

## 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.*