areas	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage will not adversely impact on the visual character of the area as it is compatible with surrounding uses and the adjoining public park.
3 Views and vistas	
Does the proposal obscure or compromise important views?	No, the proposed signage will not obscure or compromise views.
Does the proposal dominate the skyline and reduce the quality of vistas?	No, the proposed signage will not dominate the skyline or reduce the quality of vistas.
Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not obscure or detract from existing views to nearby signs.
4 Streetscape, setting or landscape	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	All signage is considered reasonable and proportional to the buildings scale.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The signage will assist in the public being able to identify the leisure centre. It is appropriately integrated into the building's frontage and landscaping.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal is not considered to create clutter.
Does the proposal screen unsightliness?	The signage does not display unsightliness.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The signage does not protrude above buildings, structures or trees in the locality.
Does the proposal require ongoing vegetation management?	The proposed signage will not require ongoing vegetation management.
5 Site and building	
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage is considered to be proportional to the building of which it is associated.
Does the proposal respect important features of the site or building, or both?	The proposal respects the architectural façade of the building and surrounding civic area.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signage is considered an appropriate response to the building site.
6 Associated devices and logos with advertisements and advertising structures	
Have any safety devices, platforms, lighting devices or logos been designed as an integral part	The proposed lighting devices have been incorporated into the design of the signage.

of the signage or structure on which it is to be displayed?	
7 Illumination	
Would illumination result in unacceptable glare?	The signage will be illuminated in accordance with the Australian Standards and would not result in unacceptable glare.
8 Safety	
Would the proposal reduce the safety for any public road?	The nature of the signage is not deemed a road safety hazard.
Would the proposal reduce the safety for pedestrians or bicyclists?	The signage will not reduce the safety for any pedestrians or bicyclists.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The signage will not reduce the safety for pedestrians by obscuring any public sightlines.

It is considered that the signage is consistent with objectives of SEPP 64 in that it is compatible with the desired amenity and visual character of the area; will provide effective communication by displaying the recreational facility's name; and will be of a high-quality design and finish.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River

The aim of the Hawkesbury-Nepean River SREP is to protect the environment of the Hawkesbury-Nepean River system. The proposal is consistent with the aims of the SEPP and its planning controls.

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as result of the proposed development. The site is located more than 2km from South Creek. Appropriate erosion and sediment control measures have been proposed as detailed on the civil plans submitted with the application.

(a)(ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft Environment State Environmental Planning Policy (Draft Environment SEPP)

The Draft Environment SEPP will replace the Hawkesbury-Nepean River SREP. The development is consistent with the Draft Environment SEPP in that there will be no detrimental impacts upon the Hawkesbury-Nepean River system.

(a)(iii) the provisions of any development control plan

An assessment table in which the development is assessed against the Oran Park DCP is provided as an attachment to this report.

The two (2) variations identified in the assessment table are addressed below:

DCP Variation 1 – Environmentally Sustainable Development

DCP Control

Section 6.0, Control (1): All development application require the preparation of a Sustainability Assessment. Details of the Sustainability Assessment are provided in Attachment B of this Plan.

Section 7.4, Control (1): Refer to indoor environment controls provided in Attachment B. These controls are required to be assessed as part of the Sustainability Assessment.

Variation request:

Following a request for additional information in relation to a Sustainability Assessment, the applicant provided a Sustainability Report to address the requirements of Part B1, Part 6.0 and 7.4 of the DCP. The Sustainability Assessment identifies the initiative proposed by Council for each of the mandatory minimum controls specified in the DCP.

Assessment Officer Comment

The additional information has not adequately addressed the prescriptive requirements of the DCP, specifically measures incorporating operating carbon intensity, embodied carbon intensity, urban landscape elements and for water management.

Conditions of consent will be imposed to require the submission of a revised Sustainability Report to demonstrate that the proposed development will achieve the mandatory requirements set out in the Oran Park, Sustainability Development Control Plan (Attachment B).

Consequently, it is recommended that the Panel support this proposed variation to the DCP as the DA will be made to comply via the recommended conditions of consent.

DCP Variation 2 – Site Access, Parking and Loading

Camden DCP Controls

2.18.2 Off Street Car parking rates/requirements - Recreation facility (indoor or outdoor) - Other Recreation Uses. Council may require a Car Parking and Traffic Impact Assessment Study for recreation uses other than those listed above.

Developments must also accommodate: 1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and 1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.

Oran Park DCP Controls

Section 8.1, Control (4) Above ground parking is not encouraged without appropriate design measures to mitigate adverse visual impacts

Section 8.1, Control (5) Below ground car parking is encouraged for higher density residential and mixed-use blocks as well as Town Centre retail blocks.

Section 8.1, Control (6) Where below ground parking is along a street edge and cross ventilation is desirable, any exposed section of car park wall is to be appropriately modelled and scaled.

Section 8.1, Control (7) The majority of car parking is to be provided under Town Centre buildings and on-street to limit visual impact and maintain pedestrian amenity.

The Oran Park DCP does not specify parking rates for development types other than retail facilities.

Variation Request

In 2013 AECOM in consultation with Camden Council conducted a parking study of comparable developments within Western Sydney. This methodology is supported by Camden Council and results in the adoption of the following rate:

- 3 spaces per 100sqm GFA for Leisure Centre development resulting in a parking rate of 252 car parking spaces.

The proposed leisure centre proposes 156 car parking spaces.

A cumulative assessment for the Oran Park Civic Precinct (The Administration Building, Library and Leisure Centre situated on Lot 5) indicates a surplus of 17 spaces as shown below:

Type	GFA	Applicable Car Parking Rate	Parking Demand	Parking Provided
Existing Oran Park Civic Precinct				
Administration Centre	6,000m ²	2.5 spaces per 100m ²	150	250
Library	2,496m ²	2.9 spaces per 100m ²	73	86
Proposed Oran Park Civic Precinct				
Leisure Centre	8,391 m ²	3.0 spaces per 100m ²	252	156
TOTAL			475	492

Therefore, there will be surplus of car parking within the Civic precinct.

The development is proposed to accommodate school swimming carnivals, with bus parking proposed along Central Avenue. This is considered appropriate as school swimming carnivals are anticipated to occur on an infrequent basis throughout the year outside of peak periods and the pools would not be open to the general public with the majority of attendees being students and teachers arriving by coaches. Therefore, the proposed parking provision for the leisure centre would be available for the minimal number of potential spectators that attend and would not rely on the administration centre and library car parks.

Assessment Officer Comments

The parking provision on site is considered acceptable having regard to the nature of the use of the building and its proximity to adjoining sites. Given the parking provision for the library and administration centre exceeds the peak parking demand it is considered acceptable to rely on the Council Administration and Library car parks to meet parking demand for the leisure centre during peak periods. Furthermore, the site forms part of the Oran Park Civic Precinct and as such the proposal is consistent with the structure plan for Oran Park Town Centre

contained in the DCP as well as previous traffic modelling undertaken for the Civic Precinct. Therefore, the proposed development will include an adequate amount of parking spread between the three sites to service the needs of residents and visitors.

In addition to the above, the proposed car park is located partially above ground. Given the slope of the land as well as the treatment including screening and landscaping to the car park façade it is considered acceptable to provide a partially above ground car park on the site.

Accordingly, it is recommended that the Panel support the parking provision on the site.

Camden Development Control Plan 2019 (Camden DCP)

A detailed assessment against the relevant matters contained in the Camden DCP is provided as an attachment to this report. No variations are sought.

(a)(iia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

The delivery of the Oran Park Leisure Centre forms part of the Oran Park Voluntary Planning Agreement between Council, Greenfields Development Company Pty Ltd, Leppington Pastoral Company Pty Ltd and Landcom.

The Oran Park Urban Release Area Planning Agreement (VPA) was executed on 22 September 2011. The proposed development is located within Stage G on Greenfield Development Company No. 2 (GDC 2) land.

The VPA specifies that the land developer has agreed to provide the following works in Stage G (at various stages of final lots):

- Library;
- Leisure Centre; and
- Community Park.

The land upon which the leisure centre is located is to be dedicated to Council in accordance with the Item 18 of the VPA.

A monetary contribution in accordance with the VPA is also to be paid in accordance with Item 33A in instalments for a value of \$57,611,888 indexed to September 2019 and not subject to further indexation under Clause 8.4 of the Agreement.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The Environmental Planning and Assessment Regulation 2000 prescribes several matters that are addressed in the conditions attached to this report (Appendix A).

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

As demonstrated by the assessment, the development is unlikely to have any unreasonable adverse impacts on either the natural or built environments, or the social and economic conditions in the locality.

(c) the suitability of the site for the development

The site is considered suitable for development, is consistent with the desired future character for the Oran Park Town Centre and will complement other adjoining civic uses in the precinct.

(d) any submissions made in accordance with this Act or the regulations

The DA was publicly exhibited for a period of 28 days in accordance with the DCP. The exhibition period was from 9 July 2021 to 5 August 2021. No submissions were received.

(e) the public interest

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act, 1979*, the *Environmental Planning and Assessment Regulation 2000*, environmental planning instruments, development control plans and policies. Based on the above assessment, the development is not considered to be inconsistent with the public interest.

INTERNAL REFERRALS

The internal referrals undertaken for this DA are summarised in the following table:

Internal Referral	Response
Engineering Certification	Acceptable, subject to suitable conditions of consent which have been included in the Recommended Conditions of Consent in Appendix A.
Building Certification	Acceptable, subject to suitable conditions of consent which have been included in the Recommended Conditions of Consent in Appendix A.
Community Planning	No objections raised.
Specialist Support Environmental Health Officer	Acceptable, subject to suitable conditions of consent which have been included in the Recommended Conditions of Consent in Appendix A.
Urban Tree and Landscaping	Acceptable, subject to suitable conditions of consent which have been included in the Recommended Conditions of Consent in Appendix A.
Environmental Health Officer Public Health	Acceptable, subject to suitable conditions of consent which have been included in the Recommended Conditions of Consent in Appendix A.
Recreation Planning	Acceptable, subject to suitable conditions of consent which have been included in the Recommended Conditions of Consent in Appendix A.
Contributions Planning	Acceptable, subject to suitable conditions of consent which have been included in the Recommended Conditions of Consent in Appendix A.
Traffic Engineering	No objections raised.

Urban Design	Additional information has been requested requiring amendments to the design to maintain pedestrian/cycle access to the northern and eastern frontages. For the reasons outlined in the assessment against the Oran Park DCP, the proposal maintains adequate connections to the future desired pedestrian links within Oran Park Town Centre, and is considered acceptable in its current form.
Waste Strategy	No objections raised subject to suitable conditions of consent which have been included in the Recommended Conditions of Consent in Appendix A.

EXTERNAL REFERRALS

The external referrals undertaken for this DA are summarised in the following table:

External Referral	Response
Transport for NSW	No objections. Traffic generation is not likely to adversely impact the classified road network.
NSW Police Force	The development application has been sent to Camden Police Area Command (CPAC) to undertake a Safer by Design Evaluation. No response was received at the time of reporting.

FINANCIAL IMPLICATIONS

The leisure centre is being delivered to Camden Council in accordance with the terms of the Oran Park and Turner Road Precincts Section 94 Contributions Plan and Oran Park Urban Release Area Voluntary Planning Agreement (Oran Park VPA).

CONCLUSION

The DA has been assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. The DA is recommended for approval subject to conditions.

RECOMMENDATION

That the Panel approves DA/2021/1176/1 for construction of Oran Park Leisure Centre including basement car parking, a 50m pool, leisure pool, learn to swim pool, spa/sauna, indoor basketball courts, gymnasium, café, creche, signage, associated works and landscaping pursuant to Section 4.16 of the *Environmental Planning and Assessment Act, 1979*, by way of approval subject to the conditions outlined in Appendix A