



# Hawkesbury Local Planning Panel

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Date of meeting: 20 June 2024  
Location: By audio-visual link  
Time: 10:00 AM

**MINUTES**



**HAWKESBURY LOCAL PLANNING PANEL**

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**Meeting Date: 20 June 2024**

**HAWKESBURY LOCAL PLANNING PANEL**

**1. PROCEDURAL MATTERS**

**Meeting Date:** 20 June 2024

**1. PROCEDURAL MATTERS**

Minutes of the Hawkesbury Local Planning Panel Meeting held by Audio-Visual Link, on 20 June 2024, commencing at 10:00am.

**ATTENDANCE**

**Present:** Mr Stephen Leathley, Alternate Chair  
Mr Wayne Carter, Expert Panel Member  
Ms Elizabeth Kinkade, Expert Panel Member  
Mr Michael Edwards, Community Representative

**In Attendance:** Mr Steven Chong – Manager Development Assessment, Hawkesbury City Council  
Mr Matthew Golebiowski – Coordinator Town Planning, Hawkesbury City Council  
Mr Hugh Halliwell – Contract Town Planning, Hawkesbury City Council  
Ms Patricia Krzeminski – Manager Governance and Risk, Hawkesbury City Council  
Ms Melissa Ryan – Administrative Support Coordinator, Hawkesbury City Council

**Apologies:** Nil.

**DECLARATIONS OF INTEREST**

The chairperson asked the Panel Members if any member needed to declare an interest in the item 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: 20 June 2024

### 2. REPORTS FOR DETERMINATION

2.1.1. DA0021/24 - Lot 2, DP 630711, No.1341 St Albans Road, Central Macdonald

Directorate: City Planning

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#### PANEL DECISION

That:

1. The Panel accepts the Clause 4.6 written request to vary the building height development standard of 10m as set out in Clause 4.3 of the Hawkesbury Local Environmental Plan 2012, as it has established that compliance with the development standard would be unreasonable and unnecessary in this instance, and that there are environmental planning grounds to warrant the proposed variation.
2. The Development Application DA0021/24 for a telecommunications facility at 1341 St Albans Road, Central MacDonald be determined in accordance with s4.16 of the Environmental Planning and Assessment Act 1979, by the granting of consent subject to the conditions stated in Attachment 1 to Council's Assessment Report except as amended as follows:
  - Condition 19 to be amended to read:

*"The equipment shelter, including all new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 11.3m AHD. Residual current devices are to be installed so as to cut electricity supply during flood events that exceed the FPL."*
  - Condition 20 to be amended to delete the words "from Commercial/Industrial Property" from the heading to the condition.
  - Condition 21 to be amended to read:

*"The 100 year Average Recurrence Interval (ARI) flood level for this site is 11.3 metres AHD (Australian Height Datum).*

*An engineer's certificate must be provided deeming compliance with the following requirements during a 100 year ARI flood event*

    - a) *Habitable Floor Levels: Habitable floor levels must be equal to or greater than the 100 year ARI Flood Level;*
    - b) *Debris: Damage to the proposed structure/s sustained in a flood will not generate debris capable of causing damage to downstream buildings or property. This includes securing of utilities and equipment including tanks, A/C units and similar;*
    - c) *Structural Soundness: Any part of the structure will be able to withstand the force of floodwaters (including lateral forces, buoyancy forces, unbalanced hydrostatic forces) and the impact of debris; and*
    - d) *Foundations: The footing system must be structurally stable during flooding and must consider the soil properties when wet, possible erosion and scouring or liquefaction, subsidence or collapse due to saturation.*

**HAWKESBURY LOCAL PLANNING PANEL**

**2. REPORTS FOR DETERMINATION**

**Meeting Date:** 20 June 2024

*The Engineers Certificate must be submitted to the Accredited Certifier prior to issue of the Construction Certificate.”*


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

**For the Motion:** Mr Stephen Leathley, Mr Wayne Carter, Ms Elizabeth Kinkade,  
Mr Michael Edwards

**Against the Motion:** Nil.

**Absent:** Nil.

The meeting terminated at 10:08am.



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Chair



# Hawkesbury Local Planning Panel Meeting

## End of Minutes

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