

DATE OF DETERMINATION	22 March 2017
PANEL MEMBERS	Sean O'Toole (Chair), Mary-Lynne Taylor and Paul Mitchell
APOLOGIES	None
DECLARATIONS OF INTEREST	Mary Lyons-Buckett declared a pecuniary conflict of interest as her family owns a property across the road and another family member lives close by. Matt Owens declared a conflict of interest as he was involved in the assessment of the Planning Proposal when it was made to Council.

MATTER DETERMINED

2016SYW068 – Hawkesbury - PP_2016_HAWKE_001_00 AT 1059A Grose Vale Rd, Kurrajong (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4, and the material presented at meetings and matters observed at site inspections listed at item 5 in Schedule 1.

The Panel heard submissions, then closed the meeting, deliberated on the matter and formulated a resolution. As the relevant planning authority, the Panel determined that the proposed instrument, as described in Schedule 1, should be made. The decision was unanimous.

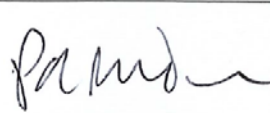
REASONS FOR THE DECISION

The Panel endorses the release to the public of the submissions report and adopts the planning proposal.

The Panel requests:

1. The Department to prepare the Standard Instrument mapping for the proposal;
2. The Secretary to prepare a draft Local Environment Plan (LEP) under section 59(1) of the Environmental Planning and Assessment Act 1979 (the Act), including consultation with the Panel on the wording of the LEP;
3. Request the delegate of the Greater Sydney Commission to make the LEP under section 59(2) of the Act.

The Panel agrees with the Department of Planning and Environment's comments in its assessment report of 15 March 2017. In addition, the Panel notes the position of the Roads and Maritime Services in its letters of 18 January 2017 and 7 December 2016 that it has no objections to this planning proposal but that it recommends a strategic traffic study be undertaken. The Panel notes the Council is undertaking such a study and strongly supports the Council's action in this regard.

PANEL MEMBERS	
 Sean O'Toole OAM (Chair)	 Mary-Lynne Taylor
 Paul Mitchell OAM	

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. - ADDRESS	2016SYW068 – Hawkesbury - PP_2016_HAWKE_001_00 AT 1059A Grose Vale Rd, Kurrajong
2	LEP TO BE AMENDED	Hawkesbury Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	Planning proposal seeks to amend Hawkesbury Local Environmental Plan 2012 to reduce the minimum lot size to 4000 square meters to enable a 6 lot subdivision to facilitate residential development
4	MATERIAL CONSIDERED BY THE PANEL	• Submissions report: 15 February 2017 • Written submissions during public exhibition: eleven (11) • Verbal submissions at the public panel meeting: - o Object – Fiona Smith, on behalf of Kurrajong Community Forum; Colin Tindale and Michael Want, on behalf of the North Richmond & District Action Association - o On behalf of the applicant – Robert Montgomery
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection on 22 March 2017