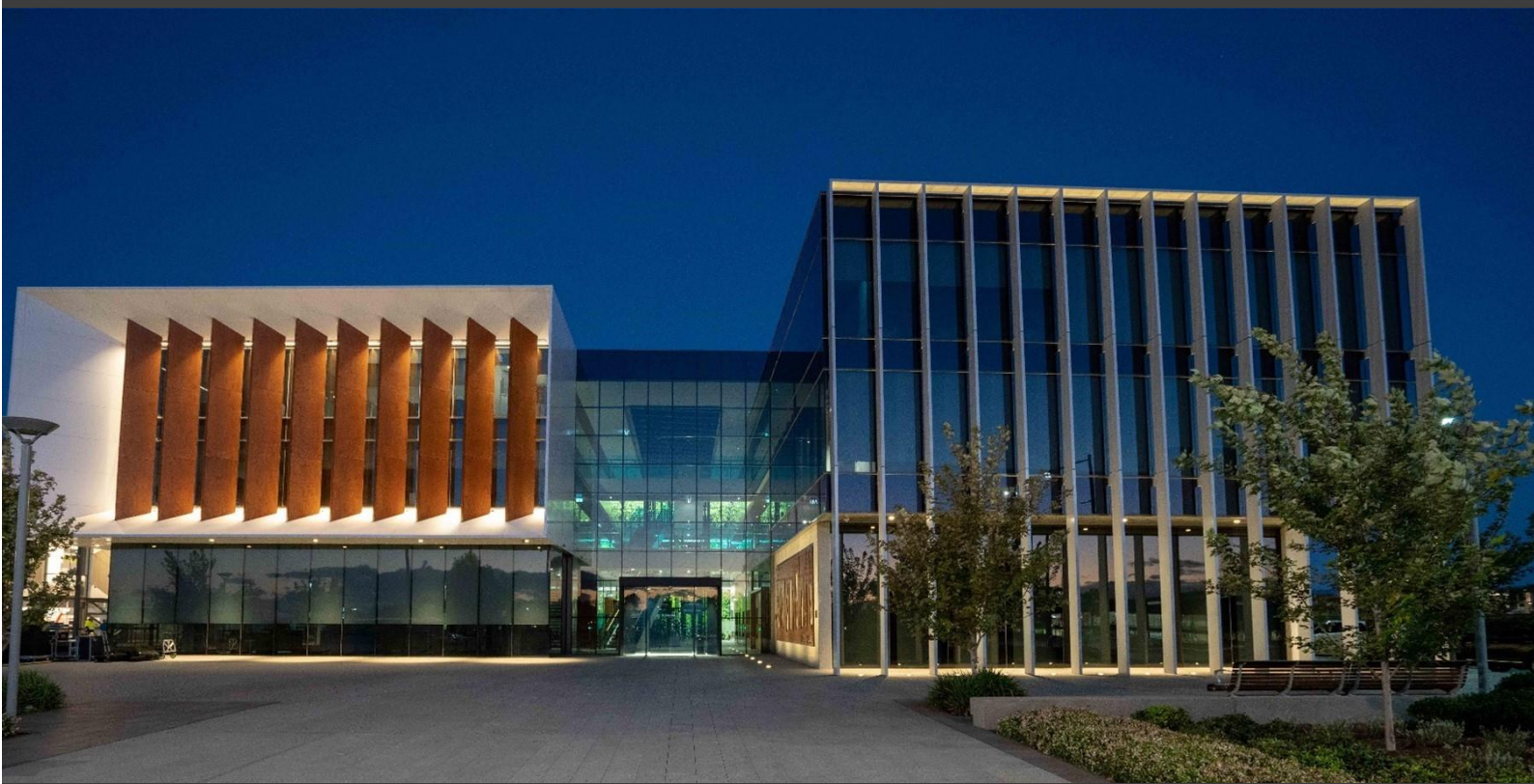


# Minutes

## Camden Local Planning Panel

Camden Council  
Administration Centre  
70 Central Avenue, Oran Park

3 August 2022



**Attendees:**

Pamela Soon (Chairperson), Grant Christmas, Michael File and Bill Rooney.

**Also in Attendance (from Camden Council):**

Manager Statutory Planning, Acting Manager Strategic Planning, Leppington Program Manager, Senior Strategic Planner, Executive Strategic Planner, Contributions Planner and Governance Officer (Panels & Committees).

**APOLOGIES**

There were no leave of absence to be granted.

**CLPP01 Leppington Town Centre Planning Proposal****Panel Recommendation**

The Panel has considered the Leppington Town Centre Planning Proposal and supports the Council Officer's report. The Panel notes the co-operation and coordinated approach of Camden and Liverpool Councils in the preparation of the draft planning proposal so far. The Panel encourages appropriate mechanisms be adopted to ensure a strong future governance framework between the two councils in assist in progressing the planning proposal to gateway determination. The Panel made the following notations for Council to consider:

1. The Panel agrees that a Planning Proposal is required to guide the future development outcomes for the Leppington Town Centre, particularly in light of the significant changes brought about by the commencement of the Aerotropolis.
2. The Panel generally endorses and agrees with the strategy and principles of the planning proposal as contained in the Report to the Local Planning Panel meeting of 3 August 2022. In particular, the Panel agrees with the planning merit assessment of the planning proposal as detailed at page 43 of the Report
3. The Panel recommends to the Council that the following matters be further reviewed:
  - a. Whether amalgamation controls are required to ensure that development will be consistent with the adopted Indicative Layout Plan; and
  - b. Whether specific LEP or DCP controls are required to encourage renewable energy initiatives.
4. The Panel agrees that the acknowledgement of the indigenous history of the area by recognition of historical sites along with street or facility names and colour schemes where relevant should be considered.
5. The Panel recommends removing the minimum dwelling density requirements proposed for R3 and R4 zones.
6. The Panel recommends Council consider the viability of mandatory non

residential ground floor GFA that extends a significant distance from the town centre. Will this deliver a dense vibrant town centre or dilute the retail commercial viability of the centre?

7. If the higher sustainability standards have been tested as viable should these be adopted as the base controls, the Panel understands consultation with DPE may be required. Additionally practical examples of measures to meet standards and if possible case studies should be available to minimise costs of compliance and consultant reports
8. The Panel notes the District plan requirement for 5-10% Affordable Housing subject to viability, clear justification should be given as to why the requirement is 3%.
9. The Panel recommends Council set a clear percentage requirement for tree canopy cover both onsite and in the public domain. It is noted that the City of Sydney DCP requirement for onsite is 15%.
10. The Panel notes the significant number of site specific controls and the approximately 180 page site specific DCP, Council should review and try to regularise controls with existing where possible and ensure there is no conflict with Ministerial Direction 9.1, 1.4 Site Specific Provisions. This should reduce the burden of assessment staff and minimise unnecessary cost to proponents.

The Panel thanks the Camden Council staff for all their work on the Leppington Town Centre planning proposal.

### **Voting Numbers**

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

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