



Hawkesbury Local Planning Panel

Date of meeting: 30 November 2023
Location: By audio-visual link
Time: 10:00 AM

MNUTES

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HAWKESBURY LOCAL PLANNING PANEL

Minutes: 30 November 2023

1. PROCEDURAL MATTERS

Minutes of the Hawkesbury Local Planning Panel Meeting held by Audio-Visual Link, on 30 November 2023, commencing at 10:00am.

ATTENDANCE

Present: Mr David Ryan, Expert Member, Chair
Ms Deborah Sutherland, Expert Member
Mr Wayne Carter, Expert Member
Mr Michael Edwards, Community Representative

In Attendance: Mr Andrew Kearns, Manager Strategic Planning - Hawkesbury City Council
Ms Surreti Bajwa, Senior Strategic Land Use 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.

2. REPORTS FOR ADVICE

2.1.1. CP - LEP005/23 Redbank, North Richmond Planning Proposal - (95498, 124414)

Directorate: City Planning

A briefing was provided from the proponent's representatives, Chris Forrester- Associate Director and Jethro Yuen – Senior Urbanist

The Panel unanimously provided the following advice:

The Panel was satisfied in terms of the overall intent of the Planning Proposal, and considers that it has strategic merit and site specific merit, subject to the further consideration of two specific areas as follows:

1. The conversion of RE1 Public Recreation zoned land to R3 Medium Density Residential adjacent to the seniors living development.

That there should be further justification and clarification in terms of heritage view lines, the impact on significant features and curtilage and potential development outcomes, particularly in relation to the interface with the adjoining public open space corridor. It is recommended that the Planning Proposal be referred to Heritage NSW to consider the potential impact on the identified values and significance of the State Heritage Listed item known as Yobarnie. Further consideration should be given to a potentially more appropriate zoning such as the RE2 Private Recreation zone. This is to reflect the proponent's statements in the meeting that there was no intention to develop this portion of the site for further residential development, and the Panel's concerns about the consequences of any such development.

2. With respect to the increase of the E1 Local Centre zoned land, Council should consider the need for an economic feasibility study to confirm that there is demonstrated demand for additional employment zoned land.
3. Additionally the Panel recommends that updates to Chapter 8 – Redbank at North Richmond of the Hawkesbury Development Control Plan 2002 should be undertaken (as necessary) to reflect the LEP amendments.

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

For the Advice: David Ryan, Deborah Sutherland, Wayne Cater, Michael Edwards.

Against the Advice: Nil.

Absent: Nil.



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End of Minutes

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