



Hawkesbury City Council

hawkesbury
independent
hearing and
assessment
panel
minutes

date of meeting: 21 June 2018

location: council chambers

time: 2:00 p.m.

HAWKESBURY INDEPENDENT HEARING AND ASSESSMENT PANEL

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HAWKESBURY INDEPENDENT HEARING AND ASSESSMENT PANEL

MINUTES: 21 June 2018

Minutes of the Hawkesbury Independent Hearing and Assessment Panel held in Council Chambers, Council Offices, Windsor, on 21 June 2018, commencing at 2:07pm.

ATTENDANCE

Present: Alison McCabe, Expert Representative, Chair
David Broyd, Expert Representative
Helen Mulcahy, Expert Representative
Graham Edds, Community Representative

In Attendance: Ms Judy Clark, Acting Director City Planning
Ms Cristie Evenhuis, Manager Development Services
Mr Andrew Johnston, Senior Town Planner
Miss Ammie Herrington, Governance Officer

DECLARATIONS OF INTEREST

There were no declarations of interest made.

ADDRESS BY SPEAKERS

The following persons addressed the Panel:

<u>SPEAKER/S</u>	<u>ITEM NO./SUBJECT</u>
Mr Nathan Zamprogno	006 – DA0703/17 – 1029 St Albans Road, Lower Macdonald – Function Centre – Construction of a car park and use of the former St Joseph's Church as a function centre
Mr Steve Kavanagh and Mrs Matilda Kavanagh	006 – DA0703/17 – 1029 St Albans Road, Lower Macdonald – Function Centre – Construction of a car park and use of the former St Joseph's Church as a function centre
Mr Michael Edwards	006 – DA0703/17 – 1029 St Albans Road, Lower Macdonald – Function Centre – Construction of a car park and use of the former St Joseph's Church as a function centre
Mr Brian McCabe	006 – DA0703/17 – 1029 St Albans Road, Lower Macdonald – Function Centre – Construction of a car park and use of the former St Joseph's Church as a function centre
Mr David Hopping	006 – DA0703/17 – 1029 St Albans Road, Lower Macdonald – Function Centre – Construction of a car park and use of the former St Joseph's Church as a function centre
Ms Gillian Jessup	006 – DA0703/17 – 1029 St Albans Road, Lower Macdonald – Function Centre – Construction of a car park and use of the former St Joseph's Church as a function centre

SECTION 2 – Reports for Determination

Item: 006 **CP - DA0703/17 - Lot 1 DP605179 - 1029 St Albans Road, Lower MacDonald - Function Centre - Construction of a car park and use of the former St Joseph Church as a function centre - (95498, 91795, 115319)**

Directorate: City Planning

The Panel inspected the subject site and context prior to the public meeting.

Mr Nathan Zamprogno; Mr Steve Kavanagh, Mrs Matilda Kavanagh and Mr Michael Edwards, speaking for the recommendation, addressed the Panel.

Mr Brian McCabe; Mr David Hopping; and Ms Gillian Jessup, speaking against the recommendation, addressed the Panel.

006 RESOLUTION:

The Panel unanimously resolved that development application DA0703/17, for construction of a car park and use of the former St Joseph's Church as a function centre, at 1029 St Albans Road, Lower Macdonald, be refused, for the reasons below:

REASONS FOR REFUSAL:

1. The proposed development fails to satisfy the provisions of Clause 5.10(10) of the Hawkesbury Local Environmental Plan 2012.
2. The site is not suitable for the scale or intensity of the development proposed.
3. The proposed development fails to demonstrate sufficient parking to meet the requirements of the Hawkesbury Development Control Plan 2002 or Australian Standards.
4. The location of the car park area to the east of the church adversely impacts upon the curtilage and heritage value of the site.
5. The application fails to demonstrate a safe means of entry to and egress from the site to St Albans Road.
6. The intensity of development results in unacceptable amenity impacts.
7. Insufficient information has been provided in respect to road works and earthworks required; car parking layout and construction; swept paths for vehicles entering and exiting the site, including delivery and service vehicles; plans of management, including traffic plan of management, bushfire management, and flood management; and means of effluent disposal. This means that the impacts of the development cannot be properly assessed.
8. The plans provided with the application do not provide sufficient information in relation to the extent of conservation works proposed; the operation of the function centre; and the integration of the previous consent DA0642/15.

The meeting terminated at 4:45pm.