

Minutes

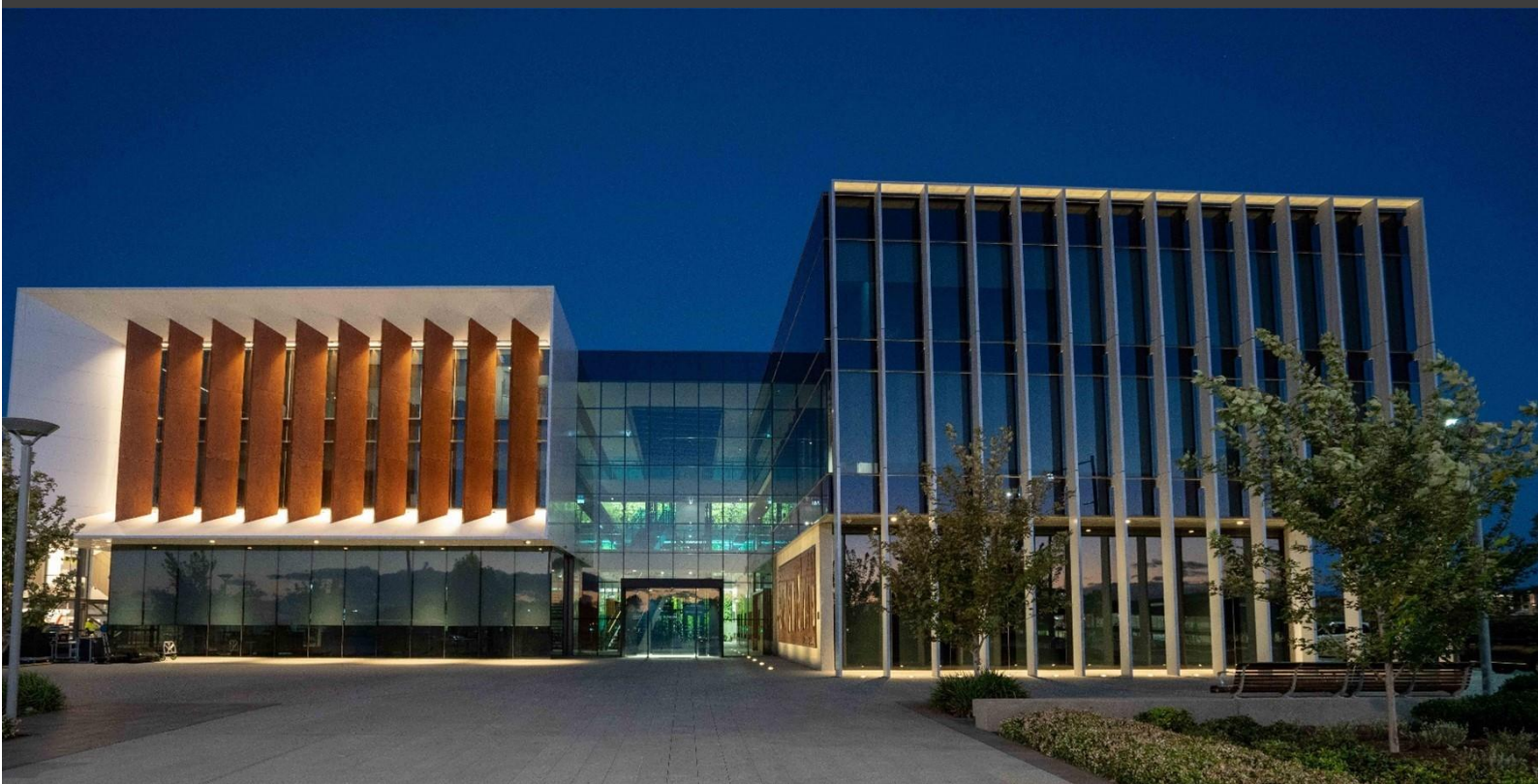
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

19 July 2022



camden
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Site Inspections Commenced:

10am

Meeting Commenced:

12:20pm

Attendees:

Pamela Soon (Chairperson), Grant Christmas, Sue Francis and Steve Lyons.

Also in Attendance:

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

Apologies

There were no apologies to be noted.

Declarations of Interest:

There were no declarations of interest to be noted.

CLPP01 Carrington Park Planning Proposal**PANEL RECOMMENDATION**

The Panel has considered the draft Planning Proposal and supports the Council Officer's report. The Panel recommends that Council does not proceed with the Planning Proposal in its current form and that the proposal be amended having regard to the following:

1. The maximum height of any building on the site is to be no greater than 16m, measured from existing ground level, and that consideration be given to nominating maximum building height in AHD.
2. The interface with adjoining properties is reviewed to provide a built form that is more compatible with surrounding development and the site's R2 zone objectives, along with a maximum 6m height of building to reflect a single-storey built form in the western, northern (Smalls Road), north-eastern (Werombi Road) and eastern areas of the site.
3. A reduced maximum height of building be investigated for the proposed neighbourhood centre.
4. A visual impact assessment be prepared that establishes the visual impact of the proposal's revised maximum building heights without landscape embellishment, including potential impacts to long views and that addresses the proposal's potential lighting impact.
5. Existing native vegetation is to be retained within the R2 zoned land, particularly in the south-eastern corner/ boundary to provide a natural buffer and setback to properties located in Domenics Place and Yewens Circuit, Grasmere.

6. A flora and fauna impact assessment report is prepared to support the proposal.
7. The reference to a supermarket that exceeds a gross floor area of 1,000m² is removed from the proposal.
8. The proposal improves visual and pedestrian permeability with adjoining sites, with less reliance on vegetative screening barriers.
9. The quantity of cut and fill is reduced and the existing natural landform is retained.
10. A servicing strategy report is prepared to demonstrate that the proposal can be adequately serviced.
11. The proponent confirm if a Voluntary Planning Agreement (VPA) offer is to be made (or not). If yes, submit the VPA offer to Council for consideration. If no, amend the proposal to remove reference to the draft VPA.
12. The draft DCP is revised to address the matters identified in the Council officers' report and the following:
 - Controls relating to the protection of identified Aboriginal archaeological artefact with supporting figure(s);
 - Numerical controls relating to the built form;
 - 20m setbacks to Smalls and Werombi Roads, B1 zone may be setback 10m;
 - Landscaping controls; and
 - Figures showing the indicative bus route (including bus stops) and road cross sections to ensure serviceability.

Voting Numbers

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

CLPP02 Planning Proposal To Reclassify And Rezone Land At 16 Macquarie Avenue, Camden

PANEL RECOMMENDATION

The Panel has considered the draft Planning Proposal and supports the Council officer's report. However, the Panel recommends Council consider the appropriateness of the proposed RE2 Private Recreation zone in isolation of a decision on the future of privately owned land adjoining the site zoned RE1 Public Recreation.

Voting Numbers:

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

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