

DATE OF DETERMINATION	11 December 2025
DATE OF PANEL DECISION	11 December 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Grant Christmas, Michael File
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 1 December 2025.

MATTER DETERMINED

PPSSWC-607 – Camden – DA/2025/414/1 – 62 Central Avenue, Oran Park - Construction of a seven-storey (part 8-storey) residential flat building above a basement car park.

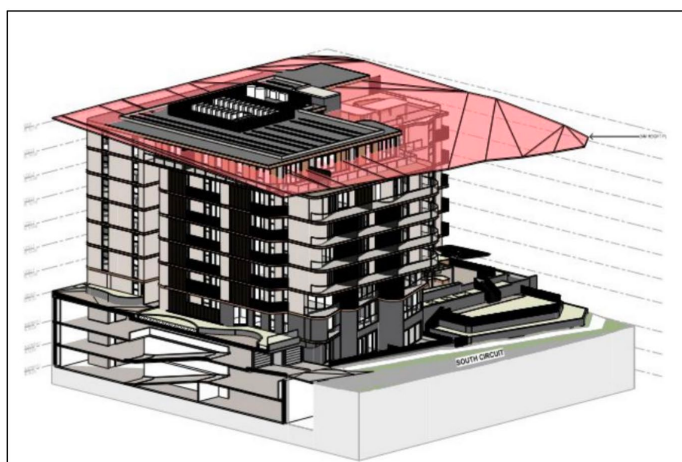
PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented in Schedule 1.

Application to contravene a development standard:

After considering the Applicant's application - made under cl 4.6 (3) of the *Camden Local Environmental Plan 2010* (LEP) - to contravene the height development standard in Section 4.3 of Appendix 2 of *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, the Panel is satisfied that:

- a) compliance with the development standard is unreasonable or unnecessary in the circumstances for the detailed reasons set out in pages 13-19 of Council's assessment report, which include:
 - the contravention is relatively minor (8.5%);
 - the contravention is required to ensure a consistent built form in this part of the Oran Park Town Centre given the cross fall of the site due to historic earthworks (see figure below);
 - the additional height will not be perceptible from the public domain as it will be setback from the edges of the building and it will also not affect any significant view lines from within the Oran Park Town Centre;
 - with the contravention, the development will still be consistent with the objectives of the zone and the height development standard; and
- b) there are sufficient environmental planning grounds to justify contravening the development standard, principally due to the fact that the variation will result in a better built form in this part of the Oran Park Town Centre.



Development application

The Panel determined to support the contravention to the height development standard (see above) and approve the development application (DA) pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the DA for the reasons outlined in Council's assessment report.

In particular, the Panel concluded that:

- Apart from the proposed contravention to the height development standard (see above), the development is consistent with the provisions of the relevant environmental planning instruments, including *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, *State Environmental Planning Policy (Transport and Infrastructure) 2021*, *State Environmental Planning Policy (Resilience and Hazards) 2021*, *State Environmental Planning Policy (Precincts - Western Parkland City) 2021*, *State Environmental Planning Policy (Sustainable Buildings) 2022* and the *Camden LEP*
- The variations to the recommended criteria for solar amenity and the minimum width of living/dining rooms in the *Apartment Design Guide* are justified given the solar amenity standards will be met on the ground floor and upper floor communal open space and most of the units will have large private open space areas. The variations to the width of the living/dining rooms are required to improve the urban design outcomes of the building (curved balconies). They will not extend over the full area of the living/dining rooms and will not compromise the amenity of these rooms
- The variations to storey limits, setback requirements and bicycle parking requirements in the *Oran Park Development Control Plan 2007* and *Camden Development Control Plan 2019* are justified and/or consistent with the adjoining development
- The development will have negligible impact on the Hawkesbury-Nepean catchment, consistent with the requirements in *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- The site does not require remediation and is suitable for the development, and the conditions include a chance finds protocol which will be implemented in the unlikely event that contaminated material is discovered during the carrying out of the development
- The other impacts of the development are minor and can be suitably controlled via the conditions
- The development will deliver 64 units to address the significant demand for new housing in Western Sydney and will provide high quality development in the Oran Park Town Centre, consistent with the strategic planning objectives for the area
- The development is in the public interest.

CONDITIONS

The DA was approved subject to the conditions in Council's assessment report.

CONSIDERATION OF COMMUNITY VIEWS

Council exhibited the DA from 3 - 17 September 2025 and received no submissions.

PANEL MEMBERS	
Justin Doyle (Chair) 	Louise Camenzuli 
David Kitto 	Grant Christmas 

 Michael File	
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SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-607 – Camden – DA/2025/414/1
2	PROPOSED DEVELOPMENT	Construction of a seven-storey (part 8-storey) residential flat building above a basement car park.
3	STREET ADDRESS	62 Central Avenue, Oran Park
4	APPLICANT/OWNER	Applicant: Urban Co/Greenfields Development Company No.2 Pty Ltd Owner: Perich Property Trust
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Precincts—Western Parkland City) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - Camden Local Environmental Plan 2010 - Draft environmental planning instruments: Nil - Development control plans: - Camden Development Control Plan 2019 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 1 December 2025 - Clause 4.6 request: Height of Building - Written submissions during public exhibition: 0
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report