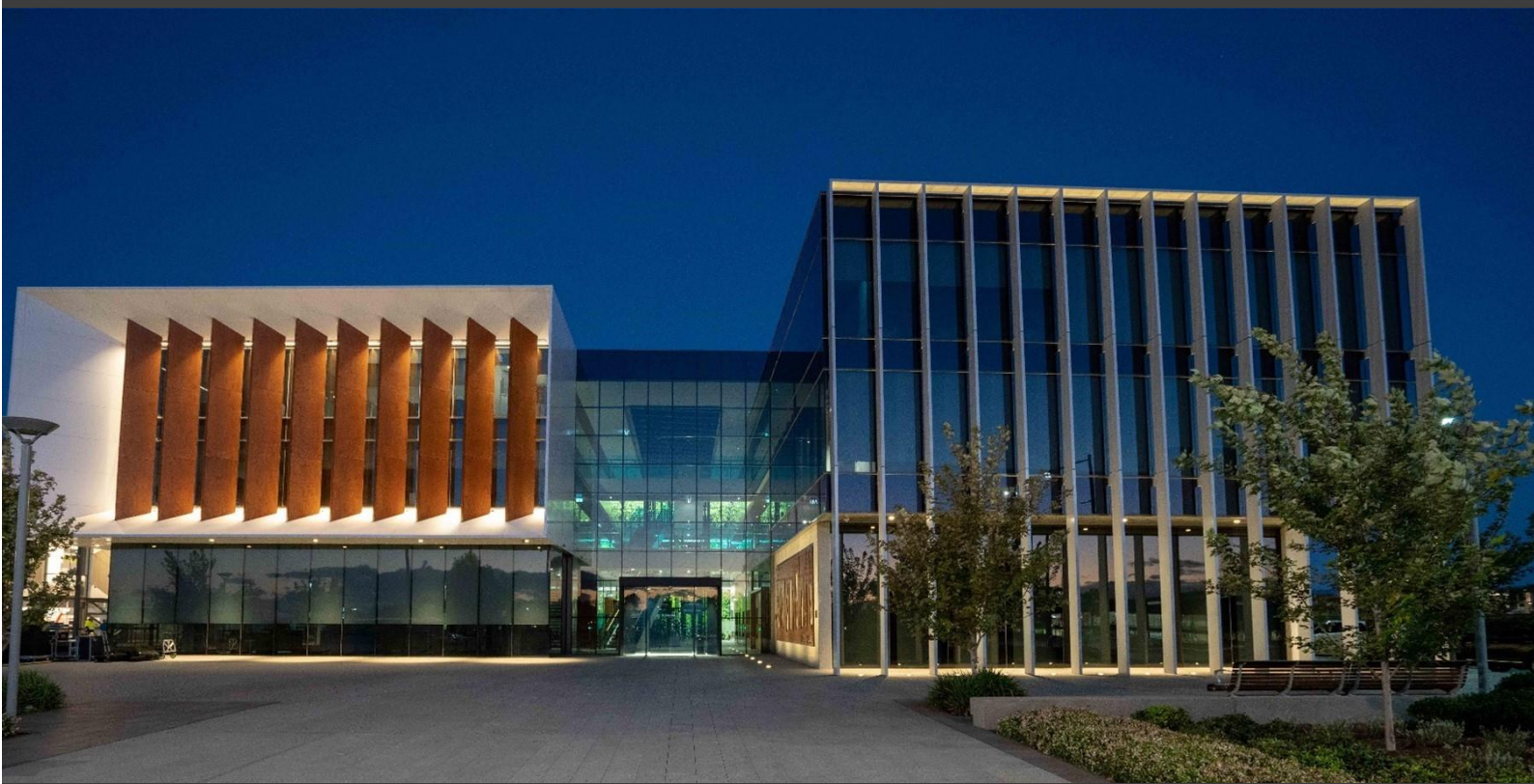


Minutes

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.

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Summary of Council officer recommendations

Following the Local Planning Panel, and subject to endorsement by the Panel, the following Council officer recommendations are to be considered in amendments to the Planning Proposal Package:

1. *Undertake further detailed investigation to identify an appropriate land use for 1089 The Northern Road, Bringelly.*
2. *Investigate opportunities to introduce provisions within the SEPP Amendment and/or DCP to encourage amalgamation of lots and coordinated development throughout the fragmented portion of the precinct.*
3. *Prior to reporting to Council further review the appropriateness of proposed land uses within the Wentworth Road Investigation Area, with consideration for the existing heritage item in this area.*
4. *Further investigate the lower portion of the western ridgeline (western part of the proponent's land) to determine whether proposed useable open space is sufficiently unconstrained, and subsequently determine any opportunities for public benefit.*
5. *Review the layout of the local park (on proponent's land near proposed school) to achieve a more favourable space for passive recreation while retaining the prominent hill-top location and views to Maryland and Birling through open space.*
6. *Introduce design and traffic mechanisms within the riparian to ridgeline open space connection to facilitate a positive pedestrian experience.*
7. *Prior to reporting the draft Planning Proposal to Council, the suitability of the revised school site is to be resolved with SINSW. In principle support is to be provided by SINSW prior to proceeding.*
8. *Review DCP provisions, with consideration for traffic noise impacts from sub-arterial roads, to ensure that PPOS of dwellings remains protected from traffic noise.*
9. *Undertake ongoing consultation in accordance with the addendum to the PACHA (prepared by Niche Environment and Heritage dated 28 June 2022), including consultation with RAPs and Tharawal Land Council through a detailed field investigation of the precinct.*
10. *Maintain ongoing consultation with service providers throughout the progression of the Planning Proposal to ensure that the delivery timeframes are clear and remain as identified.*