

SYDNEY WESTERN CITY PLANNING PANEL ASSESSMENT REPORT

Panel Number:	PPSSWC-607
Application Number:	2025/414/1
Local Government Area:	Camden
Development:	Construction of a part seven and part eight storey residential flat building containing 64 residential units (ranging in one, two and three bedrooms) and three basement levels consisting of 106 car parking spaces with associated site works including the establishment of two communal open space areas, construction of retaining walls and stormwater works.
Estimated Development Cost:	\$39,221,242
Site Address(es):	62 Central Avenue, Oran Park
Applicant:	Greenfields Development Company No.2 (GDC) – C/O Michael Rodger (UrbanCo)
Owner(s):	Perich Property Trust Pty Ltd
Date of Lodgement:	18 August 2025
Number of Submissions:	Nil.
Classification:	Regionally significant development
Recommendation:	Approve with conditions
Regionally Significant Development Criteria (Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021):	General development estimated development cost >\$30 million
List of All Relevant Section 4.15(1)(a) Matters:	• State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Precincts - Western Parkland City) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Housing) 2021 • Oran Park Development Control Plan 2007, as amended • Camden Development Control Plan 2019
List all Documents Submitted with this Report for the Panel's Consideration:	• Assessment report. • State Environmental Planning Policy (Precincts - Western Parkland City) 2021 Assessment Table. • Apartment Design Guideline (ADG) Assessment Table. • Oran Park Development Control Plan 2007 Assessment Table.

	- Camden Development Control Plan 2019 Assessment Table. - Applicant's request to contravene a development standard. - Recommended conditions of consent. - Proposed architectural, landscaping and stormwater plans.
Development Standard Contravention Request(s):	<i>State Environmental Planning Policy (Precincts - Western Parkland City) 2021, Appendix 2 Oran Park and Turner Road Precinct Plan – Section 4.3 Height of buildings</i>
Report Prepared By:	Laura Poulton, Executive Planner
Report Date:	1 December 2025

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?	☒

Legislative Sections Requiring Consent Authority Satisfaction

	Yes
Have relevant sections 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?	☒

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?	☒	☐

Special Infrastructure Contributions

	Yes	No
Does the application require Special Infrastructure Contributions?	☒	☐

Conditions

	Yes
Have draft conditions been provided to the applicant for comment?	☒

PURPOSE OF REPORT

The purpose of this report is to seek the Sydney Western City Planning Panel's (the Panel's) determination of a development application (DA) for the construction of a part seven and part eight storey residential flat building with associated site works at 62 Central Avenue, Oran Park.

The Panel is the consent authority for this DA as the estimated development cost (EDC) is \$39,221,242. This exceeds the EDC threshold of \$30 million for Council to determine the DA pursuant to Schedule 6 Regionally significant development of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP).

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2025/414/1 for the construction of a part seven and part eight storey residential flat building with associated site works, pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting development consent, subject to the conditions attached to this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for the construction of a part seven and part eight storey, residential flat building with associated site works at 62 Central Avenue, Oran Park (see **Figure 1** below). The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, relevant environmental planning instruments, development control plans and policies. A summary of the assessment against all relevant environmental planning instruments applicable to the subject DA is provided below. A detailed assessment is also provided later in the report.

Policy	Assessment Summary
<i>State Environmental Planning Policy (Planning Systems) 2021</i> (Planning Systems SEPP)	The Panel is the consent authority for this DA as the development has an EDC of \$39,221,242. The EDC threshold for Council to determine the DA is \$30 million pursuant to Schedule 6 of the Planning Systems SEPP.
<i>State Environmental Planning Policy (Precincts - Western Parkland City) 2021</i> – (Precincts SEPP)	The development site forms part of the Oran Park Town Centre and therefore is subject to the relevant matters contained in Appendix 2 <i>Oran Park and Turner Road Precinct Plan</i> of the Precincts SEPP. The development, for the purpose of a residential flat building, is permitted with development consent in the B2 Local Centre zone, pursuant to Appendix 2 of the Precincts SEPP. The development proposes a maximum building height of 26.05m, contravening the 24m development standard prescribed for the site in Section 4.3

	<i>Height of buildings</i> of the Precincts SEPP by 2.05m or 8.5%. A detailed assessment against Section 4.6 of the Precincts SEPP is provided below and as a separate attachment to this report. In summary, Council staff have concluded that the proposed building height is appropriate for the site as it generally reflective of existing and approved built forms within the wider Town Centre. As a result, the proposed variation is unlikely to have significant adverse impacts to surrounding land uses. With the exception of the above, the development is generally compliant with all other relevant sections and development standards contained in the Precincts SEPP. A detailed assessment against all relevant clauses and subsections is provided as a separate attachment to this report.
State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)	Pursuant to Section 2.48 <i>Determination of development applications - other development</i> of the Transport and Infrastructure SEPP, the DA was referred to Endeavour Energy as a substation is proposed on the northern end of the development site. No concerns were raised by Endeavour Energy, subject to the imposition of recommended conditions of consent. A standard condition has been recommended in the consent, requiring ongoing compliance with the recommendations made by Endeavour Energy. Subject to the above, the development is generally compliant with the relevant matters contained in this policy.
State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)	Information available to Council confirmed that during the rezoning phase of the wider precinct area, no areas of concern were identified specifically within the development site. Further, no areas of concern were discovered whilst earthworks were being carried out in accordance with the parent bulk earthworks approval. Since these works were carried out, the site has been vacant and therefore, it is unlikely that there has been any exposures to any contaminated soils

	and/or other substances which may affect the suitability of the site for the proposed development (with regards to contamination). As a result, standard conditions are recommended in the consent, in the event any unexpected finds are discovered during the construction phase of the development. Subject to conditions, the development is consistent with the relevant matters contained in this policy.
State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)	A BASIX Certificate and Capability Report has been submitted with the DA, noting that the development is capable of complying with the relevant targets under the Sustainable Buildings SEPP. Standard conditions are recommended to ensure ongoing compliance with this policy.
State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP)	The development site forms part of the Hawkesbury-Nepean catchment and therefore Chapter 6 is applicable to this DA. The development will incorporate a number of measures to ensure the adverse impacts on the sub-catchment will be kept to a minimum. Standard conditions are recommended to ensure ongoing compliance with the relevant matters contained in this policy.
State Environmental Planning Policy (Housing) 2021 (Housing SEPP)	As the development proposes a residential flat building that exceeds three storeys in height, an assessment against the relevant provisions contained in this policy and the Apartment Design Guideline (ADG) are applicable and is provided as a separate attachment to this report. In summary, the development is generally consistent with the ADG, except to two design criteria matters relating to solar amenity and the minimum width requirements for dining and living rooms. These design matters will have minimal adverse impacts on future residents and therefore are supported by Council staff. Further, conditions are recommended where necessary to ensure ongoing compliance with the relevant matters contained in this policy.

The DA was publicly exhibited in accordance with Camden Community Participation Plan 2021 (CPP). The exhibition period was from 3 to 17 September 2025 and no written submission were received.

The development seeks a contravention to the Height of Buildings development standard, pursuant to Section 4.3, Appendix 2 *Oran Park and Turner Road Precinct Plan* of the Precincts SEPP. Specifically, the development proposes a maximum building height of 26.05m, exceeding the development standard by 2.05m (or 8.5%). This building height is sought as the site has a diagonal crossfall and therefore, to achieve a built form that is generally consistent the development vision for the wider Oran Park Town Centre, the variation is warranted. An assessment against Section 4.6 *Variation to a development standard* of the Precincts SEPP has been undertaken, which has determined that compliance with the development standard is unnecessary, as the extent of the variation is relatively minor and there will be no significant adverse impacts to the site and/or land uses.

In addition to the above, the development also proposes two variations to the Oran Park Development Control Plan (Oran Park DCP) and is inconsistent with two design criterias noted in the Apartment Design Guideline (ADG). The variations relate to setbacks (on the eastern and western elevations), building height, solar amenity and the minimum room dimensions for the dining and living room. In summary, proposed variations are sought:

- to accommodate a built form that appropriately reflects the existing site crossfall;
- to achieve a built form that is largely consistent with the Oran Park Town Centre Masterplan;
- to maximise articulation across all facades of the built form; and
- to achieve a design that appropriately responds to the residential flat building (Residential 3) approved on the northern end of the development site.

Based on the assessment, it is recommended that the DA be approved, subject to the conditions attached to this report.

KEY PLANNING CONTROL VARIATIONS

Control	Proposed	Variation
Section 4.3 Height of Buildings of the Precincts SEPP - 24m maximum building height.	26.05 maximum building height	2.05m (8.5%)
Section 7.3 Building Envelope / Bulk and Scale of the Oran Park DCP – 7 storey height limit	Part of the building proposes eight storeys (maximum)	Up to one storey (for a small portion of the building on the South Circuit frontage).
Section 7.6 Setbacks of the Oran Park DCP – 3m minimum setback to the western and eastern elevation.	East: 700mm minimum (from the balcony). West: 1.4m minimum (from the balcony).	2.3m (maximum)
Section 2.18.2 Off street car parking rates / requirements of Camden DCP	20 bicycle spaces for 64 units.	1.3 (1) bicycle space.
Section 4A Solar and Daylight Access of the ADG – 70% of living rooms and private open space are to receive 2 hours (minimum) of direct sunlight between 9am and 3pm	44 of the 62 units proposed will meet the minimum solar amenity requirements.	1% or one unit (to satisfy the design criteria, 45 of the 62 units must meet the

		minimum design criteria).
4D Apartment size and layout of the ADG – Living rooms or combined living/dining rooms have a minimum width of: - 3.6m for studio and 1 bedroom apartments - 4m for 2 and 3 bedroom apartments.	A minimum of 1.1m in width.	2.5m (maximum)

AERIAL PHOTO



Figure 1 – The parent lot (outlined in red) and surrounding allotments.

THE SITE

The site comprises of a single lot that is commonly known as 62 Central Avenue, Oran Park and is legally described as Lot 22 in DP270899 (as shown in **Figure 1** above). Specifically, the development site is located at the south-western portion of the superlot and forms part of the Oran Park Town Centre. The development site is bounded by South Circuit to the east, Dairy Street to the north and a future extension to Holstein Street to the west. The site has a diagonal crossfall (see **Figure 2**) and is not flood affected or bushfire prone.

The development site and the wider Town Centre is largely zoned B2 Local Centre and subject to a maximum building height of 24m (see **Figure 3** and **4**). A floor space ratio control is not applicable to the development site and the wider Oran Park precinct area.

The development site is located on the eastern edge of the Oran Park Town Centre, which forms part of the South West Growth Centre. Since the rezoning, the Oran Park Town Centre precinct has delivered a number of residential homes as well as other

commercial and retail premises including Stages 1 and 2 of Oran Park Podium (shopping centre) and the Oran Park Leisure Centre which is located further west from the development site. On the eastern edge of Oran Park Podium is Oran Park Hotel, which is currently under construction, with completion expected at the end of 2026. Directly north of the site is an approved residential flat building (Residential 3), where construction has just commenced. An 8-10 storey seniors living development has also been approved further north of Residential 3. To the south and south west of the development site, two commercial buildings have been approved with construction underway. An area masterplan is shown in **Figure 5** below.



Figure 2 – The parent lot in the current context via Peter Brock Drive.

ZONING PLAN

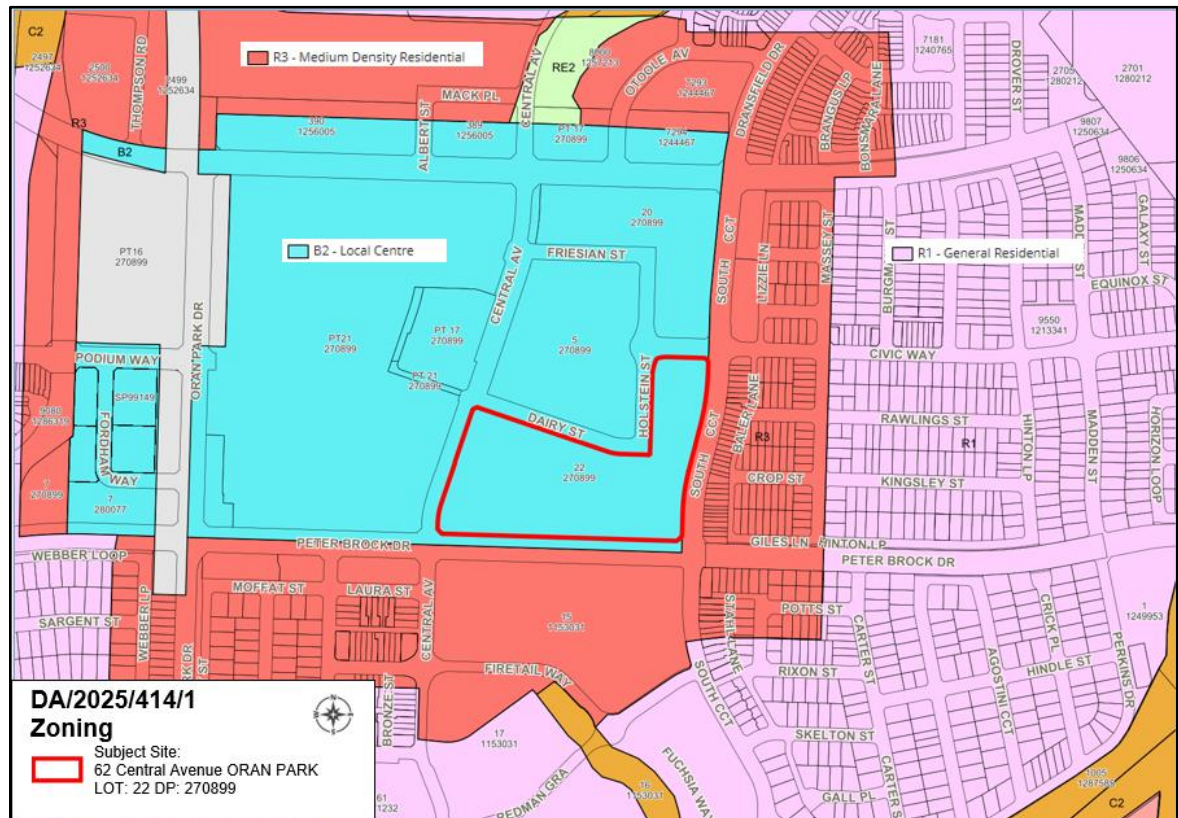


Figure 3 – Zoning map. The parent lot is outlined in red.

HEIGHT OF BUILDING

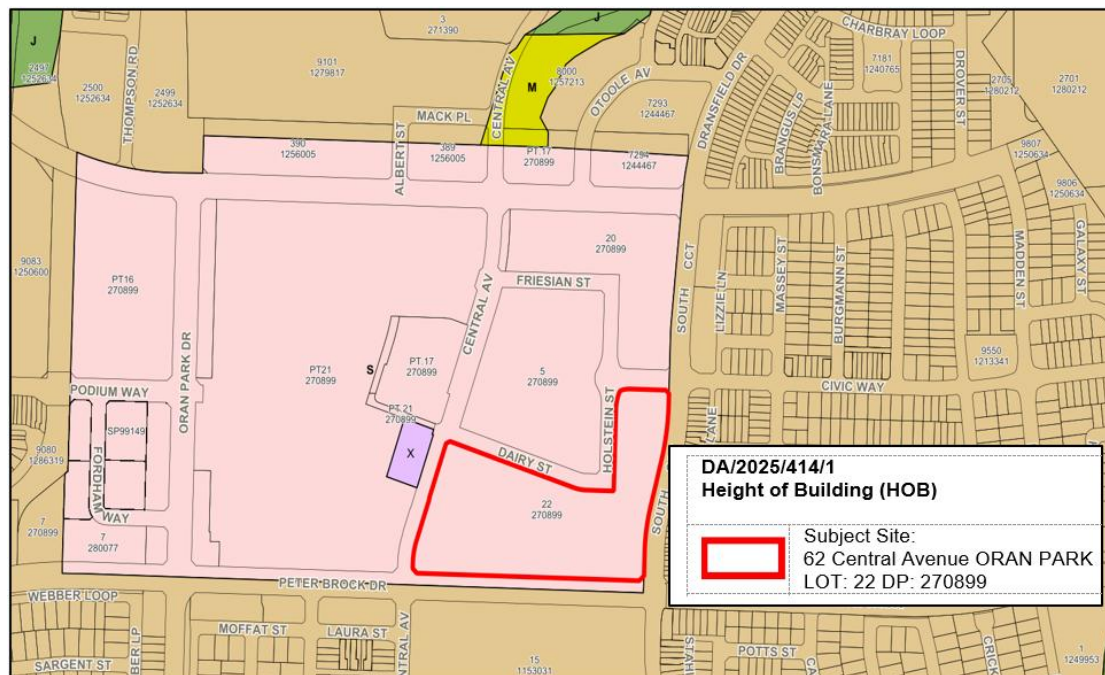


Figure 4 – Height of Building Map. The parent lot is outlined in red.

AREA MASTER PLAN

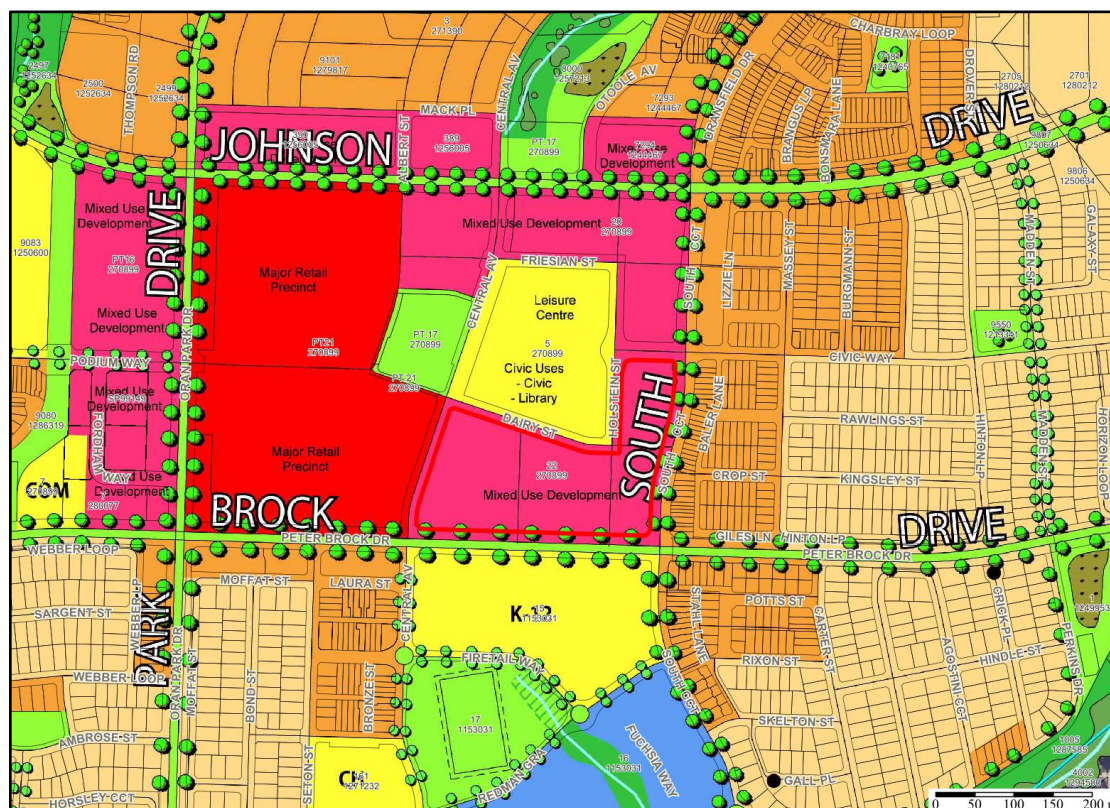


Figure 5 – Oran Park masterplan where the parent lot is outlined in red.

HISTORY

The relevant development history of the site is summarised in the following table:

DA Number	Development
DA/2010/1548/1	Bulk earthworks and remediation of contaminated land. This DA was approved by Council staff on 30 June 2011. Relevance: These works were carried out over the subject site.
DA/2017/1525/1	Subdivision to create two lots and construction of local roads. This DA was approved by Council staff on 10 May 2018. Relevance: The subdivision created the subject lot containing the proposed development.
DA/2022/626/1	Construction of the Dairy Street extension, including the dedication of road, and provision of a community title subdivision to create three lots and associated site works. This DA was approved by Council staff on 3 April 2023. Relevance: The approved extension will run along the northern boundary of the development site.
DA/2023/265/1	Construction of a seven-storey residential flat building with two levels of basement car parking and associated site works. Relevance: This development is located directly north of the development site.
DA/2024/569/1	Construction of an 8 to 10 storey seniors housing development comprising of 196 independent living units (including 14

	assisted living apartments), ground floor commercial uses, onsite facilities and common areas, landscaping and two levels of basement car parking. Relevance: This development is located directly north of Residential 3 (approved under DA/2025/265/1).
DA/2023/556/1	Staged construction of two six-storey commercial buildings, comprising of three levels of basement carparking and associated site works. Relevance: The development is located on the southwestern end of the site.
DA/2025/432/1	Construction of a six-storey commercial building over three levels of basement car parking and associated site works. Relevance: The development is located on the southwestern end of the site. This DA has yet to be determined by the Sydney Western City Planning Panel (is being considered concurrently with subject DA).

THE PROPOSAL

DA/2025/414/1 seeks approval for construction of a part seven and part eight storey residential flat building, over three basement levels with associated site works.

Specifically, the development includes:

- 64 residential units, containing 11 one-bedroom units, 39 two-bedroom units and 14 three-bedroom units.
- Three levels of basement car parking comprising of 106 vehicles spaces (inclusive of accessible spaces), 20 bicycle spaces and five motorcycle spaces and associated areas including one car washing bay, lifts, bulky good storage room, lockable bike storage room, waste rooms and communications / plant rooms.
- Establishment of a ground floor and upper floor communal outdoor area.
- Associated site works that include landscaping and drainage works.

The ground floor of the proposed development is shown below in **Figure 6**. Approved and projected developments in the immediate vicinity of the site are shown below in **Figure 7**.

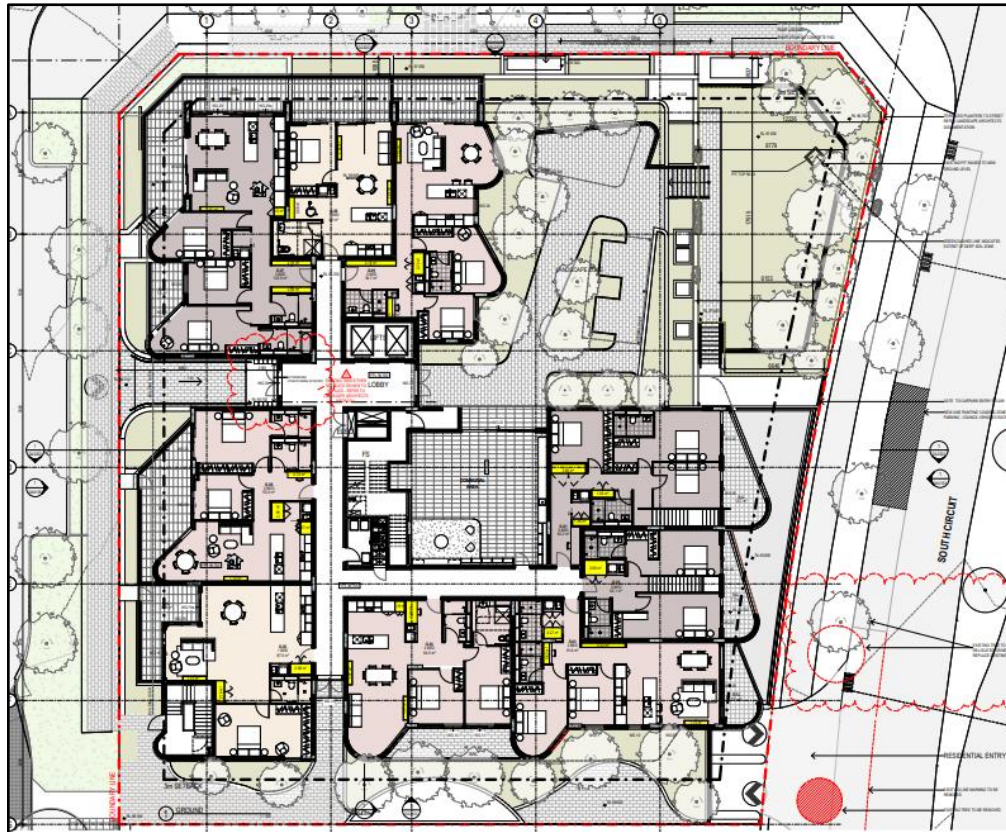


Figure 6 – Ground floor plan of the proposed development.



Figure 7 – Proposed development (coloured in red) and surrounding developments (approved and proposed) in the immediate vicinity of the subject site.

ASSESSMENT

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

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

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

The environmental planning instruments that apply to the development are:

- State Environmental Planning Policy (Planning Systems) 2021.
- State Environmental Planning Policy (Precincts - Western Parkland City) 2021.
- State Environmental Planning Policy (Resilience and Hazards) 2021.
- State Environmental Planning Policy (Housing) 2021.
- State Environmental Planning Policy (Sustainable Buildings) 2022.
- State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- State Environmental Planning Policy (Transport and Infrastructure) 2021.

State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)

The Planning Systems SEPP identifies development that is state significant development, infrastructure and critical infrastructure and regionally significant development.

The Panel is the consent authority for this DA as the EDC of the development is \$39,221,242. The EDC threshold for Council to determine the DA is \$30 million pursuant to Schedule 6 of the Planning Systems SEPP.

State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Precincts SEPP)

The Precincts SEPP aims to co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area.

Site Zoning

The site is zoned B2 Local Centre pursuant to Appendix 2, Section 2.2 of the Precincts SEPP.

Development Characterisation

The development is characterised as a '*residential flat building*' by the Precincts SEPP.

Permissibility

The development, for the purpose of a '*residential flat building*', is permitted with consent in the B2 zone, pursuant to the land use table contained in Appendix 2 of the Precincts SEPP.

Planning Controls

An assessment table in which the development is considered against the Precincts SEPP's planning controls is provided as an **attachment** to this report.

Proposed Contravention – Building Height

The Applicant requests to contravene the height of buildings development standard that applies to the site. Specifically, the development standard limits buildings to a maximum height of 24m above finished ground level (see **Figure 4** above). The proposed development seeks a maximum building height of 26.05m above finished ground level to accommodate the lift overruns and minor rooftop areas in response to site grades from historical earthworks. Consequently, a contravention of 2.05m (or 8.5%) is sought to accommodate the built form as proposed with this DA.

Contravention Assessment

Pursuant to Appendix 2, Section 4.6(3) of the Precincts SEPP, the Applicant has requested to contravene the development standard applicable to the site. In summary, the applicant's request provides the following grounds for the contravention:

- Compliance with the development standard is considered unreasonable and unnecessary in the circumstances.
- The breach of the building height for rooftop infrastructure/services, skylights and small sections of the form are neither consistent nor inconsistent with this objective.
- The proposal maintains consistency with the objectives of the B2 Local Centre zone.
- The proposal is consistent with the objectives of Clause 4.3 Building Height, despite the non-compliance.
- The proposed development is an appropriate response to the context of the site, and the breach of the standard is compatible with the existing and future character of the area.
- Support for the proposed variation will have a positive community impact through the provision of higher-density housing in the Town Centre and therefore is considered to be within the public interest.

A copy of the applicant's request is provided as an **attachment** to this report.

Pursuant to Appendix 2, Section 4.6(3) of the Precincts SEPP, Council staff are satisfied that:

- compliance with the development standard is unreasonable and unnecessary in the circumstances, and
- there are sufficient environmental planning grounds to justify the contravention of the development standard.

The development standard contravention is supported for the following reasons:

- The contravention relates to a small portion of the roof form and associated services (including lift overruns), which is sought due to the existing cross fall caused from historic earthworks carried out on site. Notwithstanding, the base of the proposed built form is generally compliant with the height of building development standard prescribed to the site (see **Figure 9** below).

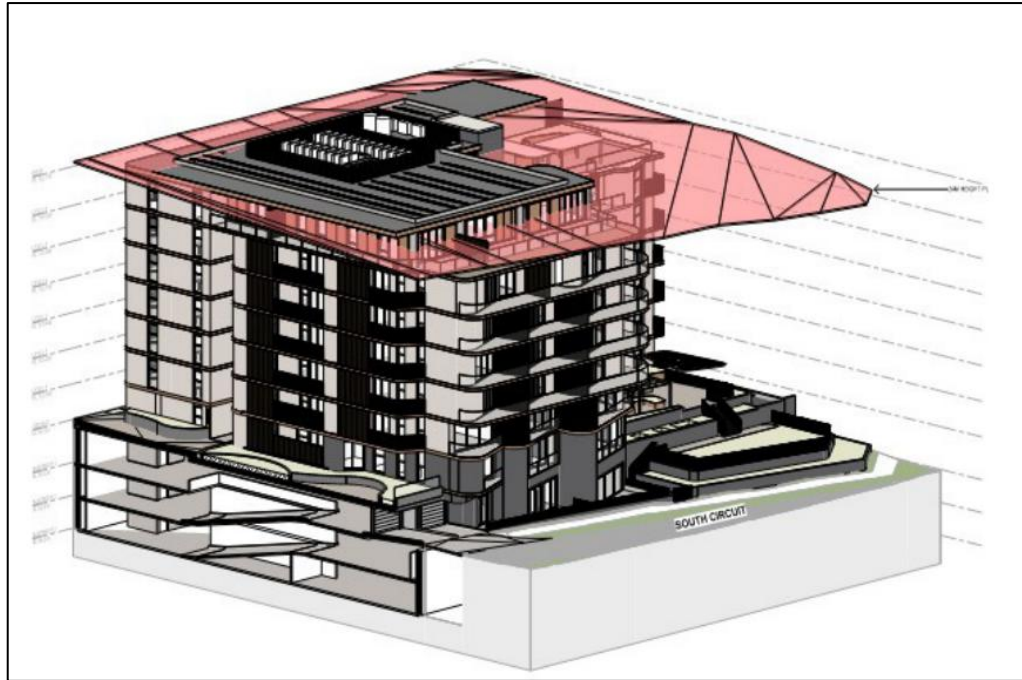


Figure 9 – Photomontage of the proposed built form. The proposed building height (shown in red) and the extent of the variation (above the red highlighted area).

- The areas where a variation is sought are not perceptible from the public domain and other key areas in the immediate vicinity of the site as they are setback from the edge of the building. Further, due to existing and approved developments in the immediate vicinity of the site, the proposed variation will not compromise any significant view lines to and from the Town Centre.
- The proposed density is consistent with the long-term vision and masterplan for the area by delivering a seven (part eight) storey built form, with a floor to floor ceiling height of 3.25m. This floor to floor ceiling height is required as per the National Construction Code in addition, to maximising natural ventilation and solar amenity within each unit.
- The development is consistent with the objectives of the development standard as demonstrated below:
 - (a) *To preserve the amenity of adjoining development in terms of solar access to dwellings, private open space and bulk and scale.*

Comment: The buildings have been designed with consideration of surrounding existing, approved and projected developments within the Oran Park Town Centre. In summary, the assessments undertaken to date has confirmed that:

- The submitted shadow diagrams demonstrate that the proposed development will achieve a high level of solar amenity across the development site. Further, the adverse solar amenity impacts to neighbouring lots and land uses will be kept to a minimum.
- The proposed building height is generally consistent with existing, approved and proposed built forms within the Town Centre and therefore is consistent with the envisioned character of the area and the adopted masterplan.

- Sufficient building separation distances and/or privacy screens (where applicable) have been established across the development site to ensure there are no adverse privacy impacts within the site and from surrounding land uses.
- The design of the development will allow for private balconies to directly overlook the street, maximising passive surveillance and therefore further encouraging pedestrian activity around the site and within the wider Town Centre.
- Strict compliance with the development standard will result in a built form that is inconsistent with the vision and objectives set out for development site in the Oran Park Town Centre. As a result, compliance with the development standard will result in a poorer outcome for the site and surrounding land uses with regards to streetscape amenity.

As noted above, a number of developments have been approved within the Town Centre, that have exceeded the maximum building height development standard prescribed under Section 4.3 of the Precincts SEPP. These developments have successfully demonstrated that, despite the height contravention, they will positively add to the character of the Oran Park Town Centre. Some nearby examples are provided below.

DA/2023/263/1 (see **Figure 10** below) – Oran Park Hotel development (Stage 3B). This DA was approved with a maximum building height of 26.2m. This development is located further west of the development site.



Figure 10 – Eastern elevation of the approved hotel development.

DA/2023/556/1 (see **Figure 11** below) – Two commercial buildings. These buildings were approved with a maximum building height of 29.36m. This development is located directly southwest of the development site.

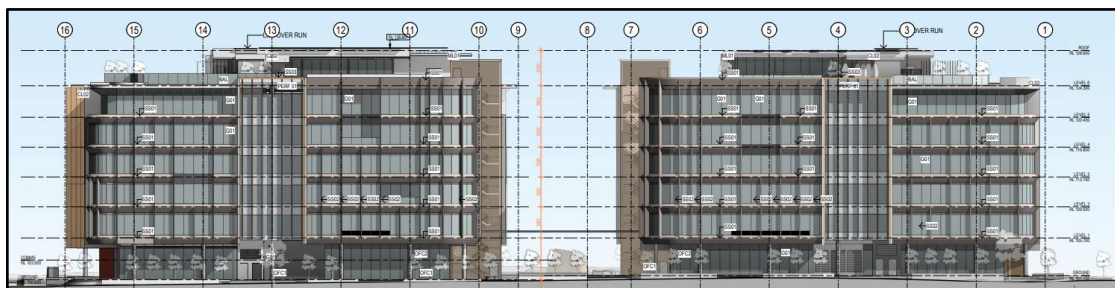


Figure 11 – Northern elevation of the approved development. This development is located on the southwestern end of the parent lot.

DA/2023/265/1 (see **Figure 12** below) – Residential Flat Building (Residential 3). This development approved a maximum building height of 25.8m and is located directly north of the subject site (on the other side of Dairy Street).



Figure 12 – Western and eastern elevations of the approved development. This development is located directly north of the subject site.

DA/2024/569/1 (see **Figure 13** below) Seniors living development. This development approved a maximum building height of 37.89m. This development is located directly north of the subject development (behind the development approved under DA/2023/265/1).



Figure 13 – Eastern elevation of the approved development. This development is approved on the northern end of Civic Way.

- (b) To provide for a range of residential building heights in appropriate locations that provide a high-quality urban form.

Comment: The development proposes a built form that is reflective of the envisioned character of the wider town centre. The development proposes curved walls with high-quality colours and materials, which achieves a design outcome that is visually legible via the public domain. Further, the overall design of the development breaks up the perceived height and scale of the building via the public domain, which will have a positive impact on the overall streetscape amenity. As shown in the above assessment, the proposed bulk and scale of the built form is generally consistent with existing and approved developments within the Town Centre and will contribute to high quality urban form.

- (c) *To facilitate higher density neighbourhood and town centres while minimising impacts on adjacent residential areas.*

Comment: The development facilitates higher density housing on the southeastern boundary of the development site, with no direct interface to sensitive residential areas. The nearest residential receivers are located to the east of the site, which is separated by South Circuit. Further, higher scale residential developments are approved and envisioned within the immediate surroundings of the subject site that will consist of a similar scale and building heights to the proposed development (see the above assessment). The massing and orientation of the development ensures that the adverse amenity impacts on site and on surrounding land uses are kept to a minimum, specifically with regards to solar and streetscape amenity, which therefore, will contribute to the overall quality of the town centre.

- (d) *To provide appropriate height controls for commercial and industrial development.*

Comment: The development is classified as a residential development and therefore, this objective is not applicable to the subject development.

B2 Local Centre

- (a) *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.*

Comment: Although the development is classed as residential, the proposal will provide future residents an opportunity to work closer to home as the wider Town Centre will consist of various commercial land uses (as detailed above). As a result, the proposed residential development will be located in proximity to various retail, business, entertainment and commercial uses, serving the needs to future residents residing within the subject development.

- (b) *To encourage employment opportunities in accessible locations.*

Comment: Although the development does not propose long term employment opportunities, the development is located in proximity to various (existing, proposed and approved) commercial developments that are highly accessible for future residents residing within the subject development.

- (c) *To maximise public transport patronage and encourage walking and cycling.*

Comment: The development site is located within walking distance to various bus services that directly connects to adjoining key areas and other public transport networks (including Leppington and Campbelltown Train Station). Further, Oran Park Metro Station is proposed on Oran Park Drive, which is approximately 700m from the subject site.

In addition, the perimeter of the subject site and the wider Town Centre is supported with well established pedestrian and cycle networks. With a pedestrian entrance proposed on the south, west and eastern frontages and communal open space areas that will directly overlook all frontages, the development will likely further encourage pedestrian activity within and around the development site.

- (e) *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.*

Comment: The development is located on the eastern periphery of the Town Centre and has been designed where it will complement the overall primary functions of the area. Further, the proposed development will increase local foot movement within and around the Town Centre, which will complement existing and proposed commercial developments in the immediate vicinity.

- (f) *To ensure that residential development does not preclude the provision of active uses at street level.*

Comment: As noted, the surroundings of the development site are supported with well-established pedestrian and cycle networks which directly connects to adjoining areas. The development proposes a number of pedestrian entrances into the site via the ground floor / public domain, which will further encourage activation around the site. Further, the development proposes the part construction of the landscaped courtyard which directly connects to the adjoining commercial development (sought under DA/2025/432/1). This will maximise opportunities to establish active uses along the southern elevation due to the increase of foot traffic, which will also extend onto Holstein Street and South Circuit as well as commercial developments approved further southwest of the site.

- (g) *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.*

Comment: The proposed development is a higher order residential development in that it is part seven and part eight storeys in height, consisting of various units ranging in size and configurations. The development site forms part of the Town Centre and therefore, is subject to separate controls that will allow for a higher order development compared to those within the neighbouring R3 Medium density residential zone. The density of the development is greater when compared to other existing developments within the mixed use and neighbourhood centre zones within the Camden Local Government Area (LGA).

- (h) *To provide for residential development that contributes to the vitality of the local centre.*

Comment: As noted, the development will see a significant increase in residents residing within the Town Centre. This will consequently increase foot traffic within and around the area, which will further contribute to the overall vitality of the Town Centre.

In response to the above assessment, it is recommended that the Panel support this proposed contravention to the Western Parkland City SEPP.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BC SEPP)

The development site forms part of the Hawkesbury-Nepean catchment and therefore Chapter 6 is applicable to this DA. In summary, the development is consistent with this policy as:

- The development will adopt sediment and erosion control measures prior to the commencement of construction. This can be assured via a condition of consent.

- The proposed stormwater design will ensure that post development flows will not exceed pre-existing conditions. Evidence of compliance has been provided with relevant stormwater models submitted with the DA.
- The development will incorporate water quality measures, that are consistent with Council's Engineering Design Specifications. Compliance can be assured via a standard condition of consent.

Subject to the imposition of recommended conditions, the development is unlikely to adversely impact the Hawkesbury-Nepean conservation area / catchment.

State Environmental Planning Policy (Resilience and Hazardous) 2021

Chapter 3 of this policy requires the determining authority to be satisfied that the site is suitable for the proposed development with regards to contamination. As noted in Figure 28 of the Oran Park Development Control Plan (Oran Park DCP), no areas of environmental concern were identified within the development site. Since the adoption of the Oran Park DCP, the site has remained generally clear and therefore is unlikely to have been exposed to any contamination that could impact the suitability of the site for the proposed development.

A standard condition has been recommended in the consent, requiring the unexpected finds protocol to be carried out during the construction phase of the proposed development (if any unexpected finds are established). Subject to the imposition of recommended conditions of consent, the site is suitable for the proposed development, with regards to contamination.

State Environmental Planning Policy (Housing) 2021 (Housing SEPP)

The aim of this chapter is to improve the design quality of residential apartments across NSW. The development relates to the construction of a part 7 and part 8 storey residential flat building, and therefore Chapter 4 *Design of residential apartment development* of the Housing SEPP is applicable to this DA. The policy is accompanied by the ADG, which details how to apply the nine design principles to new residential apartments and therefore, achieve good design outcomes.

An assessment against the nine design principles is provided below.

Principle 1: Context and Neighbourhood Character

The development site forms part of the Oran Park Town Centre and therefore, is located in proximity to a number of key (and higher density) land uses including:

- Oran Park Podium (west).
- Higher scale commercial developments (south and southwest and further west).
- Oran Park Anglican School (southwest).
- Camden Council administration building (west).
- Oran Park Library (north west).
- Single, two and three storey residential dwellings / attached dwellings (east, opposite South Circuit).
- Seven-storey residential building (directly north, opposite Dairy Street).
- Eight to ten storey seniors living development (further north on Civic Way).

The proposed scale, design and layout of the built form is generally consistent with existing and approved built forms particularly through materials and colours including brick and metal. The development also proposes a significant setback from (part of)

South Circuit and Dairy Street by providing a large communal open space area, which includes various landscaping species. Further, this design outcome also reduces the overall scale from the public domain whilst also maximising solar amenity to proposed residential units on site and other developments in the immediate surroundings. In response to the above, the development is considered to be consistent with the neighbourhood character and the visions set for the area.

Principle 2 – Built Form and Scale

As detailed above, the proposed height and scale (specifically with regards to gross floor area) of the development is generally consistent with other developments in the wider Town Centre.

Specifically for the subject development, an ‘L-shaped’ built form is sought to maximise the extent of ventilation and solar amenity across the site (specifically within each individual unit) and on adjoining developments. This layout will also reduce the extent of building mass and scale via surrounding street networks which as a result, will have a positive effect on the overall amenity of the wider streetscape. In addition, curved walls that are angled to the north are proposed to enhance articulation via all street frontages and the level of solar amenity within each individual unit.

As shown in **Figure 14** below, the proposed scale of the development is appropriate for the site given the surrounding context.

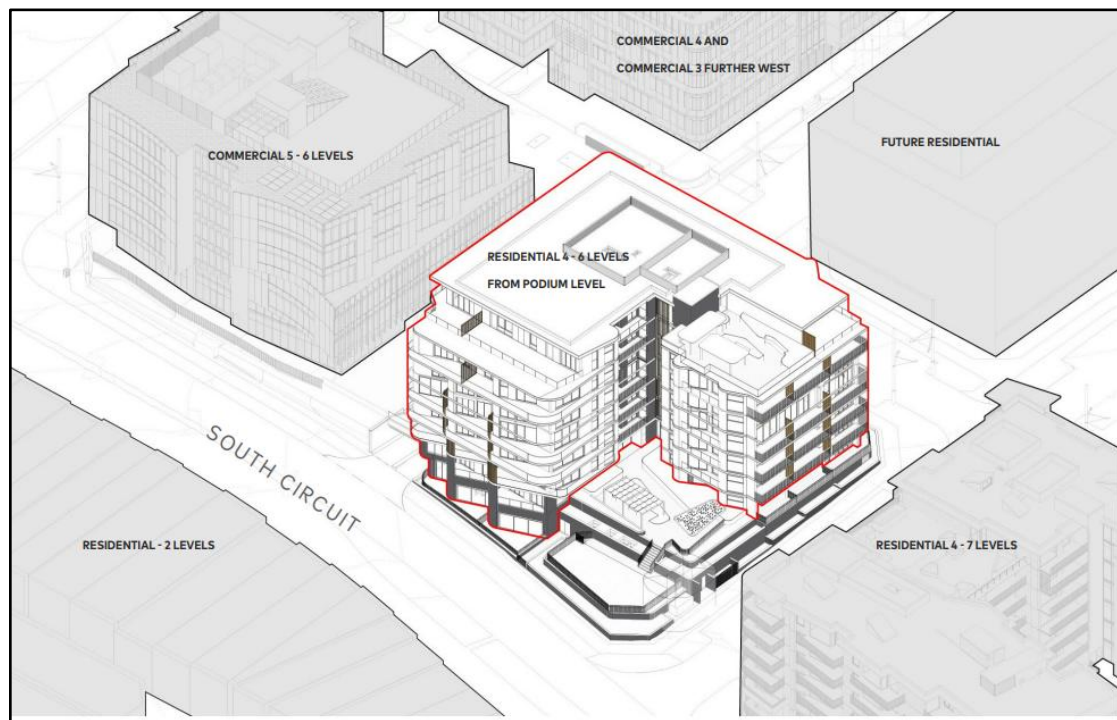


Figure 14 – Perspective of the proposed built form.

Principle 3: Density

The main building line on the northern, western and eastern elevations proposes a minimum setback of 3m, which is consistent with the minimum requirements set out in the Oran Park DCP. It is, however, noted that extensive articulation is sought on the western and eastern elevations and therefore, does result in minor encroachments within the minimum setback requirements. Specifically, this is to allow for the curved walls and balconies which are a key design feature on the proposed built form (see

Figure 15 below). Further, the curved walls/balconies direct northwards, which maximises the extent of solar amenity into the proposed units.

In addition to the above, it is noted that the proposed design of the built form will:

- Achieve a building height that is consistent with the vision of the area and the adopted masterplan. Further, the proposed building height is also reflected in other built forms within the Town Centre (see the above assessment).
- Proposing an 'L-shape' built form and a large communal open space area on the northeastern end of the site, will minimise the overall scale of the building via surrounding street networks.

Overall, the proposed density of the building is appropriate for the site.

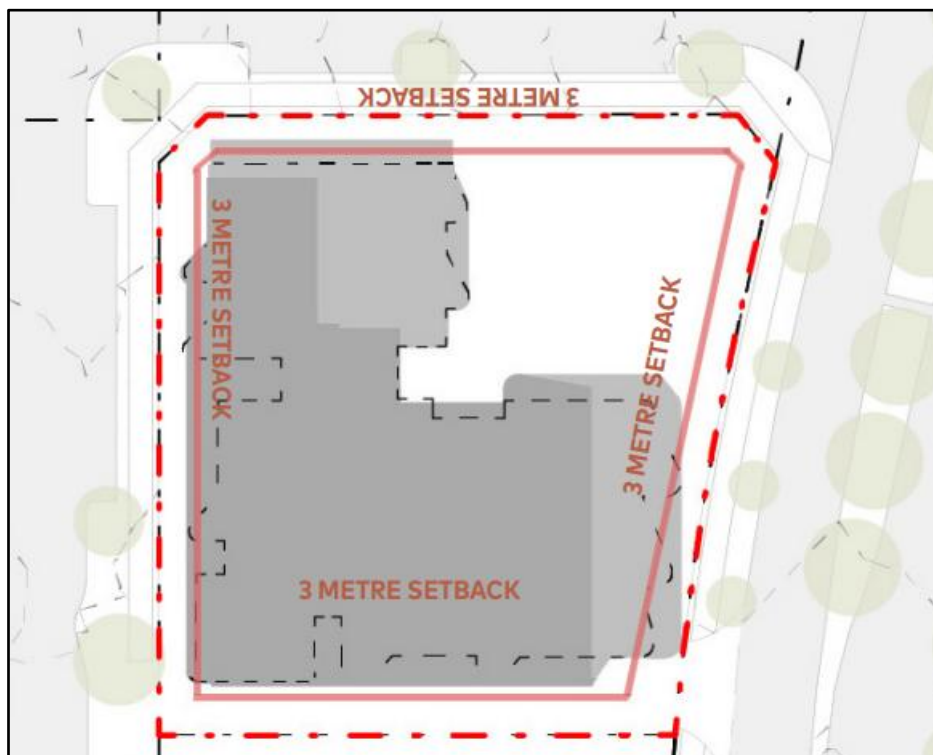


Figure 15 – Site plan of the proposed development. The building envelope plan is highlighted in grey. The required 3m setback is outlined in red.

Principle 4: Sustainability

To deliver a high number of Environmentally Sustainable Design (ESD) initiatives, various design features are proposed on site, which include:

- 3.25m floor to floor ceiling height to maximise solar amenity and ventilation across each individual unit proposed on site.
- A 'L-shaped' built form with curved balconies directed to the north, which is sought to maximise the extent of solar amenity and ventilation within each individual unit proposed on site.
- PV panels on the roof.
- Orientating units to maximise cross ventilation.
- Extending the depth of balconies (where possible) to maximise the extent of principal private open space areas.

- Delivering a range of soft landscaping types across the site and integrating them into the built form (i.e proposing extensive landscaping on the upper-level communal open space area).
- Car charging stations within the basement levels.

In addition, the DA was accompanied with a BASIX Certificate, which noted that the subject development will meet all the relevant requirements prescribed under the Sustainability SEPP.

Principle 5: Landscape

As shown in the landscaping plans, soft landscaping has been integrated into the development (on the ground and upper floors) and has also been used to establish a connection with the adjoining commercial building (to the south). Specifically, it has been determined that the proposed landscaping design:

- Provides various shading opportunities through the chosen tree species (whilst still maximising solar amenity) within the communal areas on the ground and upper floors.
- Will reduce the extent of hard surfaces visible via the ground floor due to the proposed buffer and low-level planting sought around the perimeter of the site.
- Will further enhance the amenity of communal areas, therefore encouraging regular usage by residents and users of the adjoining commercial building. This will consequently enhance social interaction and the overall wellbeing of residents.

Council's Tree and Landscaping officer has reviewed the subject proposal and has raised no concerns, subject to the imposition of recommended conditions of consent.

Principle 6: Amenity

Landscaping within and around the development is well integrated, which contributes to the overall amenity of the site and the wider Town Centre. Each apartment, both communal areas and the landscaped courtyard will achieve sufficient solar amenity and natural ventilation as well as acoustic privacy, creating a positive living environment for residents. The proposed layout of the development (internally and externally) is accessible for all age groups and degrees of mobility.

An Access Report has been submitted with the DA, which demonstrates that the proposed development is readily capable of compliance. Council's Building Certification Team has reviewed the information provided with the DA, noting that the development can comply with the Building Code of Australia via deem to satisfy (DTS) and performance principles. Conditions are recommended to ensure ongoing compliance. The proposed design and layout of the development will maximise the amenity for residents and neighbours.

Principle 7: Safety

The development incorporates relevant Crime Prevention through Environmental Design (CPTED) principles within the development to ensure safety is maximised during the ongoing operation. In particular, the following design elements have been incorporated in the development to maximise safety and security within and around the site:

- Proposing a communal open space area on the ground and upper levels, which will directly overlook surrounding local street networks. These spaces will be well lit to encourage regular usage and therefore, maximise passive surveillance.
- Delivering a landscaped courtyard that directly adjoins the neighboring commercial building (to the south). This will encourage pedestrian activity along the southern elevation (as it does not have a road frontage), which will therefore further activate the pedestrian access point (on this end of the site).
- The tree species selected have narrow clear trunks and high canopies which creates opportunities for passive surveillance.
- Establishing one pedestrian access point (into the building) on the southern, western and eastern elevations. This will encourage high levels of pedestrian activity on all surrounding road networks.
- Ensuring that appropriate security measures are in place to prevent access from any unauthorised persons. This will be achieved through onsite security passes and a security-controlled entrance (into the basement level). This will be controlled by the strata body.
- The building and associated landscape design will maintain a seamless transition between the public streetscape and private building areas, while still delineating non-public areas.
- Maintaining communal areas to a high standard. This will be controlled by the strata body.
- Provision of balconies outside each unit to encourage natural surveillance of the area.

In addition to the above, surrounding land uses generally comprise of various commercial land uses, which is expected to engage in a high level of pedestrian activity around the development site, encouraging greater levels of passive surveillance.

Principle 8: Housing Diversity and Social Interaction

The proposed development will provide a mix of one, two and three-bedroom units of different sizes that are able to accommodate various household needs including those with mobility constraints. The development will provide communal spaces on the top and lower floors that are easily accessible for all, therefore encouraging regular social interaction.

Principle 9: Aesthetics

The proposed built form appropriately reflects the existing context, whilst enabling a unique urban form that contributes to the overall amenity of the site. Specifically, this has been achieved with the chosen colours and materials (including brick, glass, concrete and metal) that are in keeping with the surrounding context. The addition of curved walls, angled balconies and curved terraces on the ground floor and landscaping that connects with adjoining land uses will provide a unique feature within the Town Centre.

The 'L-shape' built form will maximise the extent of solar amenity across the site, whilst also providing a unique urban form that contributes to the overall character and amenity of the wider Town Centre. The proposed shape of the building will allow for greater landscaping on the ground floor, whilst also reducing the extent of hard surfaces, in an area consisting of higher density development. Further, this design feature will also assist in the transition to lower density residential development, which is located on the other side of South Circuit.

The above assessment confirms that the proposed development is generally consistent with the nine design principles prescribed under the Housing SEPP.

In addition to the above assessment, a detailed assessment against the ADG is provided as a separate **attachment** to this report. In summary, the assessment confirms that the development is largely consistent with the ADG, with design matters relating to solar amenity and the minimum depth of habitable rooms. Commentary regarding these two design criteria are further discussed below.

Design Guideline - Part 4 Designing the building, Section 4A Solar and daylight access

Design Criteria – Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.

The development site is north facing and surrounded by larger scale built forms, which is generally consistent with the envisioned character for the Oran Park Town Centre. Specifically, the development to the north is approved as a seven-storey residential building (DA/2023/265/1), which directly overshadows the northern end of the subject development site. For this reason, achieving a high scale built form that is consistent with the envisioned development objectives would be difficult to achieve.

Assessment

Council staff have undertaken an assessment of the proposed solar amenity impacts and the extent sought. It is recommended that the development be supported for the following reasons:

- The proposed 'L-Shaped' built form is the most appropriate configuration, when considering the extent of (approved) overshadowing along the northern end of the site, without compromising the extent of overshadowing onto the ground floor communal open space area (see **Figure 16** below).
- The development achieves maximum solar amenity to the ground and upper floor communal open space areas, and therefore, not meeting the minimum design criteria is unlikely to significantly impact the outdoor amenity of future users of the proposed development.
- Large private open space areas are sought for all units, therefore maximising the overall extent of ventilation.
- A compliant BASIX certificate has been submitted with the DA, noting that the proposed development will meet all the relevant targets set out in the Sustainability SEPP.
- The difference between satisfying the design criteria is relatively minor (1% or one unit) and therefore satisfying the design criteria will have no significant benefits to the site and/or surrounding land uses.
- To achieve the design criteria, units on the northern end will have to be deleted. Consequently, this will result in a built form that significantly differs from the masterplan for the Town Centre. Further, this outcome will also have significant adverse impacts on the wider Town Centre specifically with regards to bulk and scale and streetscape amenity. For this reason, achieving the design criteria is likely to result in a poorer outcome for the site and wider Town Centre.



Figure 16 – Approved built form on the northern end of the site. The development will sit to the right of the above building envelope plan.

Design Guideline - Part 4 Designing the building, Section 4D Apartment size and layout

Design criteria – Living rooms or combined living/dining rooms have a minimum width of 3.6m for studio and 1 bedroom apartments and 4m for 2 and 3 bedroom apartments.

To accommodate the curved walls, living / dining rooms that directly front the edge of the building do not meet the minimum dimension width of 3.6m (for 1 bedroom apartments) and 4m (for two and three bedroom apartments) for the entire space (see the example provided in the **Figure 17** below). To accommodate this design outcome, a minimum width of 1.1m is proposed, which fails to meet the design criteria by a maximum 2.5m.

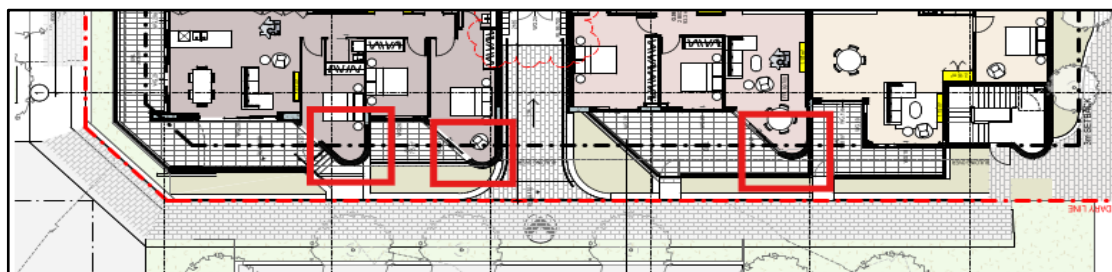


Figure 17 – Screenshot of the proposed floor plan. The area relating to the above referenced dining/living areas is outlined in red.

Assessment

Council staff have undertaken an assessment of the room widths and the extent sought. It is recommended that the proposed development be supported for the following reasons:

- The reduced width is to accommodate an urban design outcome that is also generally reflected on the proposed commercial building to the south. Consequently, strictly meeting the design criteria will result in a design that does not reflect the projected character of the area.
- The reduced width does not extend the full width of the living / dining room. Further, the space is large enough to accommodate furniture within this space

including a dining table, couch and other associated storage structures and therefore is still capable of being used for habitable purposes.

- The curved walls add articulation to the building façade, which minimises the overall bulk and scale of the development visible via surrounding street networks. Consequently, strictly meeting the design criteria will add bulk to the built form, which will have adverse amenity impacts on the wider streetscape.
- In some units, the curved wall acts as a privacy measure to prevent direct overlooking into the adjoining private open space areas. As a result, the deletion of the curved walls will add further privacy concerns to future users of the affected units.

In response to the above assessment, it is recommended that the Panel support the proposed variations to the abovementioned design criteria outlined in the ADG.

State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)

The development is satisfactory with Chapter 2 of the Sustainable Buildings SEPP in that the applicant has provided a BASIX certificate that satisfactorily demonstrates all of the sustainability requirements listed therein. Standard conditions are recommended to ensure ongoing compliance.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)

Pursuant to Section 2.48 *Determination of development applications-other development* of the Transport and Infrastructure SEPP, the DA was referred to Endeavour Energy as a substation is proposed on the northern end of the development site. No concerns were raised by Endeavour Energy, subject to the imposition of recommended conditions of consent. A standard condition has been recommended in the consent, requiring ongoing compliance with the recommendations made by Endeavour Energy. Subject to the above, the development is generally compliant with the relevant matters contained in this policy.

(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)

There are no draft environmental planning instruments that are applicable to the development.

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

The development control plans that apply to the development are:

- Oran Park Development Control Plan 2007.
- Camden Development Control Plan 2019.

Oran Park Development Control Plan 2007 (Oran Park DCP)

Planning Controls

An assessment table in which the development is considered against the Oran Park DCP is provided as an **attachment** to this report. In summary, variations are proposed to Sections 7.3 and 7.6 under Part B1 *Oran Park Town Centre* of the Oran Park DCP. An assessment on both non-compliances is provided below.

Section 7.3 Building Envelope / Bulk and Scale

Proposed Variation

The Applicant proposes a variation to Section 7.3 of the Oran Park DCP, which relates to the maximum number of storeys permitted on site. Specifically, the site is subject to a maximum of seven storeys as per the abovementioned control. The development proposes a part seven, part eight storey building, which occurs as a result of the site's 4m crossfall. As a result, the variation is sought on the Dairy Street and South Circuit frontages (see **Figures 18** and **19** below).

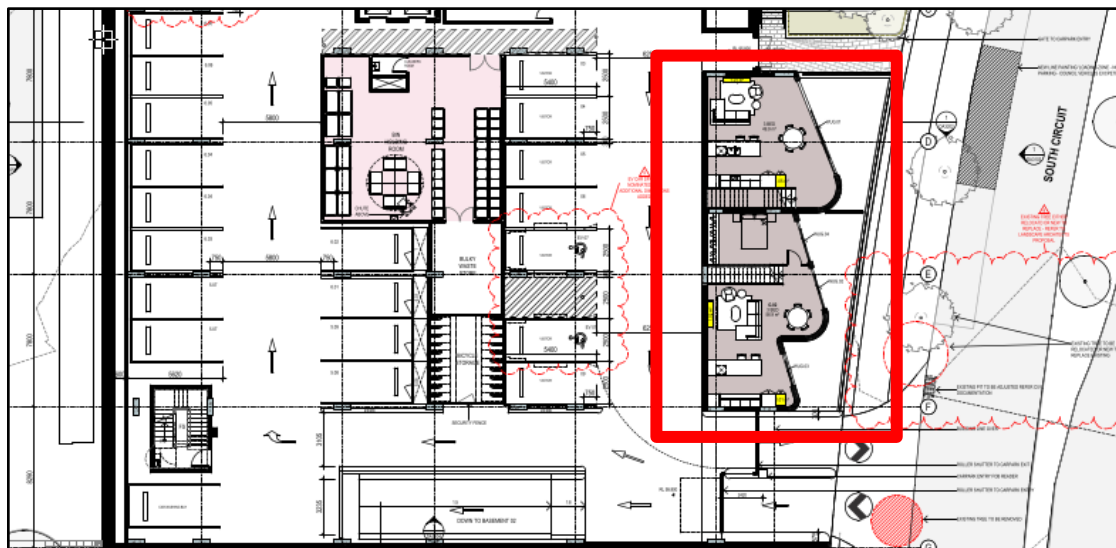


Figure 18 – Part of Basement Level 1, noting the proposed location of two level units (as outlined in red).

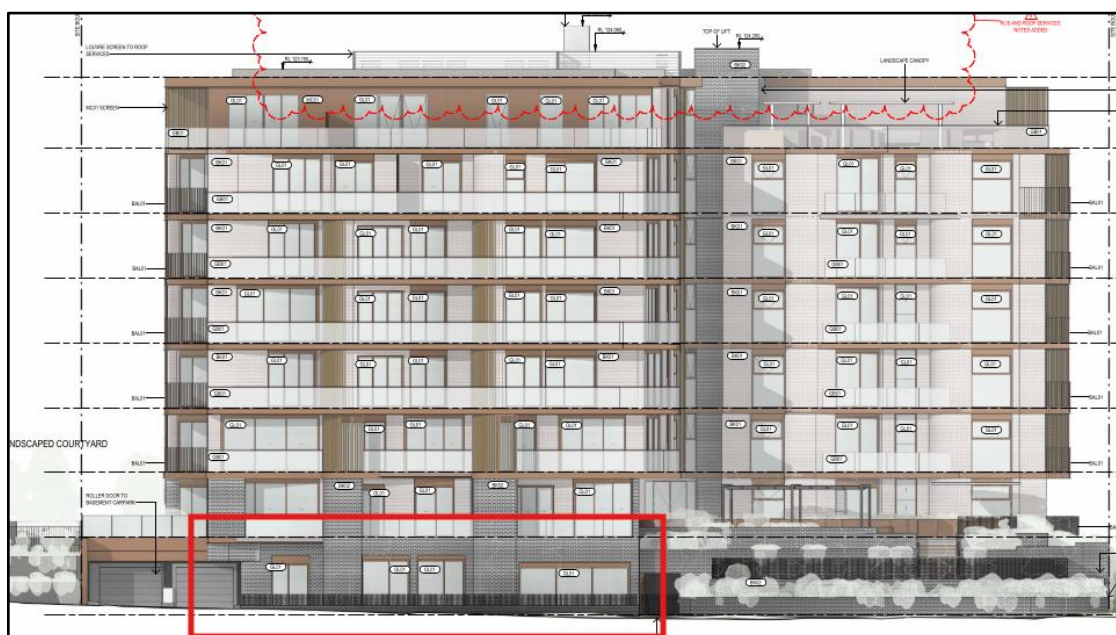


Figure 19 – Eastern elevation of the proposed built form. The two-level units (warranting the variation) is outlined in red.

Variation Assessment

Council staff have undertaken an assessment of the proposed building height and the extent of the variation sought. It is recommended that the proposed variation be supported for the following reasons:

- Due to the 4m crossfall, the building will only appear as eight storeys on the Dairy Street and South Circuit frontages. The southern and eastern elevations will still appear as seven storeys.
- Achieving compliance will result in the deletion of at least two units, which will have direct impacts on meeting the desired housing target set for Oran Park.
- The extent of the variation only applies to (part of) two street frontages being the eastern and northern elevations. As a result, achieving compliance will have no greater benefits to the site and/or surrounding land uses.
- Reducing the height will result in a built form that is significantly lower than surrounding developments within the Town Centre and therefore, will result in an outcome that is inconsistent with the adopted masterplan for Oran Park.
- The bulk and scale of the building is generally consistent with the vision and development objectives set for the Oran Park Town Centre.

Section 7.6 Setbacks

The Applicant also proposes a variation to Section 7.6 Setbacks prescribed in Part B1 of the Oran Park DCP, which relates to minimum setback requirements for the development site. Specifically, Figure 79 (in the Oran Park DCP) notes that a minimum setback of 3m must be adhered to on the western and eastern frontages. The development proposes a minimum setback of 700mm to the eastern frontage and 1.4m to the western frontage (from the outside face of the balcony to the boundary line), resulting in a maximum variation of up to 2.3m.

Variation Assessment

Council staff have undertaken an assessment of the proposed setbacks and the extent of the variation sought. It is recommended that the proposed variation be supported for the following reasons:

- The variation is sought to accommodate the curved balconies, which is a key design feature of the subject building and the proposed commercial building to the south. Further, the use of the curved balconies is sought to add articulation to the built form, which minimises the extent of bulk and scale from surrounding public domain areas including local street networks.
- The proposed variation does not apply to the full width of the building along the eastern and western frontages. As a result, the proposed scale and bulk of the built form is unlikely to impact surrounding pedestrian networks and the overall pedestrian experience within and around the Town Centre.
- The proposed setback along Holstein Street and South Circuit is generally consistent with the approved residential flat building, located directly north of the site (see **Figure 20** below).
- The main building frontage is generally compliant with the 3m control.
- The overall scale of the built form is generally consistent with approved developments within and around the site (within the Town Center).

- Achieving compliance will result in a reduction of private open space areas, which will impact the extent of solar amenity and ventilation to the affected units. As a result, strict compliance will result in a poorer outcome for future residents.



Figure 20 – Approved ground floor plan of the residential flat building, located directly north of the subject site.

In response to the above assessment, it is recommended that the Panel support the proposed variations to the Oran Park DCP.

Camden Development Control Plan 2019 (Camden DCP)

An assessment table in which the development is considered against the Oran Park DCP is provided as an **attachment** to this report. In summary, the development is largely compliant with the exception to the number of bicycle spaces proposed. For 64 units, the development requires a minimum of 21 bicycle spaces. The development proposes 20 bicycle spaces, creating a shortfall of one space. As sufficient justification for the proposed variation has not been provided and the extent of the variation is minor, a non-standard condition of consent is recommended, requiring a minimum of 21 bicycle spaces to be provided within the basement level. Amended plans will be required prior to the issue of a Construction Certificate.

Subject to the above, the development is compliant with the relevant matters contained in the Camden DCP.

(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 site falls within land that is subject to the Oran Park Urban Release Area Voluntary Planning Agreement (VPA), signed in September 2011. The Oran Park VPA provides for infrastructure and associated facilities within the Oran Park Town project, in lieu of payments under the Oran Park & Turner Road Precinct Contributions Plan. The majority of the core infrastructure, services and facilities required for the Town Centre

have been provided. Additional monetary contributions and/or delivery of essential services and infrastructure are therefore not required for the subject development.

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

The *Environmental Planning and Assessment Regulation, 2021* prescribes several matters that are addressed in the conditions attached to this report.

(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*

As demonstrated by the assessment, the site is considered to be suitable for the development.

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

The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 3 to 17 September 2025 and no written 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 2021*, environmental planning instruments, development control plans and policies. Based on the assessment, the development is consistent with the public interest.

EXTERNAL REFERRALS

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

External Referral	Response
Endeavour Energy	No objection and conditions recommended.
Camden Police Area Command.	A referral request was made however no response was provided.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

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 the conditions attached to this report.

RECOMMENDATION

That the Panel:

- i. support the applicant's request pursuant to Appendix 2, Section 4.6(3) of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 to contravene the height of buildings development standard in Section 4.3 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021, and
- ii. approve DA/2025/414/1 for the construction of a residential flat building with associated site works, subject to the conditions attached to this report for the following reasons:
 1. The Panel has considered the written request to contravene State Environmental Planning Policy (Precincts - Western Parkland City) 2021 in relation to the height of buildings development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Section 4.3 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.
 2. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Precincts - Western Parkland City) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Planning Systems) 2021, State Environmental Planning Policy (Housing) 2021, State Environmental Planning Policy (Sustainability) 2022, State Environmental Planning Policy (Resilience and Hazards) 2021 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.
 3. The development is consistent with the objectives of the Oran Park Development Control Plan 2007 and Camden Development Control Plan 2019.
 4. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
 5. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
 6. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.