



Hawkesbury Local Planning Panel

Date of meeting: 18 April 2024
Location: Windsor Boardroom
Time: 12:30 PM

MINUTES

HAWKESBURY LOCAL PLANNING PANEL

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HAWKESBURY LOCAL PLANNING PANEL

1. PROCEDURAL MATTERS

Meeting Date: 18 April 2024

1. PROCEDURAL MATTERS

Minutes of the Hawkesbury Local Planning Panel Meeting held In the Windsor Board Room, on 18 April 2024, commencing at 12:56pm.

ATTENDANCE

Present: Mr Stephen Leathley, Alternate Chair
Mr Wayne Carter, Expert Panel Member
Ms Elizabeth Kinkade, Expert Panel Member
Mr Michael Edwards, Community Representative

In Attendance: Mr Andrew Kearns – Manager Strategic Planning, Hawkesbury City Council
Ms Sunehla Bala – Coordinator Strategic Land Use Planning, Hawkesbury City Council
Ms Melissa Ryan – Administrative Support Coordinator, Hawkesbury City Council
Ms Jessica Vaughan – Administration Support Officer, Hawkesbury City Council

Apologies: Nil.

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.

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2. REPORTS FOR ADVICE

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2. REPORTS FOR ADVICE

2.1.1. CP - LEP001/24 - Belmont Park Estate, Grose Wold - Planning Proposal - 144940, 96329

Directorate: City Planning

RECOMMENDATION

That the Hawkesbury Local Planning Panel provide advice on planning proposal (LEP001/24) at 1, 35, 61 and 63 Grose River Road, Grose Wold to rezone the subject site to facilitate a development that would yield 1,200 dwellings.

PANEL ADVICE

The Hawkesbury Local Planning Panel provides the following advice on planning proposal (LEP001/24) at 1, 35, 61 and 63 Grose River Road, Grose Wold to rezone the subject site to facilitate a development that would yield 1,200 dwellings:

1. **Prematurity of Proposal:** The Planning Proposal is considered premature pending necessary strategic evaluation at a district and regional level concerning whether further housing development is to occur in North Richmond, particularly in light of flood-related isolation risks.
2. **Strategic Alignment:** The Planning Proposal is inconsistent with both the Metropolitan Rural Area (MRA) and the Regional and Local Strategic Planning Frameworks. The proposal should be deferred until the Department of Planning issues the updated Greater Sydney Region Planning Framework, the Western Sydney District Plan review, and the Hawkesbury Valley Planning Framework. Currently, the proposal does not satisfy the strategic merits test.
3. **Local and Site-Specific Strategic Issues:** Subject to satisfactory resolution of the above, there are additional local and site-specific strategic issues to address. Should regional support for further development in North Richmond materialise, a strategic analysis of the North Richmond catchment is necessary to identify optimal sites for residential development. Council officers suggest that other sites may be suitable, particularly a diverse range of housing types, which would be ideally situated closer to the North Richmond town centre.
4. **Community Impact During Flooding:** Concerns remain about the impact on the community during flood events, particularly the isolation caused by the vulnerability of major access routes and the inadequate provision of community and medical services west of the Hawkesbury River.
5. **Detail and Certainty Concerns:** The Panel is also of the view that the Planning Proposal lacks the required detail regarding various elements including:
 - a) Proposed tourist zone
 - b) The Voluntary Planning Agreement (VPA)
 - c) The farm area
 - d) Heritage items preservation

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- e) Open space provisions
 - f) Infrastructure and servicing in particular wastewater
 - g) Affordable housing provision
 - h) Seniors housing provision
 - i) Compliance with Section 9.1 Directions
 - j) Need and impact of the commercial zone on existing centres
 - k) Regional evacuation strategies during floods
 - l) Consistency with potential Aboriginal heritage sites and lack of a design with country framework in the Masterplan process
 - m) Proposed lot sizes and building heights
 - n) Interface with adjoining areas
 - o) Biodiversity assessment
 - p) Absence of a social impact assessment, including community consultation
 - q) The thoroughness of the housing needs analysis, particularly the assertion of a shortfall of 2,200 dwellings
 - r) Alignment with recent government flood policy.
6. **Process Concerns:** The proposal process was incomplete as it did not progress through the scoping stage, and consequently there has been no feedback from government agencies.
7. **Concept Evaluation:** In principle, the panel acknowledges the commendable aspects of the master plan, which demonstrates innovation in creating community, promoting sustainable development, and enhancing housing diversity.

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

For the Motion: Stephen Leathley, Wayne Carter, Elizabeth Kinkade and Michael Edwards.

Against the Motion: Nil.

Absent: Nil.

This meeting terminated at 1:58pm.



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Chair



Hawkesbury Local Planning Panel Meeting

End of Minutes

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