

## HAWKESBURY LOCAL PLANNING PANEL MEETING

Minutes: 18 October 2018

3. Advises that its decision was based on the following:
- a) Demonstrated strategic merit:
    - Consistency with implementation of The Greater Sydney Region Plan, the Western City District Plan and the Hawkesbury Employment Plan Strategy 2008.
  - b) Demonstrated site specific merit:
    - The subject site's close proximity to both Mulgrave and Vineyard stations.
    - It's relatively easy access to the regional transport network.
    - It enables the expansion of the existing Mulgrave Industrial and Business Precinct to strengthen the Precinct's status as a diverse industry base.
    - Is located within 30 minutes travel distance to Windsor and in close proximity to future residential development within Vineyard Precinct and also the Riverstone Precinct in the North West Growth Area within the Blacktown Local Government Area.

### VOTING

For the Motion	Against the Motion
Steve Kennedy (Alternate Chair)	NIL
David Broyd	
Juliet Grant	
Paul Rogers	

**Item: 010** CP - Planning Proposal to Amend the Hawkesbury Local Environmental Plan 2012 - 42 Bells Lane, Kurmond - (95498, 124414, 136641)

**Directorate:** City Planning

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The Panel inspected the subject site and was addressed by the applicant and Council Officers.

The applicant raised a number of issues with respect to the application including;

- the history of the strategic planning process and application and associated issues of natural justice,
- the fact that the applicant had offered to prepare and supported the need for additional supporting documentation and studies, and
- concerns with regard to the time frames required for completion of Council's strategic studies impacting on the future of the Kurmond Kurrajong Investigation Area.

### **ADVICE:**

This Planning Proposal raises a number of issues with regards to balancing long term strategic objectives with individual interests.

The Panel finds itself being asked to advise Council on the merits of individual planning proposals whilst the strategic overview of the Kurmond Kurrajong Investigation Area is still under investigation.

## HAWKESBURY LOCAL PLANNING PANEL MEETING

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The Panel does not think this is the appropriate approach to effective management of the Kurmond Kurrajong Investigation Area. However, the Panel is also conscious of the history of the five remaining pre Gateway Planning Proposals in Council, including the two Proposals subject of reports before the Panel.

The Panel considers it would be unfair to the applicant and relevant land owners to defer or refuse the application but the Panel are also of a mind that the proposal is not in a form that can be supported for Gateway. This includes concerns with respect to the desired future character of the area, the actual subdivision being proposed, the appropriate zoning for the site (and other sites seeking similar subdivision) and the preparation of sufficient supporting documentation to address environmental matters.

In the Panels view, the public interest is best served by coordinated decisions that take into consideration a broader context, and evaluate outcomes above the specific interest of individuals. The Panel considers that long term strategic planning should have been completed before these planning proposals were considered.

### RECOMMENDATION:

The Panel recommends that:

1. The Planning Proposal proceed for Gateway determination subject to the following:
  - a. the LEP amendment process be 24 months to allow time for Council to complete its strategic planning for the investigation area including:
    - i. the whole investigation area to be evaluated for appropriate zoning - the expectation being that it shall be predominantly R5 Large Lot Residential;
    - ii. the completion of a development control plan for the Kurmond Kurrajong Investigation Area.
  - b. the proposed subdivision not exceed five lots.
  - c. completion of the following site-specific studies by the applicant:
    - i. Environmental design/site capacity
    - ii. Bush fire assessment
    - iii. Flora and Fauna assessment
    - iv. Traffic impact assessment
    - v. Waste water feasibility
    - vi. Infrastructure requirements and funding
2. Council seek funding from the Department of Planning and Environment to enable the strategic planning for the Kurmond Kurrajong Investigation Area.
3. A coordinated approach to all current planning proposals be undertaken for the Kurmond Kurrajong Investigation Area currently before Council, including the subject site.

The Panel is of a view that the above is the best means of serving the public interest of the broader Hawkesbury community whilst acknowledging the reasonable expectations of the applicant.

### 010 RESOLUTION:

That the Hawkesbury Local Planning Panel recommends that:

1. The Planning Proposal to amend the Hawkesbury Local Environmental Plan 2012 - 42 Bell Lane, Kurmond, proceed for Gateway determination subject to the following:

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- a. the LEP amendment process be 24 months to allow time for Council to complete its strategic planning for the investigation area including:
  - i. the whole investigation area be evaluated for appropriate zoning - the expectation being that it shall be predominantly R5 Large Lot Residential;
  - ii. the completion of a Development Control Plan for the Kurmond Kurrajong Investigation Area.
- b. the proposed subdivision not exceed five lots.
- c. completion of the following site-specific studies by the applicant:
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  - v. Waste water feasibility
  - vi. Infrastructure requirements and funding
2. Council seek funding from the Department of Planning and Environment to enable the strategic planning for the Kurmond Kurrajong Investigation Area.
3. A coordinated approach to all current planning proposals be undertaken for the Kurmond Kurrajong Investigation Area currently before Council, including the subject site.

**VOTING**

For the Motion	Against the Motion
Steve Kennedy (Alternate Chair)	NIL
David Broyd	
Juliet Grant	
Paul Rogers	

**Item: 011** CP - Planning Proposal to Amend the Hawkesbury Local Environmental Plan 2012 - 98 Bells Lane, Kurmond - (95498, 124414, 136641)

**Directorate:** City Planning

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The Panel inspected the subject site and was addressed by the applicant and Council Officers.

The applicant raised a number of issues with respect to the application including:

- the history of the strategic planning process and application and associated issues of natural justice
- the fact that the applicant had offered to prepare and supported the need for additional supporting documentation and studies, and
- concerns with regard to the time frames required for completion of Council's strategic studies impacting on the future of the Kurmond Kurrajong Investigation Area.