



Hawkesbury Local Planning Panel

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

MINUTES

HAWKESBURY LOCAL PLANNING PANEL

Table of Contents

Meeting Date: 17 April 2025

Table of Contents

1. PROCEDURAL MATTERS	5
ATTENDANCE	5
DECLARATIONS OF INTEREST	5
2. REPORTS FOR DETERMINATION	6
2.1.1. DA0561/24 - Telecommunications Facility - Lot 4 DP 38137, 81 Berambing Crest BERAMBING	6
3. REPORTS FOR ADVICE.....	8
3.1.1. CP - LEP001/25 - Slab Barns and Outbuildings Heritage Listing Planning Proposal	8

HAWKESBURY LOCAL PLANNING PANEL

Table of Contents

Meeting Date: 17 April 2025

HAWKESBURY LOCAL PLANNING PANEL

1. PROCEDURAL MATTERS

Meeting Date: 17 April 2025

1. PROCEDURAL MATTERS

Minutes of the Hawkesbury Local Planning Panel Meeting held at the Council Chambers, Windsor, on 17 April 2025, commencing at 10:00am.

ATTENDANCE

Present:

Mrs Mary-Lynne Taylor, Chair
Mr Graham Brown, Expert Representative
Mr Greg Woodhams, Expert Representative
Ms Preeti Karan, Community Member

In Attendance:

Mr Steven Chong - Manager Development Assessment, Hawkesbury City Council
Mr Andrew Kearns - Manager Strategic Planning, Hawkesbury City Council
Mr Matthew Golebiowski - Coordinator Town Planning, Hawkesbury City Council
Mr Christopher Reeves, Senior Heritage Officer, Hawkesbury City Council
Ms Karina Ward, Acting Manager Governance and Risk, Hawkesbury City Council
Ms Vandana Saini - Administrative Support Coordinator, Hawkesbury City Council
Mr Lachlan Mackenzie - Strategic Planner, Hawkesbury City Council
Mr Hugh Halliwell - Contract Town Planner, Hawkesbury City Council
Ms Jessica Vaughan - Administrative Support Officer, Hawkesbury City Council

Apologies:

Ms Patricia Krzeminski - Manager Governance and Risk, Hawkesbury City Council

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.

HAWKESBURY LOCAL PLANNING PANEL

2. REPORTS FOR DETERMINATION

Meeting Date: 17 April 2025

2. REPORTS FOR DETERMINATION

2.1.1. DA0561/24 - Telecommunications Facility - Lot 4 DP 38137, 81 Berambing Crest BERAMBING

Directorate: City Planning

PANEL CONSIDERATION

The panel noted that there were two submissions received in response to the proposal with one in support and one which provided advice from a Government Agency. The matters raised in the submissions have been addressed in the assessment report.

Reasons for the decision:

1. The proposed development is permissible by virtue of Clause 2.143(1) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* and satisfies the requirements of all applicable planning controls;
2. The proposed development is consistent with Section 4.14 of the EP&A Act with respect to the bushfire hazard;
3. The proposed development would deliver improved coverage and capacity to the Berambing area and ensures sufficient mobile coverage during a potential natural disaster; and
4. The proposed development would be of a scale that would visually recede into the prevailing rural landscape and would not unreasonably impinge on the surrounding context.

Decision of the Panel:

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

- A. The variation to Clause 4.3 Height of Buildings in the HLEP 2012 is supported as the Hawkesbury Local Planning Panel is satisfied that the applicant has demonstrated in a written request which addresses the provisions contained in Clause 4.6 of the Hawkesbury Local Environmental Plan 2012 which has provided sufficient environmental planning grounds to support the variation and is in the public interest.
- B. The Hawkesbury Local Planning Panel, exercising the function of the consent authority, approve development consent to DA0561/24 for the construction of a telecommunication facility on land at No.81 Berambing Crest, BERAMBING, subject to the recommended conditions of consent.
- C. Those who made a submission be advised of the decision made by the Hawkesbury Local Planning Panel.

HAWKESBURY LOCAL PLANNING PANEL

2. REPORTS FOR DETERMINATION

Meeting Date: 17 April 2025

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

For the Motion: Mrs Mary-Lynne Taylor, Mr Graham Brown, Mr Greg Woodhams and Ms Preeti Karan

Against the Motion: Nil

Absent: Nil.

HAWKESBURY LOCAL PLANNING PANEL

3. REPORTS FOR ADVICE

Meeting Date: 17 April 2025

3. REPORTS FOR ADVICE

3.1.1. CP - LEP001/25 - Slab Barns and Outbuildings Heritage Listing Planning Proposal

Previous Item: 10.1.2, Ordinary (10 December 2024)

Directorate: City Planning

PANEL ADVICE

The Panel commends the initiative of the Council to identify and research the Hawkesbury Timber Barns and Outbuildings Update Study 2025.

The Panel recommends as follows:

1. The planning proposal be forwarded to the Department of Planning, Housing and Infrastructure for a gateway determination;
2. Council urgently proceed with the planning proposal for the protection of the nineteen identified items;
3. Council review its Local Heritage Assistance Fund to identify additional sources of funding for the maintenance and repair of listed slab barns;
4. Council consider implementing potential incentives for owners with historic slab barns that are set out in the Hawkesbury Timber Barns and Outbuildings Update Study 2025; and
5. Prior to finalisation of the planning proposal, that Council undertake further internal inspection of the six properties that have not yet been able to be fully investigated in the Hawkesbury Timber Barns and Outbuildings Update Study 2025.

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

For the Motion: Mrs Mary-Lynne Taylor, Mr Graham Brown, Mr Greg Woodhams and Ms Preeti Karan

Against the Motion: Nil

Absent: Nil.

The meeting terminated at 11:07am.



.....
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.