



# Hawkesbury Local Planning Panel

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

**MINUTES**



**HAWKESBURY LOCAL PLANNING PANEL**

**Table of Contents**

**Minutes: 20 July 2023**

**Table of Contents**

**1. PROCEDURAL MATTERS ..... 5**

ATTENDANCE ..... 5

DECLARATIONS OF INTEREST ..... 5

**2. REPORTS FOR ADVICE..... 6**

6.1.1. CP - Planning Proposal - LEP001/21 - 745 Old Pitt Town Road, Oakville Amendment to  
Schedule 1 Additional Permitted Uses of Hawkesbury Local Environmental Plan 2012 -  
(124414) ..... 6

**HAWKESBURY LOCAL PLANNING PANEL**

**Table of Contents**

**Minutes: 20 July 2023**

**HAWKESBURY LOCAL PLANNING PANEL**

**1. PROCEDURAL MATTERS**

**Minutes:** 20 July 2023

**1. PROCEDURAL MATTERS**

Minutes of the Hawkesbury Local Planning Panel Meeting held by Audio-Visual Link, on 20 July 2023, commencing at 10:00am.

**ATTENDANCE**

**Present:** Mr Stephen Leathley, Expert Member, Chair  
Mr John Brunton, Expert Member  
Mr Wayne Carter, Expert Member  
Ms Preeti Karan, Community Representative

**In Attendance:** Ms Sunehla Bala – Coordinator Strategic Landuse Planning, Hawkesbury City Council  
Mr Karu Wijayasinghe – Senior Strategic Landuse 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**

Peter Chrystal (Applicants Representative)	Item 2.1.1 CP - Planning Proposal - LEP001/21 - 745 Old Pitt Town Road, Oakville Amendment to Schedule 1 Additional Permitted Uses of Hawkesbury Local Environment Plan 2012 - (124414)
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**HAWKESBURY LOCAL PLANNING PANEL**

**2. REPORTS FOR ADVICE**

**Minutes:** 20 July 2023

**2. REPORTS FOR ADVICE**

**6.1.1. CP - Planning Proposal - LEP001/21 - 745 Old Pitt Town Road, Oakville  
Amendment to Schedule 1 Additional Permitted Uses of Hawkesbury Local  
Environmental Plan 2012 - (124414)**

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The Panel unanimously provided the following advice:

That while it considers the proposal has potential strategic logic in terms of location and proposed uses, it is considered that there is insufficient information to support the Planning Proposal at this stage. The Panel considers that the Planning Proposal lacks the required information to make an informed decision in the absence of the following information:

1. A Traffic Impact Assessment that examines potential traffic generation for the proposed additional uses as well as other permitted retail development on the site that takes into account traffic growth out to 2036.
2. Formal advice from Transport for NSW and whether there is any strategic road corridor plan for Boundary Road, and whether Transport for NSW would seek property acquisition for road widening and would seek restrictions on access to Boundary Road.
3. A Social Impact Assessment and Economic Impact Assessment that determines the need for the proposal in this location, and whether any restrictions should be applied to the range of uses, site area and floor area for any retail spaces.

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

**For the Advice:** Stephen Leathley, John Brunton, Wayne Carter and Preeti Karan.

**Against the Advice:** Nil.

**Absent:** Nil.

The meeting terminated at 10:55am.