



Hawkesbury Local Planning Panel

Date of meeting: 19 December 2024
Location: By audio-visual link
Time: 10:00 AM

MINUTES

HAWKESBURY LOCAL PLANNING PANEL

Table of Contents

Meeting Date: 19 December 2024

Table of Contents

1. PROCEDURAL MATTERS 5

 ATTENDANCE..... 5

 DECLARATIONS OF INTEREST 5

2. REPORTS FOR DETERMINATION 6

 2.1.1. DA0281/24 - 10 Mulgrave Road, Mulgrave 6

 2.1.2. Hawkesbury Local Planning Panel - 2025 Meeting Dates 9

HAWKESBURY LOCAL PLANNING PANEL

Table of Contents

Meeting Date: 19 December 2024

HAWKESBURY LOCAL PLANNING PANEL

1. PROCEDURAL MATTERS

Meeting Date: 19 December 2024

1. PROCEDURAL MATTERS

Minutes of the Hawkesbury Local Planning Panel Meeting held by Audio-Visual Link, on 19 December 2024, commencing at 10:00am.

ATTENDANCE

Present: Mr Anthony Hudson, Chair
Mr James Harrison, Expert Representative
Mr Phillip North, Expert Representative
Ms Laura Scriven, Community Member

In Attendance: Mr Steven Chong - Manager Development Assessment, Hawkesbury City Council
Mr Matthew Golebiowski - Coordinator Town Planning, Hawkesbury City Council
Ms Patricia Krzeminski - Manager Governance and Risk, Hawkesbury City Council
Ms Vandana Saini - Administrative Support Coordinator, Hawkesbury City Council
Ms Jessica Vaughan - Administrative Support Officer, Hawkesbury City Council

Apologies: Nil

DECLARATIONS OF INTEREST

The Chairperson asked the Panel Members if any member needed to declare an 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.

HAWKESBURY LOCAL PLANNING PANEL

2. REPORTS FOR DETERMINATION

Meeting Date: 19 December 2024

2. REPORTS FOR DETERMINATION

2.1.1. DA0281/24 - 10 Mulgrave Road, Mulgrave

Directorate: City Planning

There were no addresses to the Panel for this Item.

PANEL DECISION

Pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979:

- A. That the Hawkesbury Local Planning Panel, exercising the function of the consent authority, grant development consent for DA0281/24 for the construction of a new aviary enclosure to be operated by WIRES for the housing of injured bird species at 10 Mulgrave Road, Mulgrave, subject to the recommended conditions of consent with the following changes to those conditions (including any necessary consequent numbering of conditions):

Condition 1 Approved Plans and Supporting Documentation

Amend condition to include a reference date (for example, date Operational Management Plan was received by Council).

Condition 2 Design Amendments Required

Delete Condition 2 and renumber accordingly.

Condition 15 (renumbered by above changes to 14)

Amend condition by inserting new second paragraph as follows:

‘The materials to be used for the construction of the aviary enclosure are to be non-combustible.’

New Condition 20 Bushfire – Landscaping and Maintenance

Add a new condition 20 as follows and renumber accordingly:

Landscaping and maintenance within the site must comply with Appendix 4 of Planning for Bush Fire Protection 2019 as depicted in the Bush Fire Management Plan (Appendix 1). In this regard, the following principles are to be incorporated into the plans:

- Grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- Leaves and vegetation debris should be removed regularly.
- A minimum 1-metre-wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the structure;
- Planting is limited in the immediate vicinity of the structure;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA);
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;

HAWKESBURY LOCAL PLANNING PANEL

2. REPORTS FOR DETERMINATION

Meeting Date: 19 December 2024

- Use smooth bark species of tree species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface / ground level (i.e. leaf litter);
- Locate combustible materials such as woodchips / mulch, flammable fuel stores away from the structure; and
- Low flammability vegetation species are used.

Condition 46 Connection to Council Sewer

Delete Condition 46 and replace with a new Condition 46 as follows:

Condition 46 Bushfire – Construction of Structure

The materials to be used for the construction of the aviary enclosure are to be non-combustible.

Condition 47 Hours of Operation

Reword as follows:

The premises can operate or trade seven days per week – 24 hours per day.

Condition 48 Number of Employees

Delete condition and replace with new condition as below:

The animal facility is to be managed in a clean condition to prevent the proliferation of flies, lice, fleas, and vermin; and to avoid offensive odour, dust, or drainage problems by:

- a) Storing manure away from neighbouring residential uses,
- b) disposing of manure at regular intervals
- c) managing wastewater from yards, washing and composting areas to avoid sedimentation or pollution of dams, waterways and adjoining properties.

Condition 52 Animal Facility Management

Delete the following paragraph of the condition:

The animal facility is to be managed in a clean condition to prevent the proliferation of flies, lice, fleas, and vermin; and to avoid offensive odour, dust, or drainage problems by:

- a) Storing manure away from neighbouring residential uses,
- b) disposing of manure at regular intervals
- c) managing wastewater from yards, washing and composting areas to avoid sedimentation or pollution of dams, waterways and adjoining properties.

to amend the condition to read as follows:

During the occupation and ongoing use of the development, the animal facility must be operated in accordance with the approved Operational Management Plan.

The approved Operational Management Plan is to be maintained at the facility at all times and updated regularly.

New Condition 60

Add a new Condition 60 as follows:

HAWKESBURY LOCAL PLANNING PANEL

2. REPORTS FOR DETERMINATION

Meeting Date: 19 December 2024

Any inconsistency in the interpretation or operation between the approved Operational Management Plan and any condition or conditions of this consent is to be resolved by giving preference to the interpretation or operation of the condition or conditions.

B. The reasons for the decision are:

1. The proposed development is permissible in the SP1 zone under the Hawkesbury Local Environmental Plan 2012 and satisfies the requirements of all applicable planning controls.
2. The proposed development would deliver a suitable land use for the site, which would result in beneficial outcomes for the local community.
3. The proposed development is considered to be well suited to the area it is located in terms of bulk and scale, being a single-storey structure.
4. The proposal does not result in any undue impacts on the amenity of neighbouring properties or nearby residential land uses.
5. The development will not result in any adverse land use conflict.
6. The development would not create unreasonable demands for the provision or extension of public amenities and services; and
7. For the reasons given above, approval of the application is in the public interest.

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

For the Motion: Anthony Hudson, James Harrison, Phillip North and Laura Scriven

Against the Motion: Nil.

Absent: Nil.

HAWKESBURY LOCAL PLANNING PANEL

2. REPORTS FOR DETERMINATION

Meeting Date: 19 December 2024

2.1.2. Hawkesbury Local Planning Panel - 2025 Meeting Dates

Directorate: Corporate Services

There were no addresses to the Panel for this Item.

PANEL DECISION

That the Hawkesbury Local Planning Panel adopt the schedule of Hawkesbury Local Planning Panel Meetings for 2025 as follows:

Day	Date
Thursday	20 February 2025
Thursday	20 March 2025
Thursday	17 April 2025
Thursday	15 May 2025
Thursday	19 June 2025
Thursday	17 July 2025
Thursday	21 August 2025
Thursday	18 September 2025
Thursday	16 October 2025
Thursday	20 November 2025
Thursday	18 December 2025

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

For the Motion: Anthony Hudson, James Harrison, Phillip North and Laura Scriven

Against the Motion: Nil.

Absent: Nil.

The meeting terminated at 10:07am.



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Chair



Hawkesbury Local Planning Panel Meeting

End of Minutes

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