



# Hawkesbury Local Planning Panel

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Date of meeting: 17 July 2025  
Location: By audio-visual link  
Time: 10:00 AM

MINUTES



## **HAWKESBURY LOCAL PLANNING PANEL**

### **Table of Contents**

**Meeting Date: 17 July 2025**

### **Table of Contents**

<b>1. PROCEDURAL MATTERS .....</b>	<b>4</b>
ATTENDANCE .....	4
DECLARATIONS OF INTEREST .....	4
<b>2. REPORTS FOR DETERMINATION .....</b>	<b>5</b>
2.1.1. DA0035/25 - 13 Bells Line of Road, North Richmond .....	5
<b>3. REPORTS FOR ADVICE.....</b>	<b>7</b>
3.1.1. CP - LEP002/25 Detached Dual Occupancy in Rural and Environmental Zones - 124414....	7

## **HAWKESBURY LOCAL PLANNING PANEL**

### **1. PROCEDURAL MATTERS**

**Meeting Date:** 17 July 2025

### **1. PROCEDURAL MATTERS**

Minutes of the Hawkesbury Local Planning Panel Meeting held electronically on Zoom on 17 July 2025, commencing at 10am.

#### **ATTENDANCE**

**Present:** Mr Grant Christmas – Chairperson  
Mr Stephen Davies – Expert Representative  
Ms Elizabeth Kinkade – Expert Representative  
Ms Preeti Karan – Community Member

**In Attendance:** Mr Steven Chong - Manager Development Assessment, Hawkesbury City Council  
Mr Matthew Golebiowski - Coordinator Town Planning, Hawkesbury City Council  
Mr Andrew Kearns, Manager Strategic Planning, Hawkesbury City Council  
Ms Sunehla Bala, Coordinator Strategic Land Use Planning, Hawkesbury City Council  
Ms Vandana Saini - Administrative Support Coordinator, Hawkesbury City Council  
Mr Hugh Halliwell - Contract Town Planner, Hawkesbury City Council  
Ms Jessica Vaughan - Administrative Support Officer, Hawkesbury City Council

**Apologies:** Nil

#### **DECLARATIONS OF INTEREST**

The Chairperson asked the Panel Members if any member needed to declare an 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.

**2. REPORTS FOR DETERMINATION**

**2.1.1. DA0035/25 - 13 Bells Line of Road, North Richmond**

**Directorate:** City Planning

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Mr Troy Myers, Town Planner from Urban City and Hayden Calvey, Traffic Engineer addressed the Hawkesbury Local Planning Panel, speaking against the recommendation contained in the report.

**Decision of the Panel – REFUSAL**

That Development Application DA0035/25 at Lot 4, DP 38137, 13 Bells Line of Road for alterations and additions to a pub be refused, subject to the following reasons:

**1. Hawkesbury Local Environmental Plan 2012**

The proposed development is inconsistent with Clause 1.2 'Aims of Plan' of the Hawkesbury Local Environmental Plan 2012. The application is not supported by up-to-date documentation, including a survey plan and accurate plans showing the existing and proposed layout of both the ground and first floor.

*(Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979)*

**2. Hawkesbury Development Control Plan 2002**

The proposed development is inconsistent with Chapter 5, Clause 4.1 of Hawkesbury Development Control Plan 2023 in relation to vehicular access and car parking noting:

- The Traffic and Parking Assessment fails to undertake a whole-of-site assessment of parking demand and impacts.
- The application has failed to provide swept paths for garbage vehicles entering and exiting the site.
- Safety control measures, including bollards around the lift and waste collection areas have not been incorporated into the plans.

*(Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979)*

**3. Likely Impacts**

The subject application has not been accompanied with plans which accurately reflect the as-built condition of the site. As such, Council is unable to conduct an accurate and detail assessment of the likely impact of the proposed development.

*(Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979)*

**Panel Comments:**

- The applicant is encouraged to continue to work constructively with Council to ensure the reasons for refusal are appropriately addressed in order to support a future comprehensive proposal.

## HAWKESBURY LOCAL PLANNING PANEL

### 2. REPORTS FOR DETERMINATION

**Meeting Date:** 17 July 2025

- The Panel considers that a new and comprehensive development application needs to be prepared and lodged which deals with the use of the existing ground floor of the premises together with a building information certificate application and further that the application include the works and use proposed to the first floor (including the proposed verandah).
- The panel recommends continued cooperation between the applicant and the Council to ensure that the proposal aligns with the planning requirements.

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

**For the Motion:** Mr Grant Christmas, Mr Stephen Davies, Ms Elizabeth Kinkade and Ms Preeti Karan

**Against the Motion:** Nil

**Absent:** Nil.

## HAWKESBURY LOCAL PLANNING PANEL

### 3. REPORTS FOR ADVICE

Meeting Date: 17 July 2025

### 3. REPORTS FOR ADVICE

#### 3.1.1. CP - LEP002/25 Detached Dual Occupancy in Rural and Environmental Zones - 124414

**Previous Item:** 12.1.2, Ordinary (10 June 2025)

**Directorate:** City Planning

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Councillor Nathan Zamprogno and Mr Troy Myers addressed the Hawkesbury Local Planning Panel, speaking for the recommendation contained in the report.

#### Advice of the Panel

1. The Panel acknowledges that the proposal has strategic merit particularly in terms of increasing housing choice and availability without inadvertently resulting in land fragmentation and land conflict risks.
2. That the report to Council include:
  - a) consideration of the risks and mitigations to address potential land use fragmentation and land use conflict including whether development standards should be imposed.
  - b) advice on the cumulative impacts of the various potential additional dwellings existing and proposed to be permissible in these zones including the principal dwelling, secondary dwellings, rural workers dwellings, attached and detached dual occupancies.
  - c) a recommendation for a comprehensive new development control plan chapter to assist in guiding appropriate future development.
  - d) an outline of how the planning proposal aligns with the recently completed Hawkesbury Nepean Flood Study (Reconstruction Authority).

The meeting terminated at 12:15pm



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Chair



# Hawkesbury Local Planning Panel Meeting

## End of Minutes

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