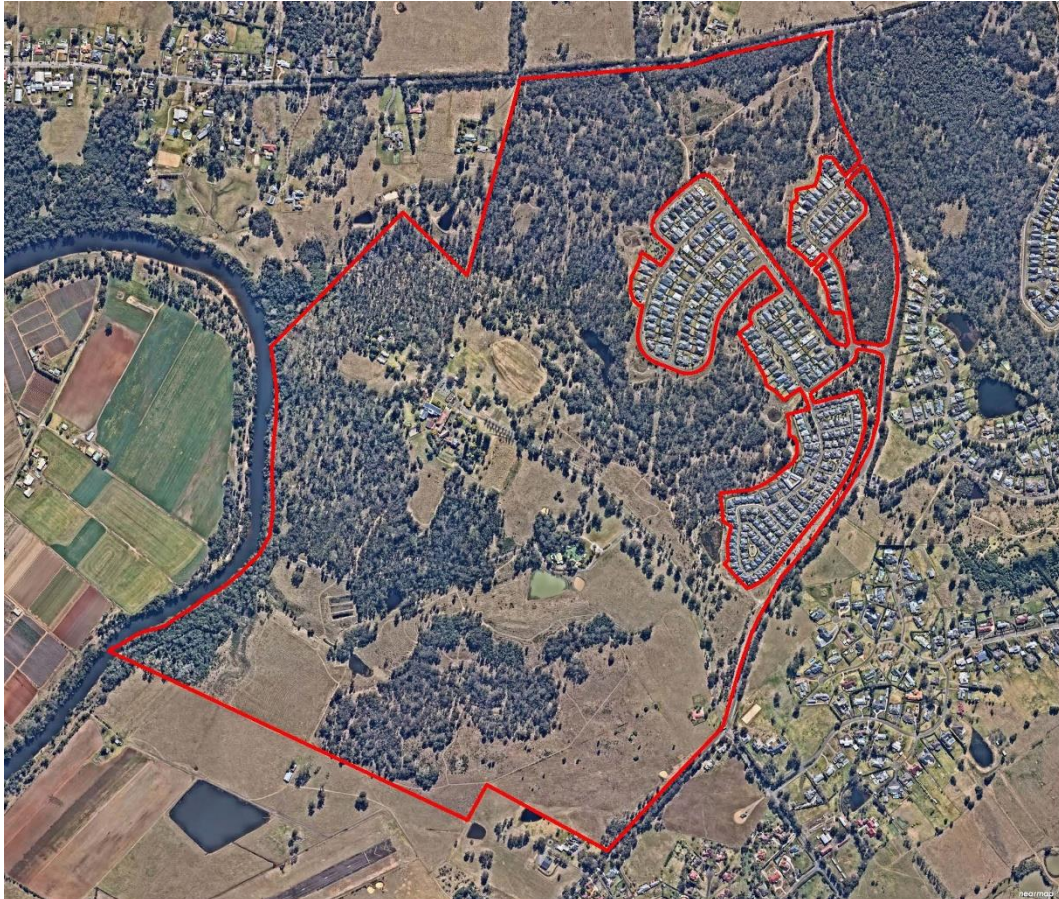


PLANNING PROPOSAL REQUEST

No. 229 Macquarie Grove Road, Cobbitty

(Camden Council)



Prepared For:
Trustees of the Sisters
Of the Good Samaritan
Prepared By:



Volume 2
Annexure "M"
Landuse Compatibility Overview

October 2021

Landuse Compatibility Overview

The existing planning regime has been established, to amongst other things, assist in minimising landuse conflicts. This is achieved principally through landuse zoning and the range of permissible uses in a zone and importantly adjoining zones and the issuing of approvals in such context.

Conflicts may take many forms, however, in the subject circumstances the principal conflicts are likely to include those that impact on residential amenity, the operational efficiencies of the Camden Airport and vice versa, educational activities and local ecology and heritage conservation.

Typical adverse residential amenity impacts include:

- Acoustic impacts
- Light spillage impacts
- Stormwater/flooding impacts
- Vegetation removed
- View loss
- Heritage degradation

Typical constraining impacts on airport operations include:

- Introduction of more sensitive receptors, particularly residential premises
- Development breaching height limitations
- Vegetation breaching height limitations
- Increased bird strikes associated with wetland habitat species
- Introduction of uncontrolled lighting

In contrast the operation of the airport notwithstanding compliance with the operational parameters could still:

- Occasion adverse noise amenity impacts
- Adversely impact natural conservation initiatives through enhancement of restrictions on vegetation heights
- Restrict development of future educational facilities and the proposal RU2 zone.

More intensive agricultural pursuits geared toward enhanced commerciality could occasion:

- Noise complaints
- Odour complaints
- Adverse cultural landscape impacts
- Increased vehicle movements

The proposal will not of itself lead to elevated conflicts of the subject nature. The proposed superlot subdivision will not contribute to increased landuse/neighbourhood conflicts, including airport operations.

The introduction of the proposed E2 – environmental conservation zone occasions no increased adverse biodiversity impacts. The subject land is at present subject to conservation agreements and Vegetation Management Plan initiatives. Growth of vegetation of the proposed E2 – environmental conservation zone occasions no increased adverse biodiversity impacts. The subject land is at present subject to conservation agreements and vegetation Management Plan initiatives. Growth of vegetation will be subject to normal processes at the disposal of the airports corporation and standard bushfire hazard management protocols including the establishment and maintenance of asset protection zones, as appropriate.

The proposed SP2 – Educational establishment zone reflects the document use of the precinct and establishes an outline template for the design, assessment and development and operation of new facilities. Such environmental planning and assessment process is sufficiently rigorous to ensure potential adverse landuse impacts are appropriately managed.

The proposed RU2 – Rural Landscape zone like the prevailing zone is rural in focus but includes the added and relevant safeguard of enhanced future management of the significant cultural landscape it forms part of.

The reduction in land zoned RU1 – Primary production will reduce any attempts to intensify agricultural production would typically have attendant consequential adverse environmental impacts in terms of noise and/or odour, vehicle movements and prized rural landscape imagery.