



# Hawkesbury Local Planning Panel

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Date of meeting: 20 April 2023  
Location: By audio-visual link  
Time: 10:00 AM

**MINUTES**



**HAWKESBURY LOCAL PLANNING PANEL**

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**Meeting Date: 20 April 2023**

## HAWKESBURY LOCAL PLANNING PANEL

### 1. PROCEDURAL MATTERS

Meeting Date: 20 April 2023

### 1. PROCEDURAL MATTERS

Minutes of the Hawkesbury Local Planning Panel Meeting held by Audio-Visual Link, on 20 April 2023, commencing at 10:10am.

#### ATTENDANCE

**Present:** Ms Louise Byrne, Expert Member, Chair

Ms Elizabeth Kinkade, Expert Member

Mr Wayne Carter, Expert Member

Mr Paul Rogers, Community Representative

**In Attendance:** Mr Greg Miles – Acting Manager Development Services, Hawkesbury City Council

Mr Andrew Johnston – Senior Town Planner, Hawkesbury City Council

Ms Sanzida Alam – Town Planner, Hawkesbury City Council

Ms Natalie Piggott – Senior Town Planner, Hawkesbury City Council

Ms Tracey Easterbrook – Administrative Support Coordinator, 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

David Jones	Item: 2.1.1 CP - DA0200/22 - Lot 3 DP 270515, 88B Bulgamatta Road BERAMBING NSW 2758 - (475542)
Lionel Buckett	Item: 2.1.1 CP - DA0200/22 - Lot 3 DP 270515, 88B Bulgamatta Road BERAMBING NSW 2758 - (475542)
Lisa Wrightson	Item: 2.1.3 CP - DA0114/22 - Lot 28 DP 1184227, 35 Hadden Ridge Road Wilberforce Subdivision - (50124)

## HAWKESBURY LOCAL PLANNING PANEL

### 2. REPORTS FOR DETERMINATION

Meeting Date: 20 April 2023

### 2. REPORTS FOR DETERMINATION

#### 2.1.1 CP - DA0200/22 - Lot 3 DP 270515, 88B Bulgamatta Road BERAMBING NSW 2758 - (475542)

Directorate: City Planning

#### PANEL DECISION

That the Hawkesbury Local Planning Panel exercising the functions of Council pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 approve Development Application No. DA0200/22 for use of five cabins ('Dream Cabin' (Cabin 2), 'Love Studio' (Cabin 5), 'Enchanted Cave', 'Tree House' and 'Love Teepee') as an eco-tourist facility on Lot 3 in DP 270515, known as 88B Bulgamatta Road, Berambing, subject to the prepared conditions of consent with the following amendment to point 1:

#### 1. Approved Plans and Supporting Documentation

The development must be carried out generally in accordance with the approved plans and supporting documentation listed below, except where amended by other conditions of consent:

- Plans Reference:

Drawing Number/Name	Prepared by	Date
Drawing No. 544/1 'Site Plan'	David Jones Building & Landscape Design	April 2020
Drawing No. 544/3 'Landscape Plan – The Tree House'	Two Form Architecture & Interior Design	August 2020
Drawing No. 544/4 'Landscape Plan – The Cave'	David Jones Building & Landscape Design	August 2020
Drawing No. 54416 'Tree House – Ground, Floor and Section Plans'	David Jones Building & Landscape Design	March 2016
Drawing No. 54416 'Tree House – North and West Elevations'	David Jones Building & Landscape Design	March 2016
Drawing No. 54416 'The Enchanted Cave'	David Jones Building & Landscape Design	March 2016
Drawing No. 54416 Sheet 2 Rev 'B' 'Studio – Cabin 5'	David Jones Building & Landscape Design	17 April 2019
Drawing No. 54416 Sheet 3 'Tee Pee'	David Jones Building & Landscape Design	March 2016
Drawing No. 54416 Sheet 4 Rev 'B' 'Dream Cabin – Cabin 2'	David Jones Building & Landscape Design	17 April 2019
Drawing No. 54416 Sheet 5 Rev 'B' 'Dream Cabin – Cabin 2'	David Jones Building & Landscape Design	17 April 2019

## HAWKESBURY LOCAL PLANNING PANEL

### 2. REPORTS FOR DETERMINATION

Meeting Date: 20 April 2023

- Documents Reference:

Document	Prepared by	Date
'Bushfire Assessment Report'	Blackash Bushfire Consulting	30 September 2021
'Draft Plan of Management 2022'	David Jones Building & Landscape Design	
'Wollemi Cabins Emergency Management Plan'	Wollemi Cabins	
'Flora and Fauna Assessment' Report	Fraser Ecological Consulting	27 March 2022
'Arboricultural Impact Assessment Report'	Evolution Arbor and Consulting	5 August 2020
'On-Site Wastewater Management Assessment & Design' Report	Kerry Flanagan Wastewater	22 February 2019

This consent covers the use of the 'Dream Cabin' (Cabin 2), 'Love Studio' (Cabin 5), 'Enchanted Cave', 'Tree House' and 'Love Teepee' cabins. No uses or works other than those approved are permitted by this consent.

The reasons for approval are as follows:

- The development is permissible as an eco-tourist facility under the Hawkesbury Local Environmental Plan 2012.
- The development is generally consistent with the Hawkesbury Local Environmental Plan 2012, relevant environmental planning instruments, Hawkesbury Development Control Plan 2002 and policies that apply to the development.
- The development is categorised as integrated development and General Terms of Approval have been issued by the Rural Fire Service.
- The development is appropriately located and may be managed and maintained to minimise impacts to the natural environment.
- The development is consistent with the ecological, environmental and cultural values of the area.
- The application was notified in accordance with the Hawkesbury Development Control Plan 2002 and no objections to the development were received.
- For the reasons given above, approval of the application is seen to be in the public interest.

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

**For the Motion:** Louise Byrne, Elizabeth Kinkade, Wayne Carter and Paul Rogers.

**Against the Motion:** Nil.

**Absent:** Nil.

**HAWKESBURY LOCAL PLANNING PANEL**

**2. REPORTS FOR DETERMINATION**

**Meeting Date:** 20 April 2023

**2.1.2 CP - DA0306/22 - Lot X DP 161237, 1 Livingston Street WINDSOR NSW 2756 - (88858, 107, 95498)**

**Directorate:** City Planning

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**PANEL DECISION**

That the Hawkesbury Local Planning Panel exercising the functions of Council pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* grant Development Consent to DA0306/22 for Recreation Facility (Outdoor) - Demolition of Existing Structure and Construction of a New Two Storey Building Containing Club Facilities, Kiosk, Storage Area and Amenities at Lot B DP 38709, Lot C DP 38709, Lot Y DP 161764, Lot 110 DP 630860, Lot X DP 161237, Lot A DP 38709, and Lot 1 DP 654523, known as 1 Livingston Street, Windsor, subject to the prepared conditions of consent.

The reasons for approval are as follows:

1. The development is permissible within the RE1 Public Recreation zone under Hawkesbury Local Environmental Plan 2012 and generally satisfies the requirements of the applicable planning provisions.
2. The proposed development satisfies the controls of Flood Policy 2020 and associated Schedule of Flood Related Development Controls.
3. The proposal is consistent with the Windsor Foreshore Parks – Plan of Management.
4. The development provides for the continuation and enhancement of a valuable facility that services the recreational uses of the river.
5. The development will not significantly impact the traffic conditions of the local traffic network.

For the reasons given above, approval of the application is seen to be in the public interest.

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

**For the Motion:** Louise Byrne, Elizabeth Kinkade, Wayne Carter and Paul Rogers.

**Against the Motion:** Nil.

**Absent:** Nil.



**HAWKESBURY LOCAL PLANNING PANEL**

**2. REPORTS FOR DETERMINATION**

**Meeting Date:** 20 April 2023

**2.1.3 CP - DA0114/22 - Lot 28 DP 1184227, 35 Hadden Ridge Road Wilberforce Subdivision - (50124)**

**Directorate:** City Planning

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**PANEL DECISION**

That the Hawkesbury Local Planning Panel exercising the functions of Council pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 approve Development Application No. DA0114/22 for Designated Development - Subdivision - 3 Lots Torrens Title of Lot 28 in DP 1184227, known as 35 Hadden Ridge Road, Wilberforce, subject to the prepared conditions of consent.

The reasons for approval are as follows:

1. The proposed development is permissible under the Hawkesbury Local Environmental Plan 2012.
2. The proposed subdivision satisfies the minimum lot size controls of Clause 4.1(3) of the Hawkesbury Local Environmental Plan 2012.
3. The proposal is generally consistent with the Hawkesbury Local Environmental Plan 2012, relevant planning instruments, Hawkesbury Development Control Plan 2002 and policies that apply to the development.
4. The proposal is categorised as integrated development and General Terms of Approval have been issued by the Rural Fire Services.
5. The issues raised in the submissions have been considered and on balance do not warrant the refusal of the application.
6. For the reasons given above, approval of the application is seen to be in the public interest.

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

**For the Motion:** Louise Byrne, Elizabeth Kinkade, Wayne Carter and Paul Rogers.

**Against the Motion:** Nil.

**Absent:** Nil.

The meeting terminated at 12:20pm.