



Hawkesbury Local Planning Panel

Date of meeting: 16 February 2023
Location: By audio-visual link
Time: 10:00 AM

MINUTES

HAWKESBURY LOCAL PLANNING PANEL

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HAWKESBURY LOCAL PLANNING PANEL

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1. PROCEDURAL MATTERS

Minutes of the Hawkesbury Local Planning Panel Meeting held by Audio-Visual Link, on 16 February 2023, commencing at 10:05am.

ATTENDANCE

Present: Mr David Ryan, Expert Member, Chair
Mr Wayne Carter, Expert Member
Mr John Brunton, Expert Member
Ms Preeti Karan, Community Representative

In Attendance: Mr Steven Chong – Manager Development Services, Hawkesbury City Council
Ms Sanzida Alam – Town Planner, Hawkesbury City Council
Mr Andrew Johnston – Senior Town Planner, Hawkesbury City Council
Ms Tracey Easterbrook – Administrative Support Coordinator, Hawkesbury City Council

DECLARATIONS OF INTEREST

The chairperson asked the panel if any member needed to declare a pecuniary interest in the items on the agenda. There were no declarations of interest.

All clause 4.10 Code of Conduct declaration forms were submitted by the Panel Members.

ADDRESS BY INVITED SPEAKERS

The chairperson advised that the following people had been permitted to address the panel at the commencement of the consideration of the item.

SPEAKERS

ITEM NO/SUBJECT

Maria Losurdo	Item: 2.1.1 CP - DA0097/22 - Lot 1 DP 1127074, 22 Bosworth Street RICHMOND NSW 2753 - (77182, 107, 95498)
David Carruthers	Item: 2.1.2 CP - DA0146/22 - Lot 21 DP 839413, 55 Wells Street, Pitt Town - (28548)
Jake Hargraves	Item: 2.1.2 CP - DA0146/22 - Lot 21 DP 839413, 55 Wells Street, Pitt Town - (28548)
Peter Jamieson	Item: 2.1.2 CP - DA0146/22 - Lot 21 DP 839413, 55 Wells Street, Pitt Town - (28548)

2. REPORTS FOR DETERMINATION

2.1.1. CP - DA0097/22 - Lot 1 DP 1127074, 22 Bosworth Street RICHMOND NSW 2753 - (77182, 107, 95498)

Directorate: City Planning

The Panel was addressed by Ms Losurdo speaking for the recommendation.

PANEL DECISION

That the Hawkesbury Local Planning Panel exercising the functions of Council pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 grant Development Consent to DA0097/22 for alterations and additions to the community facility at Lot 1 DP 1127074, known as 22 Bosworth Street, Richmond, subject to the recommended conditions of consent and subject to the conversion of the deferred commencement condition to an operational condition.

The reasons for approval are as follows:

- (a) The development is permissible within the B2 Local Centre zone under the Hawkesbury Local Environmental Plan 2012 and generally satisfies the requirements of the applicable planning provisions.
- (b) The development will be consistent with the emerging and planned future character of the Richmond locality and will not adversely impact on the heritage character of the surrounding context.
- (c) The development provides for the continuation and enhancement of a valuable community facility that services the local community.
- (d) The development will not significantly impact the traffic conditions of the local traffic network.
- (e) The issues raised in the submission have been considered and on balance do not warrant the refusal of the application.
- (f) For the reasons given above, approval of the application is in the public interest.

The Panel members voted on the matter the results of which were as follows:

For the Motion: David Ryan, Wayne Carter, John Brunton and Preeti Karan.

Against the Motion: Nil.

Absent: Nil.

2.1.2. CP - DA0146/22 - Lot 21 DP 839413, 55 Wells Street, Pitt Town - (28548)

Directorate: City Planning

The Panel was addressed by Mr David Carruthers speaking for the recommendation.

The Panel was addressed by Mr Jake Hargraves and Mr Peter Jamieson from Anditi speaking against the recommendation.

PANEL DECISION

That the Hawkesbury Local Planning Panel exercising the functions of Council pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 approve Development Application No. DA0146/22 for the subdivision of Lot 21 in DP 839413, known as 55 Wells Street, Pitt Town, subject to the recommended conditions of consent.

The reasons for approval are as follows:

- a) The proposed development is permissible under the Hawkesbury Local Environmental Plan 2012.
- b) The proposed subdivision satisfies the density and minimum lot size controls of Clauses 4.1(3) and 4.1C(2) of the Hawkesbury Local Environmental Plan 2012.
- c) The proposal is generally consistent with the Hawkesbury Local Environmental Plan 2012, relevant planning instruments, Hawkesbury Development Control Plan 2002 and policies that apply to the development.
- d) The proposal is consistent with the Pitt Town Stormwater Management Strategy and it provides an extension to the local flood evacuation route along Wells Street.
- e) The proposed development is consistent with the emerging and planned character of the Pitt Town Residential Precinct.
- f) The Department of Planning and Environment has provided certification of satisfactory arrangements towards the provision of State infrastructure.
- g) The proposal is categorised as integrated development and General Terms of Approval have been issued by the NSW Rural Fire Service.
- h) The issues raised in the submissions have been considered and on balance do not warrant the refusal of the application. However, the submission raised issues of concern in respect to the operation of the stormwater detention basin and its impacts to 70 Wells Street. As such, the Panel suggests that Council undertakes a review of compliance of the conditions of the basin approval.
- i) For the reasons given above, approval of the application is seen to be in the public interest.

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The Panel members voted on the matter the results of which were as follows:

For the Motion: David Ryan, Wayne Carter, John Brunton and Preeti Karan.

Against the Motion: Nil.

Absent: Nil.

The meeting terminated at 12:18pm.