



# Hawkesbury Local Planning Panel

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Date of meeting: 21 March 2024  
Location: By audio-visual link  
Time: 10:00 AM

**MINUTES**



**HAWKESBURY LOCAL PLANNING PANEL**

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**1. PROCEDURAL MATTERS**

**Meeting Date:** 21 March 2024

**1. PROCEDURAL MATTERS**

Minutes of the Hawkesbury Local Planning Panel Meeting held by Audio-Visual Link, on 21 March 2024, commencing at 10:00am.

**ATTENDANCE**

**Present:** Mr Stephen Leathley, Alternate Chair  
Mr Wayne Carter, Expert Panel Member  
Ms Elizabeth Kinkade, Expert Panel Member  
Mr Preeti Karan, Community Representative

**In Attendance:** Mr Matthew Golebiowski – Coordinator Town Planning, Hawkesbury City Council  
Mr Matthieu Santoso – Senior Town Planner, Hawkesbury City Council  
Ms Gorana Dubroja, External Consultant  
Ms Patricia Krzeminski – Manager Governance and Risk, Hawkesbury City Council  
Ms Melissa Ryan – Administrative Support Coordinator, 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 DETERMINATION**

**Meeting Date:** 21 March 2024

**2. REPORTS FOR DETERMINATION**

**2.1.1. DA0350/23 - 361 George Street, Windsor - (96329)**

**Directorate:** City Planning

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**PANEL DECISION**

Pursuant to Section 4.16 (1)(b) of the Environmental Planning and Assessment Act, 1979:

1. That the Hawkesbury Local Planning Panel, exercising the function of the consent authority, grant development consent to DA0350/23 for the construction of a Cenotaph at McQuade Park on the site of 361 George Street Windsor, subject to conditions of consent as amended and outlined at sub paragraph f) below for the following reasons:
  - a) The development is permissible in the RE1 zone pursuant to the Hawkesbury Local Environmental 2012 and satisfies the requirements of all applicable planning controls.
  - b) The development has received its general terms of approval from the Heritage Council of NSW and will continue to protect and enhance the heritage significance of McQuade Park.
  - c) The development is consistent with the Plan of Management for McQuade Park and will positively contribute towards the park for its continued use as public open space.
  - d) The development has been assessed having regard to the applicable planning provisions and the context of the site and is considered to deliver an appropriately balanced and responsive planning outcome.
  - e) The development is limited to the construction of the Cenotaph with the use of the park for events being addressed through other council plans and processes.
  - f) Amend the wording of Condition 11 within the Draft Conditions of Consent, to the following:

**Design Amendments Required**

In order to satisfy relevant considerations as per Council's Parks Officer referral response, the design of the proposal must be amended as follows:

- a) The proposed cenotaph is to be positioned at least 10.5m away from the lake. This is to be clearly detailed on the architectural plans.
- b) The proposed cenotaph is to be accessible for persons with a disability who may wish to participate in the memorial or commemorative services at the location.
- c) If the construction of the cenotaph interferes with the location of the existing pathway, the applicant must ensure the pathway is reconnected and reconstructed to enable a continuous path of travel for pathway users.
- d) The materials and finishes proposed for the cenotaph must be slip-resistant to ensure the safety of persons utilising the platform.
- e) The cenotaph must be constructed in such a manner as to allow the grass around it to be whipper snipped and maintained without damaging the monument itself. Details of the

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**2. REPORTS FOR DETERMINATION**

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treatment proposed around the monument must be included on the plans lodged with the application for the Construction Certificate.

- f) A detailed external finishes and materials board for the monument and its immediate surrounds must be lodged with the application for the Construction Certificate.
- g) Native plants and vegetation must be planted around the cenotaph to soften the appearance of the structure as viewed within the park.

Details of the above design measures (a) to (g) are to be provided to and approved by Council prior to the issue of Construction Certificate.

2. 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:** Stephen Leathley, Wayne Carter, Elizabeth Kinkade and Preeti Karan.

**Against the Motion:** Nil.

**Absent:** Nil.

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**2. REPORTS FOR DETERMINATION**

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**2.1.2. DA0285/23 - Change of Use to a Business Premise - Use as a Hair Salon - (96329)**

**Directorate:** City Planning

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**PANEL DECISION**

Pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979:

1. That the Hawkesbury Local Planning Panel, exercising the function of the consent authority, grant development consent to DA0285/23 for the change of use to a business premises to be used as a hair salon, internal alterations and window advertising at 1 Phillip Place, McGraths Hill for the following reasons:
  - a) The proposal meets the objectives of the zone and relevant controls under the Hawkesbury Local Environmental Plan 2012.
  - b) The proposed development generally complies with controls under the Hawkesbury Development Control Plan 2012.
  - c) The proposed development remains in the public interest.

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

**For the Motion:** Stephen Leathley, Wayne Carter, Elizabeth Kinkade and Preeti Karan.

**Against the Motion:** Nil.

**Absent:** Nil.

This meeting terminated at 10:09am.



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Chair





# Hawkesbury Local Planning Panel Meeting

## End of Minutes

This business paper has been produced electronically to reduce costs, improve efficiency and reduce the use of paper. Internal control systems ensure it is an accurate reproduction of Council's official copy of the business paper.