



# Camden Local Planning Panel

**Closed Meeting Minutes**  
**18 February 2020**

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**Camden Council  
Administration Centre  
70 Central Avenue, Oran Park**



# CLOSED CAMDEN LOCAL PLANNING PANEL MEETING

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## **PRESENT**

Stuart McDonald (Chairperson), Sue Francis (Expert Panel Member), Michael File (Expert Panel Member), Bill Rooney (Community Member – Central Ward).

## **ALSO IN ATTENDANCE**

Manager Strategic Planning, Manager Statutory Planning, Team Leader Growth Areas, Team Leader Land Use Planning, Strategic Planner Growth Areas, Planning Officer, Governance Officer – Panel and Committees.

## **DECLARATION OF INTEREST**

There were no declarations to be noted.

## **CCLPP01 DELEGATING OF FUNCTION OF CAMDEN LOCAL PLANNING PANEL TO COUNCIL STAFF**

### **DETERMINATION OF PANEL**

- A. In circumstances where the Panel determination on a development application is consistent with the officer recommendation then, pursuant to Clause 2.20(8) of the Environmental Planning and Assessment Act 1979 the Panel delegates its functions under Section 8.15(4) of the Act to the positions of General Manager; Director Planning and Environment; Manager Development Certification; and Manager Statutory Planning.
- B. In circumstances where the Panel determination on a development application is not consistent with the officer recommendation the Panel grants this delegation subject to Council informing the Panel of any amendments made to a proposal that is the subject of an appeal that would likely result in an agreement being entered into between the Applicant and Council under Section 34(3) of the Land and Environment Court Act 1979.

### **VOTING NUMBERS**

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

## **CCLPP02 PLANNING PROPOSAL - 33 MORSHEAD ROAD, MOUNT ANNAN**

### **PANELS RECOMMENDATION**

The Camden Local Planning Panel has considered the draft Planning Proposal and resolved to advise the Council that it supports the Council's assessment report of the Planning Proposal for the following reasons:

- The proposal demonstrates strategic and site specific planning merit;
- The area surrounding the site within the Mount Annan suburb demonstrates a transition of residential density which is compatible with R3 Medium Density Residential development. The proposed R3 Medium Density Residential zone with a minimum lot size of 250m<sup>2</sup> is consistent with the existing neighbouring character of the area;
- The proposal will contribute towards Camden's housing supply in an appropriate location that could facilitate housing diversity; and

- Future development as a result of this proposal will not require significant augmentation of existing infrastructure and will not generate adverse traffic impacts or wider environmental, social and economic impacts.

#### VOTING NUMBERS

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

### **CCLPP03 PLANNING PROPOSAL FOR 16 HEATH ROAD & 1339 CAMDEN VALLEY WAY, LEPPINGTON**

#### RECOMMENDED

The Camden Local Planning Panel has considered the draft Planning Proposal and resolved to advise the Council:

1. That some non-residential uses on the site offering local services has planning merit and also notes this outcome is already possible under the existing planning controls.
2. That the proponents economic assessment confirms that 1200sqm GFA non-residential floor space would meet a demand in the local area.
3. The proposal lacks sufficient information regarding development feasibility.
4. That an increase in the allowable building height may be appropriate but the proposal does not provide certainty regarding acceptable design outcomes on the site.
5. Accordingly the Panel recommends that site specific controls include numerical standards such as a maximum overall floor space ratio (FSR), a maximum FSR for residential development and a minimum FSR for non-residential development, as well as a site specific development control plan.
6. At this stage the concept demonstrates strategic merit but has not demonstrated site specific merit.

#### VOTING NUMBERS

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