

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY WESTERN CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Thursday, 11 November 2021
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Michael File and Mary-Lynne Taylor
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	<p>Lara Symkowiak declared a conflict of duties given this is a Council project for which Camden Council is the applicant and landowner</p> <p>Theresa Fedeli declared a conflict of duties given this is a Council project for which Camden Council is the applicant and landowner</p> <p>Paul Farrow declared a conflict of duties given this is a Council project for which Camden Council is the applicant and landowner</p>

Papers circulated electronically on 15 October 2021.

#### MATTER DETERMINED

PPSSWC-161 – Camden – DA/22021/1176/1 at 70-74 Central Avenue Oran Park 2570 – Construction of Oran Park Leisure 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 and the matters observed at site inspections 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

When complete, the recreational facilities offered by this new Leisure Centre including a 50m pool, leisure pool, learn to swim pool, spa and sauna, indoor basketball courts, gymnasium, café and creche will deliver an important boost to the social and physical life of Oran Park and the South West Growth Centre. Situated in the civic heart of the Oran Park town centre, it will continue the momentum for delivery of the public spaces along side the Council Chambers, a planned park, dining precinct and the major retail shopping centre.

The Leisure Centre will also make good on one of the key commitments from the Oran Park Voluntary Planning Agreement between Council, Greenfields Development Company Pty Ltd, Leppington Pastoral Company Pty Ltd and Landcom.

Key issues raised by Council's consultant planners, the Panel and Council's Design Review Panel (DRP) have been addressed during the assessment process including architectural design, pedestrian permeability achieved by way of the through-site link, traffic and parking. Notably, conditions are included to require compliance with the terms of the Plan of Management and Traffic Report which have been assessed to sufficiently address potential impacts for peak events such as swimming carnivals.

SEPP 55 has been addressed with no contamination detected. A Salinity Management Plan is included in the proposal to address high levels of salinity detected.

The proposal is supportive of the direction and planning priorities set by the Western City District Plan including planning priority W3 “Providing services and social infrastructure to meet people’s changing needs” and Planning Priority W4 “Fostering healthy, creative, culturally rich and socially connected communities.

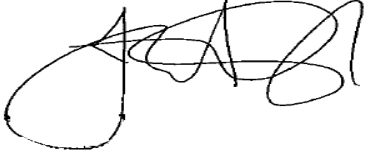




#### **CONDITIONS**

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

In particular, the conditions recommended by Council staff are expected to satisfactorily address issues of energy efficiency and carbon intensity, and to allow construction and operation of the Centre to meet the requirements of the Oran Park, Sustainability DCP.

#### **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	
 Justin Doyle (Chair)	 Nicole Gurran
 Louise Camenzuli	 Michael File
 Mary-Lynne Taylor	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-161 – Camden – DA/2021/1176/1
2	PROPOSED 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
3	STREET ADDRESS	70-74 Central Avenue Oran Park 2570
4	APPLICANT/OWNER	Applicant: Camden Council C/-Urbis Owner: Camden Council
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 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 (Infrastructure) 2007.</li> <li>State Environmental Planning Policy No 55 - Remediation of Land.</li> <li>State Environmental Planning Policy No 64 – Advertising and Signage.</li> <li>Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.</li> <li>Draft Environment State Environmental Planning Policy.</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Oran Park Development Control Plan</li> <li>Camden Development Control Plan 2019</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 October 2021</li> <li>Updated conditions of consent received: 1 November 2021</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Applicant Briefing: Monday, 30 August 2021 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair), Nicole Gurrán, Sue Francis and Michael File</li> <li><u>Council assessment staff</u>: Laura Morabito, Ryan Pritchard, Jaimie Erken and Mathew Rawson</li> <li><u>Consultant representative</u>: Linda Rodriguez and Ellen Shannon from WSP</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• Final briefing to discuss council's recommendation: Monday, 1 November 2021               <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Michael File and Mary-Lynne Taylor</li> <li>○ <u>Council assessment staff</u>: Laura Morabito, Ryan Pritchard, Jamie Erken</li> <li>○ <u>Applicant representatives</u>: Linda Rodriguez and Ellen Shannon from WSP</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report