



MINUTES OF LOCAL PLANNING PANEL BRIEFING

HOSTED AUDIO-VISUALLY VIA ZOOM

Wednesday, 26 October 2022

at 1:30pm



PRESENT

Chairperson – Garry Fielding

Expert Panel Member – Juliet Grant

Expert Panel Member – Linda McClure

Community Representative – David White (C Ward)

Staff Present

Director Planning and Compliance – James Farrington

Manager, Strategic Land Use Planning – Katherine Vickery

Strategic Planner – Lawrence Huang

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. 04/22 – Planning Proposal – Byles Creek

The Panel noted that Council is progressing the Planning Proposal for submission to the Department of Planning and Environment to give effect to some of the recommendations of the Council-endorsed Byles Creek Planning Study (Planning Study).

The Panel noted that the proposed rezoning of residential land within the Byles Creek Study Area (Study Area) from R2 Low Density Residential to C4 Environmental Living and the increase of minimum subdivision lot size of residential land from 600m² to 40ha would allay concerns from local residents regarding development that is unsympathetic to local character and the environmental constraints of the land.

The Panel discussed the necessity for minimum subdivision lot size to be increased to 40ha considering the residential nature of the Study Area. It was noted that the 40ha minimum lot size has been applied to other C4 Environmental Living zoned land within the Hornsby Shire such as at Dangar Island.

The Panel acknowledged that the increase of minimum subdivision lot size would effectively prohibit future subdivision within the Study Area. Residents within the Study Area were consulted during the preparation of the Planning Study and will have the opportunity for further input during the planning proposal process. It was noted that there is sufficient time for residents who wish to subdivide their property to prepare a development application for assessment by Council.

The Panel discussed whether there would be any unforeseen implications arising from the amendment of Clause 4.1 'Minimum subdivision lot size' objectives in the HLEP. It was determined that the proposed additional objectives clarify Council's expectations regarding subdivision and would facilitate the

assessment of subdivision applications where a contravention of the principal development standard is proposed.

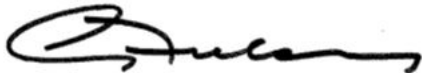
The Panel discussed the potential for the future application of the proposed riparian land local provision and mapping beyond the boundaries of the Study Area. The Panel was advised that mapping of riparian corridors across the Hornsby Shire would be an extensive task and is outside the scope of this Planning Proposal. Notwithstanding, there may be opportunity for this to occur in the long-term.

The Panel advised that it supports the progression of the Byles Creek Planning Proposal to the Department of Planning and Environment for Gateway Determination.

VOTING OF THE PANEL MEMBERS

FOR: Garry Fielding, Juliet Grant, Linda McClure, David White

AGAINST: Nil



Chairperson