



MINUTES OF LOCAL PLANNING PANEL BRIEFING

HOSTED VIA TELECONFERENCE

Wednesday, 30 April 2025

at 2:00pm



PRESENT

Chairperson - Penelope Holloway

Expert Panel Member - Elizabeth Kinkade

Expert Panel Member - Michael Leavey

Community Member - David White

STAFF PRESENT

Strategic Property Manager - Kent Walton

Manager, Development Assessments - Rod Pickles

Major Development Manager - Cassandra Williams

APOLOGIES / LEAVE OF ABSENCE

Nil

DECLARATIONS OF INTEREST

Nil

LOCAL PLANNING PANEL BRIEFING

1. LPP ADVICE No. 01/25 – Planning Proposal – Johnson Road, Galston

The Panel noted that Council is the owner of land at 1 & 3 Johnson Road, Galston and as the proponent has prepared a Planning Proposal that seeks to amend the zoning of the land from RU4 Primary Production, Small Lots to E4 General Industrial.

Panel members acknowledged the extent of voluntary community consultation undertaken in relation to the proposal and the considered approach taken in preparing urban design principles to respond to concerns raised by the community.

Panel members provided in principle support for the Planning Proposal, noting that it has strategic and site-specific merit.

Prior to progressing the Planning Proposal to the Department of Planning and Infrastructure for Gateway Determination, the Panel identified the following site-specific matters which require consideration by Council:

- Means of securing the proposed public open space over the long term given the whole site is proposed to have an E4 General Industrial zoning.
- Establishment of Height and FSR controls for the built form
- Preparation of a site-specific Development Control Plan that address the following:
 - extent and accessibility of land identified for public open space
 - retention of significant vegetation including the Threatened Ecological Community
 - suitable building envelopes
- Further consultation with Transport for NSW in relation to access to the site from Mid Dural Road.
- Confirmation of how the entire site can be managed as an Asset Protection Zone in accordance with Planning for Bushfire Protection 2019 while concurrently achieving the biodiversity and conservation outcomes outlined in the Planning Proposal and Masterplan.

The Panel also noted that as the Planning Proposal relates to Council owned land, appropriate processes should be documented and followed to address probity considerations.

VOTING OF THE PANEL MEMBERS

FOR: Penelope Holloway, Elizabeth Kinkade, Michael Leavey, David White

AGAINST: NIL



Chairperson