

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WESTERN CITY PLANNING PANEL

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

Papers circulated electronically on 1 December 2025.

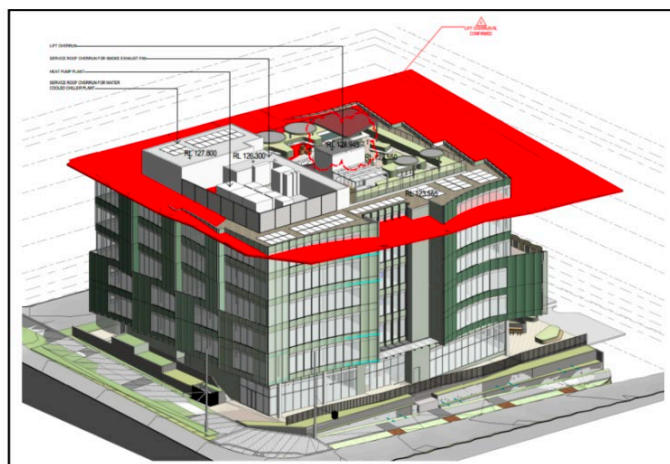
MATTER DETERMINED

PPSSWC-612 – Camden – DA/2025/432/1 – 62 Central Avenue, Oran Park - Construction of a six-storey high-grade commercial building, including a three-level basement carpark, landscaping and associated works.

PANEL CONSIDERATION AND DECISION

After considering the Applicant's application - made under Clause 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 14-19 of Council's assessment report, which include:
 - 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;
 - the contravention will not result in any exceedances of the relevant solar amenity/overshadowing criteria for living areas and communal open space on the adjoining sites
 - 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 contravention will not create any additional floor space and 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:

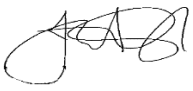
- Apart from the proposed contravention to the height development standard (see above), the development is consistent with the provisions of the relevant environmental planning instruments, including *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, *State Environmental Planning 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 contravention to the height development standard is justified and will ensure the built form of the development is consistent with the surrounding development in the Oran Park Town Centre
- The development complies with the relevant criteria in the *Oran Park Development Control Plan 2007* and *Camden Development Control Plan 2019*
- 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 a high-quality commercial 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 5 - 18 September 2025 and received no submissions.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-612 – Camden – DA/2025/432/1
2	PROPOSED DEVELOPMENT	Construction of a six-storey high-grade commercial building, including a three level basement carpark, landscaping and associated works.
3	STREET ADDRESS	62 Central Avenue, Orna 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 (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ Camden Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: ○ Camden Development Control Plan 2019 ○ Oran Park Development Control Plan 2007 (as amended) • 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
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the Council assessment report