

Minutes

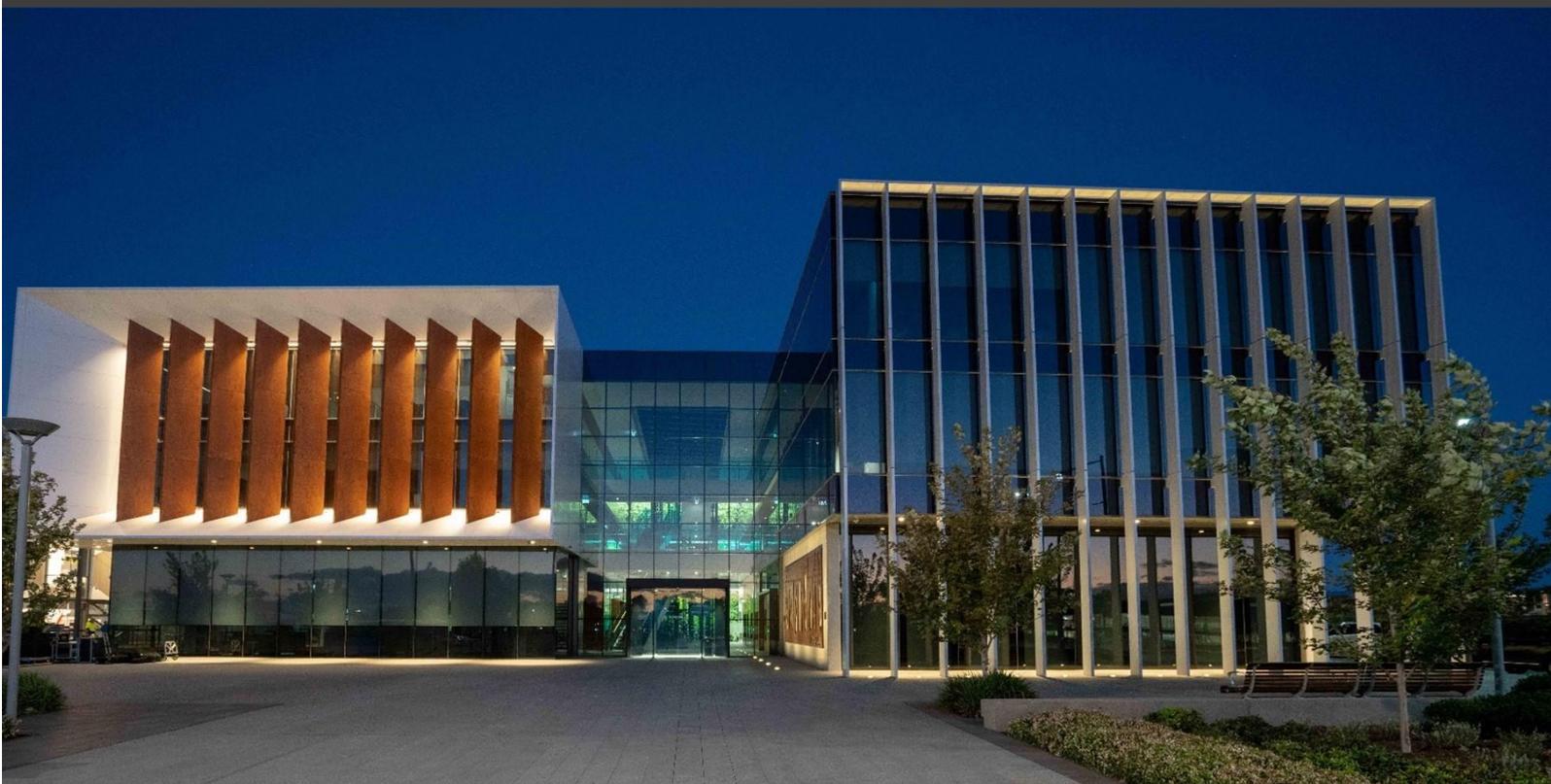
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

18 July 2023



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Site Inspections Commenced:

10:00am

Attendees:

Stuart McDonald (Chairperson), Grant Christmas (Expert Member), Glennys James (Expert Member) and Christopher Shinn (Community Representative).

Also in Attendance:

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

CLPP01 PP/2021/14/1 - Planning Proposal for Birling - 975 The Northern Road, Bringelly**PANEL RECOMMENDATION**

1. The Panel considers that the Planning Proposal demonstrates strategic and site specific merit.
2. The Panel recommends that Council consider whether the proposed curtilage for Birling 1937 is capable of accommodating car parking and servicing associated with the proposed additional uses without resulting in unacceptable heritage impacts.

CLPP02 South Creek West Sub - Precinct 2 Planning Proposal**PANEL RECOMMENDATION**

1. The Panel considers that the Planning Proposal demonstrates strategic and site specific merit.
2. The Panel notes that the Council's masterplan consultant has made a number of recommendations and that these recommendations will form part of the Council Officer's report to Council regarding the Planning Proposal.
3. That prior to the Proposal proceeding to Council for endorsement to submit the Planning Proposal for a gateway determination, the Panel recommends that the Council Officers further consider:
 - i. The need for future open space and other physical and social infrastructure associated with the employment land;
 - ii. That the proposed local park at the west of Lot 6, DP1216926 be identified as *open space – tree retention* given the identification of these trees as high conservation value vegetation;
 - iii. That the western ridgeline be identified for *tree retention* and C2 zone;
 - iv. The village centre be located on the western side of the proposed collector road only and not be fragmented by this major north-south road. The Panel was advised that the allocation of area for the village centre exceeds that required for the precinct and so if also reduced in area, should also be consolidated to the west of the collector road;
 - v. Options for the planning controls for the precinct to require provision of

affordable housing; and

- vi. The inclusion of the minimum allocation of public open space for future residents based on the benchmark of 2.83 hectares per 1000 people.
4. The Panel supports the Officer recommendations 1-10 as outlined within the report.

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 4654 7777

 ABN: 31 117 341 764

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