

# Minutes

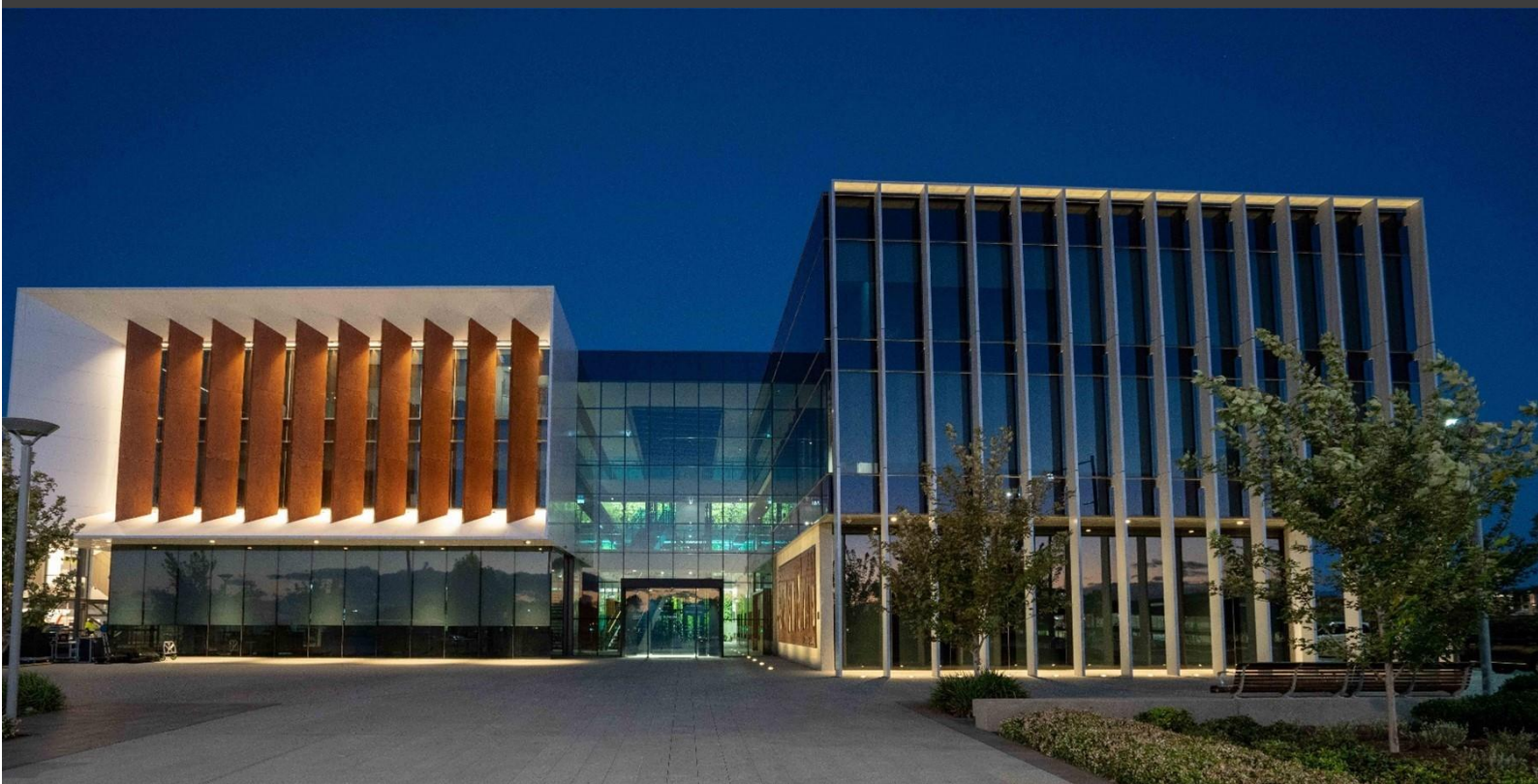
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

21 June 2022



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**Site Inspection Commenced at 10:00 am****Meeting Commenced at 12:30 pm****Present:**

Michael Manti (Chairperson), Mary-Lynne Taylor, Michael File and Steve Lyons.

**Also in attendance:**

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

**Apologies:**

There were no apologies to be noted.

**Declarations of Interest:**

There were no declarations of interest to be noted.

**CCLPP01 Pondicherry Planning Proposal**

The Panel inspected the Pondicherry precinct and was briefed by Council officers. The Panel considered the Council officer's report and attachments contained in the Business paper for the Panel's meeting on 21 June 2022. The Panel supports the Council officers' recommendation. The Panel wish to provide the following advice relating to procedural matters and the strategic and site specific merits of the planning proposal.

**Procedure**

As matter of procedure, the Panel questions the utility of the proposed planning controls for the Pondicherry precinct being contained in *State Environmental Planning Policy (Precincts - Western Parkland City) 2021* (Precincts SEPP) rather than the *Camden Local Environmental Plan 2010* (Camden LEP 2010). The Panel understands that this arrangement is common for all planning proposals within the South Western Growth Area.

However the Panel considers this arrangement has the potential to create conflict and confusion between the land controlled by the Precincts SEPP and other urban areas within the Camden LGA that are subject to the Camden LEP 2010.

As an example, standard instrument terms that should be common between the two instruments have different meanings across each instrument. The controls contained in the Precinct SEPP are essentially local provisions and ought to be contained in the Camden LEP 2010.

Given Council is now assuming responsibility for the assessment and progression of the Planning Proposal it would be an appropriate time to transition the planning controls into the Camden LEP and DCP.

### Residential Densities

The Panel supports the principle the use of encouraging a range of lot sizes and dwelling diversity within the precinct and understands the proposed use of residential density bands and land use zones intend to achieve this outcome. This approach provides flexibility to the proponent in terms of the design and location of lot within the R2 and R3 zones. The Panel notes the proponent’s concerns about the inflexibility of the residential density approach to accommodate adjustment to zone boundaries following detailed development design at the DA stage. The Panel does not share the proponent’s concern but notes that Council officers are considering a flexible zone boundary provision in the final proposal.

The Panel queries the potential range of lot sizes resulting in the residential density band 10 – 20 dwellings per hectare. This would appear to allow lots down to 350 sqm in what is supposed to be the large lot category. A table similar (or simpler) to that contained on page 23 of the planning proposal (see below) would provide greater certainty of a range of lot sizes being delivered. The table appears to indicate approximately 40% will be above 450 sqm.

**Table 2: Indicative Lot Mix, Pondicherry Precinct**

Dwelling Format	Lot Size (m <sup>2</sup> )	Proportion (% of total)	Estimated Total Number of dwellings
Very Large Lots	600+	8.8%	240
Large Lots	500-599	12.9%	350
Standard Lots	450-499	18.9%	515
Small Lots	300-449	34.6%	940
Very Small Lots	<300	5.5%	150
Medium Density Lots	Includes 125–400 (attached and semi-detached)	19.3%	525
<b>Total</b>			<b>2,720</b>

The Panel also queries the decision not to use the floor space ratio mechanism to control dwelling density on the R3 zone. An FSR control, coupled with a landscaped area control, rather than a residential density control has the advantage of governing dwelling density as well as the scale of development in the higher density zone. An FSR control coupled with a landscape area control gives greater urban design certainty to the landowner and the community in the higher density zone. It will also allow for tree canopy and attractive landscaped front boundary setbacks. The Panel recommends Council officers investigate an appropriate FSR and landscape area control that will provide the desired dwelling density through built form modelling at up to 6 storeys in height.

The Panel supports the location of the R3 zones adjacent to amenity such as open space etc and the maximum height control of 6 storeys. Council officers should consider if a maximum height of 21m can provide good amenity at 6 storeys with generous floor to ceiling heights and no reliance on clause 4.6 for lift overruns etc.

### Retail Analysis

The Panel supports the provision of a neighbourhood centre in western Pondicherry. The Panel agrees that this part of the precinct is physically divided by several transport

corridors (including the North South Rail Line) and physically removed from the proposed lakeside neighbourhood centre. A retail offering in western Pondicherry would improve the area's accessibility and walkability. The Panel suggests Council consider zoning the proposed western retail area as B1 with shop top housing as a permissible use to encourage the provision of both retail/commercial and residential uses within the neighbourhood centre.

### **Open Space and Tree Strategy**

The Panel endorses the proposed open space strategy. The Panel recognises the significant amenity and landscape value provided by the proposed lake system. Subject to the Panel's comments below relating to the proposed VPA, the Panel endorses the proposed lake system as a high value, usable community asset.

The Panel endorses and encourages the proposed tree strategy. The Panel suggests that Council investigate an appropriate minimum tree canopy target (such as the 40% proposed in Objective 30 of the Metro Strategy) and required the proponent to demonstrate compliance with that target. The minimum target could incorporate an incentive to maintain existing mature trees in the precinct. In any event the Panel notes the presence of several large isolated mature trees that provide amenity value in the precinct. Although the precinct is biodiversity certified, the retention of these trees has an amenity value that warrants retention where possible.

### **Voluntary Planning Agreement**

The Panel notes that Council officers are investigating the risks, likely mitigating factors and associated costs associated with accepting ownership of the proposed lake system. The Panel notes that Council officers are working to identify the financial implications of ongoing risk mitigation and maintenance of the lake system, including whole-of-life asset maintenance, renewal costs and staff resources and training. The Panel supports Council seeking to address these financial implications through the voluntary planning agreement. The panel understands that the VPA will be publicly exhibited at the same time as the planning proposal.

The Panel otherwise considers that the planning proposal demonstrates strategic and site-specific planning merit and recommends the proposal proceed to Gateway Determination, subject to amendments outlined in the Council officers' report and the Panels meeting minutes.

### **PANEL RECOMMENDATION**

The Camden Local Planning Panel recommends the Pondicherry precinct planning proposal proceed to Gateway Determination, subject to amendments outlined in the Council officers' report and the Panels meeting minutes.

### **Voting Numbers**

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

Meeting closed at 3pm.

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