



Hawkesbury Local Planning Panel

Date of meeting: 19 October 2023
Location: By audio-visual link
Time: 10:00 AM

BUSINESS PAPER

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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 19 October 2023, commencing at 10:02am.

ATTENDANCE

Present: Ms Louise Byrne, Chair
Mr John Brunton, Expert Member
Ms Preeti Karan, Community Representative

In Attendance: Mr Steven Chong – Manager Development Assessment, Hawkesbury City Council
Ms Natalie Piggott– Senior Town Planner, Hawkesbury City Council
Mr Matthieu Santoso – Senior Town Planner, Hawkesbury City Council
Ms Amy Birks – Council Committee Officer, 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

Paul Chandler Graham Starkey Denis Vella Marcus Steele Chris Oliver Ben Musca (Applicant)	Item: 2.1.2 CP – DA0011/23 – Lot 3 DP 548570 Vol 11597 Fol 80, 54 Derrig Road TENNYSON NSW 2754
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2. REPORTS FOR DETERMINATION

2.1.1 CP - Disclosure of Interest and Other Matters Return - (95496)

The Chair noted that the item had been addressed.

**2.1.2. CP- DA0011/23 - Lot 3 DP 548570 Vol 11597 Fol 80, 54 Derrig Road
TENNYSON NSW 2754 (160392, 145055, 145056, 20355, 20356, 95498)**

Directorate: City Planning

The Panel was addressed by Mr Paul Chandler, Mr Graham Starkey, Mr Denis Vella, Mr Marcus Steele, Mr Chris Oliver and Mr Ben Muscat.

PANEL DECISION:

The Panel notes that the Council recommended the application for approval however, the Panel considers that the application has not, based on the information before it, adequately demonstrated that the site is suitable and impacts can be appropriately mitigated. In this regard, the Panel accepts the reasonable concerns expressed by neighbouring residents.

Therefore, development application DA0011/23 - Lot 3 DP 548570 Vol 11597 Fol 80, 54 Derrig Road TENNYSON NSW 2754 for Designated Development - Intensive Plant Agriculture - Clearing of Native Vegetation, Construction of a Nutrient Pond, Regrading of the Site for Use as Turf Farm and Construction of Retaining Walls, Drains and Supporting Infrastructure is refused for the following reasons:

Inconsistent with State Environmental Planning Policy (Biodiversity and Conservation 2021)

1. The development application is refused because the proposal fails to satisfy requirements of Clause 6.6.

Particulars:

- (a) The consent authority is not satisfied that the impact on the natural water bodies will be as close as possible to neutral or beneficial on the quality of water entering the waterway.

Unsuitability of the site

2. The application is refused as the topography and location of the turf farm are inappropriate.
Particulars:
 - (a) The proposed turf farm is within close proximity to neighbouring dwellings. The proximity has the potential of creating amenity conflicts between the residents of these dwellings and the turf farm.
 - (b) The operation of the proposed turf farm has the potential to adversely affect human health due to chemical spray drift, noting that the drinking water source is solely from rainwater collected on roofs.

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

For the Motion: Louise Byrne, John Brunton and Preeti Karan.

Against the Motion: Nil.

Absent: Nil.

The meeting terminated at 12:23pm.



Hawkesbury Local Planning Panel Meeting

End of Minutes

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