

# Minutes

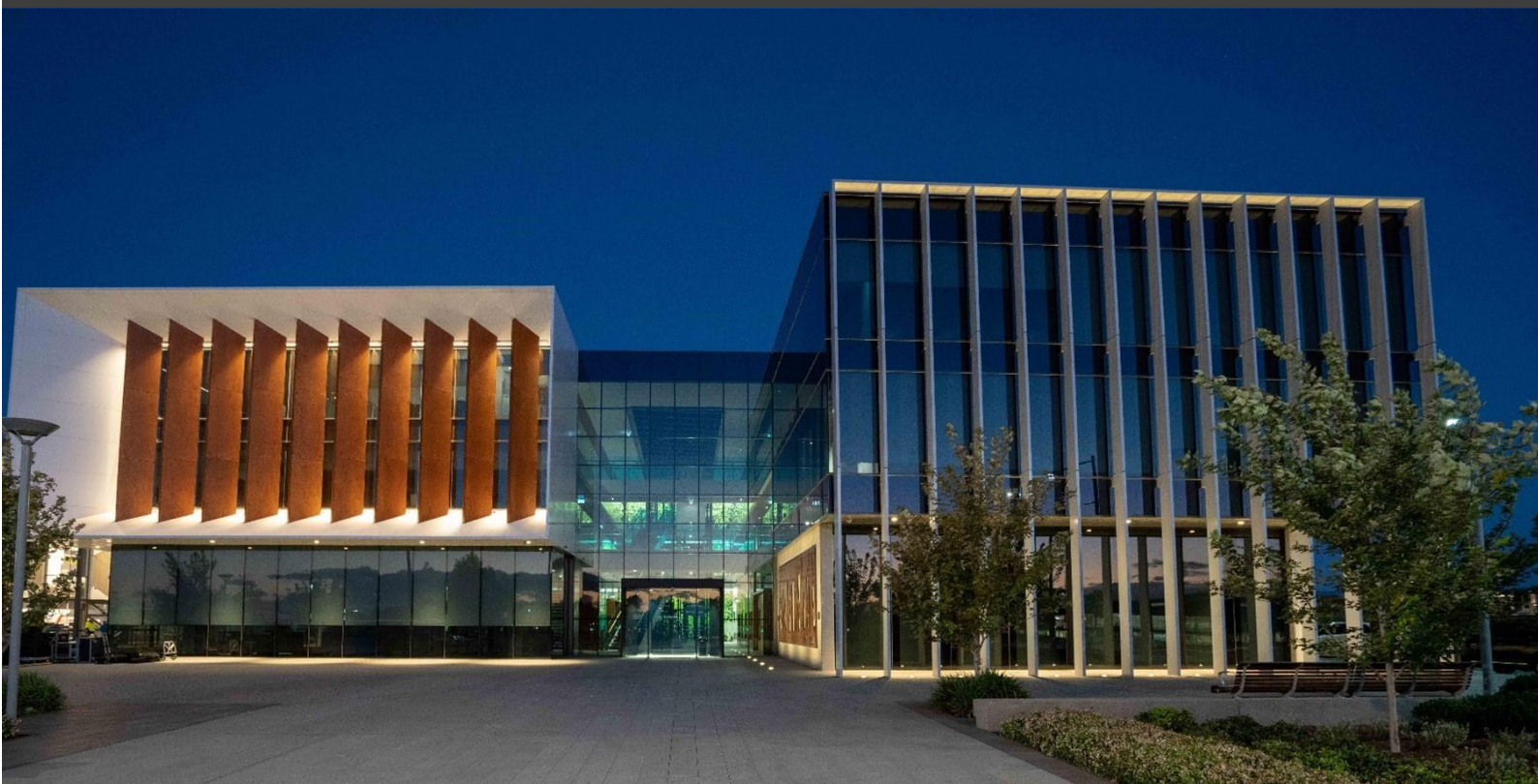
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

16 April 2024



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**Site Inspections Commenced:**

10:00am

**Attendees:**

Jason Perica (Chairperson), Brian Kirk (Expert Member), Helena Miller (Expert Member) and Christopher Shinn (Community Representative).

**Also in Attendance:**

Manager Statutory Planning, Manager Strategic Planning, Team Leader Heritage, Precincts & Rural, Senior Strategic Planner and Governance Officer – Panel & Committees.

**CLPP01 Carrington Park Planning Proposal****PANEL RECOMMENDATION**

The Camden Local Planning Panel (The Panel) had regard to the Council Staff report and associated attachments related to the Planning Proposal. The Panel also considered the minutes of the previous Camden Local Planning Panel, visited the site and heard a presentation from the owner/applicant.

In terms of the Planning Proposal itself, the Panel saw overall strategic merit in the proposed planning for the site. Particularly, the Panel was supportive of a seniors housing development for this large site that incorporates ageing in place, including senior housing types that range from independent living units, assisted living and a residential aged care facility. However, the intended additional permitted use of residential flat buildings is not supported by the Panel. If that is needed for permissibility reasons, another mechanism should ideally be found.

In terms of site-specific considerations, the three main natural environmental constraints relate to biodiversity, bushfire and topography. In terms of biodiversity the Panel notes a Biodiversity Development Assessment Report (BDAR) has not been finalised. This is an important component of the Planning Proposal and should be finalised, including appropriate consultation with Government agencies, prior to exhibition of the Planning Proposal. The BDAR findings and recommendations should also be reflected in the Planning Proposal and form part of the exhibition package.

In terms of bushfire considerations, all asset protection zones must be outside the C2 Conversation Zone. Further, an evacuation plan, particularly noting the nature of the use and location of the Residential Aged Care Facility (RACF), should be developed at the appropriate time.

In terms of topography, the natural swale/watercourse in the centre portion of the site and the size of the site provides opportunity to locate some higher buildings well removed from neighbouring properties and the streetscape/wider vistas. The Panel does not raise any significant issues with the intended range of building heights and their location, subject to consideration of the further matters listed below. The Panel agrees with the recommendation by Council Staff that the neighbourhood centre height be reduced and stepped. The Panel also supports the approach recommended by Council Staff that the height be expressed as metres up to 9.5 metres and RLs above that. This gives greater certainty regarding final building heights and landform.

The Panel is supportive of the additional permitted uses of “function centre” and “food and drink premises” in the particular circumstance as they are complementary to the seniors living use of the site and encourage social cohesion and wellbeing.

Archaeological issues are another known and identified issue. Appropriate consultation is required in this regard including the level of detail or otherwise to be included in published documents.

### **Other Matters and Development Control Plan (DCP) Issues**

The intended public exhibition of the draft Planning Proposal with a site-specific DCP is supported. This will give greater certainty to the community regarding the outcome and include important controls to regulate and guide development of the site.


The Panel provides the following comments and suggestions in terms of the further content of that draft DCP:


- WSUD measures to follow natural watercourses;
- Cut and fill neutrality across the whole site;
- Additional visual analysis within the site having regard to the proposed built form and landscape outcomes to inform appropriate building siting, separation and articulation;
- Controls to prevent above-ground carparking structures visible from external and internal streets; and
- Review and increase of eastern and southern setbacks to better reflect the intended built form and to provide appropriate separation distances given the scale and height development.

### **Voting Numbers**

The Panel voted 4-0 in favour of the recommendation.

 70 Central Ave,  
Oran Park NSW 2570

 [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

 PO Box 183, Camden 2570

 [camden.nsw.gov.au](http://camden.nsw.gov.au)

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