



Hawkesbury Local Planning Panel Meeting

Date of meeting: 20 October 2022
Location: By audio-visual link
Time: 10:00 a.m.

MINUTES

HAWKESBURY LOCAL PLANNING PANEL MEETING

Minutes: 20 October 2022

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HAWKESBURY LOCAL PLANNING PANEL MEETING

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Minutes of the Hawkesbury Local Planning Panel Meeting held by Audio-Visual Link, on 20 October 2022, commencing at 10am.

ATTENDANCE

Present: Mr David Ryan, Expert Member, Chair
Mr Wayne Carter, Expert Member
Ms Elizabeth Kinkade, Expert Member
Mr Paul Rogers, Community Representative

In Attendance: Mr Andrew Kearns, Manager Strategic Planning and Acting Manager Development Services, Hawkesbury City Council
Mr William Pillion, 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

Denise Edgar

ITEM NO/SUBJECT

Item: 11 CP - DA0342/21 - Lot 12 DP 608508, 95 Old Pitt Town Road, PITT TOWN NSW 2756 (151825, 145252, 95498)

Jacqueline Taylor

Item: 11 CP - DA0342/21 - Lot 12 DP 608508, 95 Old Pitt Town Road, PITT TOWN NSW 2756 (151825, 145252, 95498)

Kane James Zammit

Item: 11 CP - DA0342/21 - Lot 12 DP 608508, 95 Old Pitt Town Road, PITT TOWN NSW 2756 (151825, 145252, 95498)

Maree Atkins

Item: 11 CP - DA0342/21 - Lot 12 DP 608508, 95 Old Pitt Town Road, PITT TOWN NSW 2756 (151825, 145252, 95498)

Kelly Cook
(Written Submission)

Item: 11 CP - DA0342/21 - Lot 12 DP 608508, 95 Old Pitt Town Road, PITT TOWN NSW 2756 (151825, 145252, 95498)

Geoff Ferris-Smith

Item: 11 CP - DA0342/21 - Lot 12 DP 608508, 95 Old Pitt Town Road, PITT TOWN NSW 2756 (151825, 145252, 95498)

Warrick Stimson

Item: 11 CP - DA0342/21 - Lot 12 DP 608508, 95 Old Pitt Town Road, PITT TOWN NSW 2756 (151825, 145252, 95498)

Sarah Cassim

Item: 12 CP - DA0308/21 - Lot 609 DP 222231, 18 Lieutenant Bowen Road, BOWEN MOUNTAIN NSW 2753 - (153849, 141548, 95498)

William John Kerr

Item: 12 CP - DA0308/21 - Lot 609 DP 222231, 18 Lieutenant Bowen Road, BOWEN MOUNTAIN NSW 2753 - (153849, 141548, 95498)

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SPEAKERS

Glen Cassim

ITEM NO/SUBJECT

Item: 12 CP - DA0308/21 - Lot 609 DP 222231, 18 Lieutenant Bowen Road, BOWEN MOUNTAIN NSW 2753 - (153849, 141548, 95498)

Pauline Vizzard
(Written Submission)

Item: 12 CP - DA0308/21 - Lot 609 DP 222231, 18 Lieutenant Bowen Road, BOWEN MOUNTAIN NSW 2753 - (153849, 141548, 95498)

Todd Kuhn
(Written Submission)

Item: 12 CP - DA0308/21 - Lot 609 DP 222231, 18 Lieutenant Bowen Road, BOWEN MOUNTAIN NSW 2753 - (153849, 141548, 95498)

Rob Blumenthal

Item: 12 CP - DA0308/21 - Lot 609 DP 222231, 18 Lieutenant Bowen Road, BOWEN MOUNTAIN NSW 2753 - (153849, 141548, 95498)

Dale Ryan

Item: 12 CP - DA0308/21 - Lot 609 DP 222231, 18 Lieutenant Bowen Road, BOWEN MOUNTAIN NSW 2753 - (153849, 141548, 95498)

Philip Hull

Item: 12 CP - DA0308/21 - Lot 609 DP 222231, 18 Lieutenant Bowen Road, BOWEN MOUNTAIN NSW 2753 - (153849, 141548, 95498)

Gannon Cuneo

Item: 13 CP - DA0239/21 - Lot 1 DP 715623, 87 Bells Line of Road, KURRAJONG NSW 2758 - (153544, 36126, 95498)

HAWKESBURY LOCAL PLANNING PANEL MEETING

Minutes: 20 October 2022

SECTION 1 – Reports for Determination

Item: 011 CP - DA0342/21 - Lot 12 DP 608508, 95 Old Pitt Town Road, PITT TOWN NSW 2756 - (151825, 145252, 95498)

Directorate: City Planning

The Panel was addressed by Mr Warrick Stimson and Mr Geoff Ferris-Smith speaking for the recommendation.

The Panel was addressed by Ms Denise Edgar, Ms Jacqueline Taylor, Mr Kane Zammit and Ms Maree Atkins speaking against the Recommendation. A written submission from Ms Kelly Cook was read out on her behalf by Manager Strategic Planning, Andrew Kearns.

PANEL DECISION:

The Panel unanimously approved the application subject to the recommended conditions with the addition of the following:

1. Points to be added to condition 52:
 - A complaints register is to be maintained
 - The register is to include all complaints, both verbal or written, on all issues in addition to noise, and all responses and mitigation actions are to be recorded in the register.
 - The register is to be made available to Council at any time on request.
 - A permanent sign shall be placed in a location outside the place of worship that is visible from the public domain, providing 24 hour contact details in the case of complaints.
2. Add a condition to ensure swimming pool fencing is provided in accordance with relevant standards.
3. Include an additional clause in condition 30 that requires the walls of the assembly hall to have a minimum acoustic performance of Rw26.

PANEL REASON FOR DECISION:

The Panel has considered:

- The assessment report, the submissions and the representations made during the public address, including issues of amenity, noise and traffic and considered that there are conditions in place to adequately manage/minimise these impacts.
- The use is permitted in the zone.
- The proposal is utilising only part of the larger site, which minimises the scale and intensity of the proposed development.
- The limited scale and intensity of the use is compatible within its rural environment.

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

For the Motion: David Ryan, Elizabeth Kinkade, Wayne Carter and Paul Rogers.

Against the Motion: Nil.

Absent: Nil.

HAWKESBURY LOCAL PLANNING PANEL MEETING

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Item: 012 **CP - DA0308/21 - Lot 609 DP 222231, 18 Lieutenant Bowen Road, BOWEN MOUNTAIN NSW 2753 - (153849, 141548, 95498)**

Directorate: City Planning

The Panel was addressed by Ms Sarah Cassim, Mr William Kerr, Mr Glen Cassim and Mr Dale Ryan speaking against the recommendation. Written submissions from Ms Pauline Vizzard, Mr Todd Kuhn and Mr Rob Bluementhal were read out on their behalf by Manager Strategic Planning, Andrew Kearns.

The Panel was addressed by Mr Philip Hull speaking for the Recommendation.

PANEL DECISION:

The Panel unanimously approved the application subject to the recommended conditions with the addition of the following conditions:

1. The applicant undertakes regular monitoring of post construction radio frequency (RF) and electromagnetic energy (EME) around the telecommunications facility for a period of six months, and makes this available to Council and publicly available.
2. The submission of a construction management plan to Council to ensure no removal of trees as part of the development.

PANEL REASON FOR DECISION:

The Panel has considered:

The proposed facility will provide improved mobile phone coverage to the locality, and will provide a service that is needed for the Bowen Mountain locality and its surrounds.

The development would have a positive social and economic impact to the locality as it is integral to the provision of quality telecommunications infrastructure and will provide for improved telecommunication connections for businesses and community, or in the event of a natural disaster or emergency.

The application is considered to be in the public's interest by providing improved telecommunication services, and the ability to interconnect remote residential areas.

The matters raised in public submissions and representations at the Panel meeting have been assessed in detail.

The Panel considers that these concerns have been adequately addressed in the Council report and through the imposition of conditions.

In response to community concerns, the Panel acknowledges the applicant's acceptance of the condition to monitor levels of radio frequency (RF) and electromagnetic energy (EME) around the proposed facility for a period of six months following its construction and to make this available to Council and the public.

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

For the Motion: David Ryan, Elizabeth Kinkade, Wayne Carter and Paul Rogers.

Against the Motion: Nil.

Absent: Nil.

HAWKESBURY LOCAL PLANNING PANEL MEETING

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Item: 013 **CP - DA0239/21 - Lot 1 DP 715623, 87 Bells Line of Road, KURRAJONG
NSW 2758 - (153544, 36126, 95498)**

Directorate: City Planning

PANEL REASONS FOR REFUSAL:

The Panel unanimously refused the application for the recommended reasons for refusal contained within the report, with the addition of the following:

1. The design of the façade including the interface between Timms Hill Road and adjoining properties is not compatible with the locality and will have a significant negative impact on the amenity of adjoining and surrounding properties.
2. The size and location of the outdoor terraced areas will have an unacceptable impact on the amenity of the surrounding locality.
3. Various minor, non-substantive edits delegated to the Council staff.

The meeting terminated at 4:00pm