



Camden Local Planning Panel

Closed Meeting Minutes
17 September 2019

Camden Council
Administration Centre
70 Central Avenue, Oran Park



CLOSED CAMDEN LOCAL PLANNING PANEL MEETING

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PRESENT

Michael Mantei (Chairperson), Mary-Lynne Taylor (Expert Panel Member), Grant Christmas (Expert Panel Member), Debby Dewbery (Community Member – South Ward).

ALSO IN ATTENDANCE

Director Planning & Environment, Manager Statutory Planning, Manager Strategic Planning, Principal Planner, Team Leader Land Use Planning, Coordinator LEP Review, Strategic Planner, Governance Officer – Panel and Committees.

DECLARATION OF INTEREST

There were no declarations to be noted.

CCLPP01 19 AND 19A LITTLE STREET, CAMDEN PLANNING PROPOSAL

PANELS RECOMMENDATION

The Camden Local Planning Panel has considered the draft planning proposal. The Panel has inspected the site and surrounding uses in Little Street and Cawdor Road. The Panel has read the planning proposal documents and has received a comprehensive written report and briefing from Council officers.

The Panel considers that the planning proposal lacks both strategic and site specific merit. It is apparent to the Panel that there are a range of issues involving the light industrial zone in Little Street. Those issues ought to be considered strategically, on a precinct wide basis, rather than on a site specific basis.

The Panel has been informed that Council has engaged consultants to prepare industrial and housing studies which will inform a strategy for industrial and residential land uses across the Local Government Area. The Panel has been advised that the Little Street light industrial precinct will be specifically considered as part of this strategic review. The Panel considers that this site specific planning proposal is premature in light of those studies and should await the outcome of those studies.

The planning proposal is also clearly inconsistent with Council's Rural Land Strategy and Flood Management Policy, as well as the Minister's planning direction applying to rural lands and flood prone land.

The Panel recommends that the Council not progress the planning proposal to gateway determination.

VOTING NUMBERS

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

**CCLPP02 CAMDEN LOCAL ENVIRONMENTAL PLAN (LEP) REVIEW -
STAGE 1**

PANELS RECOMMENDATION

The Camden Local Planning Panel has considered the draft planning proposal. The Panel has read the planning proposal documents and has received a comprehensive written report and briefing from Council officers.

The Panel understands that this planning proposal is stage 1 of a comprehensive review of Camden Local Environmental Plan 2010. The Panel is also aware that the Council is currently undertaking a housing study, centres study, industrial lands study and preparation of a draft Local Strategic Planning Statement (LSPS) all of which will inform stage 2 of the comprehensive review.

The Panel is satisfied that the stage 1 planning proposal is generally in the nature of a housekeeping amendment and probably not inconsistent with the pending studies and LSPS. The Panel considers it appropriate to include terrestrial biodiversity and riparian lands and watercourse map in the LEP in order to be consistent with the District Plan and to provide land owners and the community with certainty about constraints and opportunities for future development.

The Panel considers it is appropriate to progress the amendments set out in the stage 1 planning proposal to gateway determination.

VOTING NUMBERS

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