

Minutes

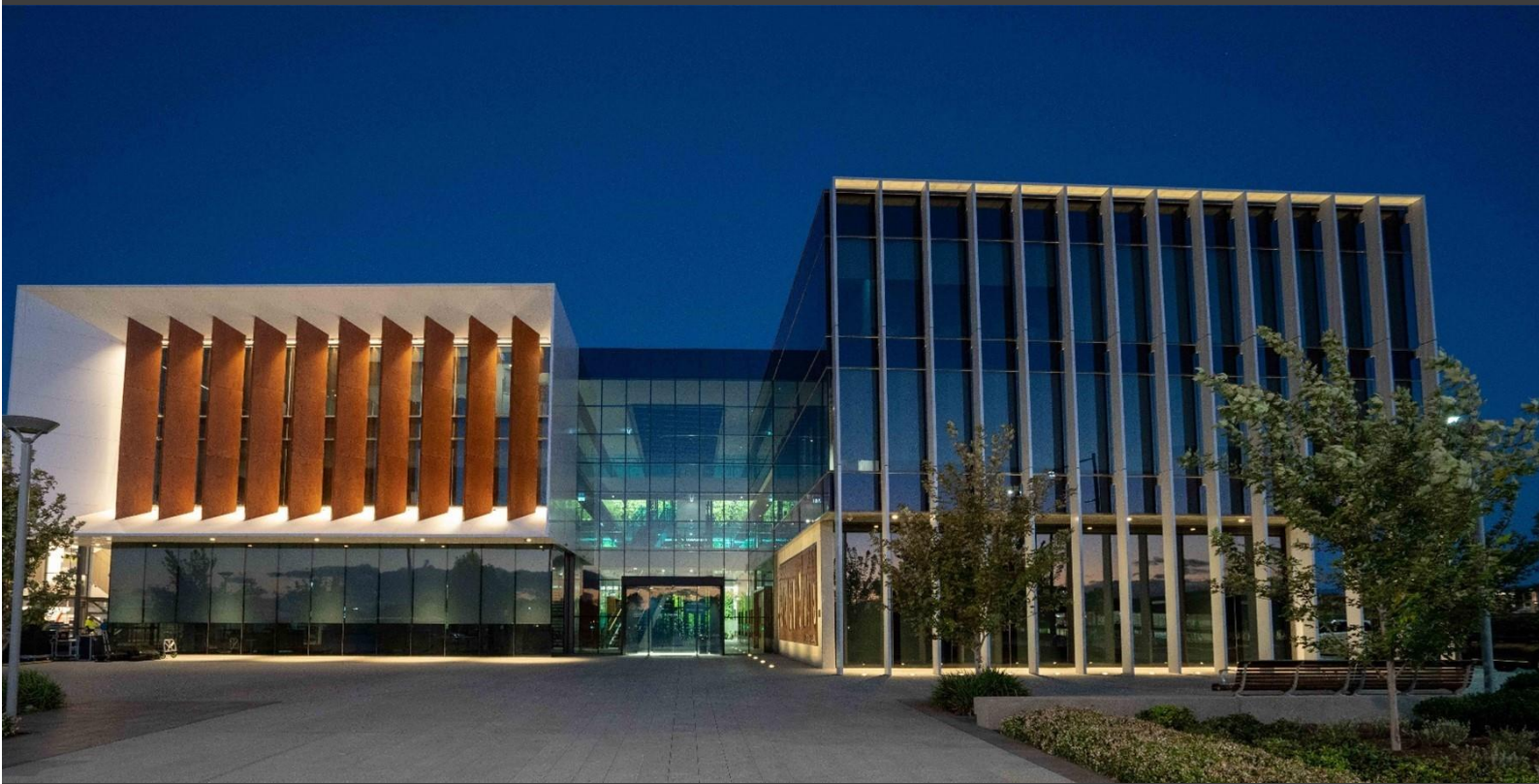
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

15 October 2024



camden
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Site Inspections Commenced:

11:00am.

Attendees:

Robert Montgomery (Chairperson), Jason Perica (Expert Member), Vince Hardy (Expert Member) and Chris Shinn (Community Representative)

Also in Attendance:

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

CLPP01 PP/2024/3/1 Planning Proposal For 585, 589 & 593 Cobbitty Road, Cobbitty**PANEL RECOMMENDATION/ADVICE**

1. The Panel considers that the Planning Proposal demonstrates strategic and site specific merit, and supports the Planning Proposal proceeding to a Gateway Determination.
2. The Panel concurs with the Council Officer's report and conclusions.
3. The Panel acknowledges that the planning proposal represents a fine tuning of the existing controls to facilitate RFS requirements, heritage considerations within the Denbigh Transition Area, recognition that land reserved for expansion of Macarthur Anglican School is no longer required, and to provide consistency with the recently adopted DCP.
4. It was confirmed that the relatively minor increase in density as a consequence of the planning proposal can be accommodated within the planned facilities and infrastructure for the area.

The Panel inspected the site and was briefed by Council Strategic Planning Staff.

Note: The Panel notes that the this planning proposal will bring the planning controls in line with the DCP adopted by Council on 12 December 2023. While it is not common for a DCP amendment to proceed prior to the zoning controls, the Panel acknowledges the need to be flexible to keep pace with housing demand in the SWGA. It would be preferable, where possible, to prepare planning proposals and DCPs concurrently, which would also provide a much clearer picture to the community of what is actually proposed. Due to potential for confusion when the Planning Proposal is exhibited after Gateway Determination, the explanation of the Planning Proposal should be clear in terms of the drivers for the changes.

Voting Numbers


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

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