

COMMENCEMENT

The meeting opened at 11.05am.

IN ATTENDANCE

| | |
|--------------|--------------------------|
| Charles Hill | Chairperson |
| Brian Kirk | Expert Member |
| Graham Brown | Expert Member |
| Diana Kirk | Community Representative |

ALSO PRESENT

| | |
|-----------------|---------------------------|
| Nick Tobin | Acting General Manager |
| Steve Kourepis | Director, Town Planning |
| Kieran Metcalfe | Strategic Planner |
| Sarah Valentine | Town Planning Coordinator |

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Chair called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

- 166/25** RESOLVED on the MOTION of Chairperson Hill
That the Minutes of the Local Planning Panel of previous Meeting held on 10/04/2025 be adopted.

| RECORD OF VOTING | |
|-------------------------------------|---------|
| For | Against |
| Chairperson Charles Hill | |
| Expert Member Brian Kirk | |
| Expert Member Graham Brown | |
| Community Representative Diana Kirk | |

GENERAL BUSINESS

- 2.1 REVIEW OF HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012

PROCEEDINGS IN BRIEF

Matters raised:

The definition of wall height in Clause 4.3A.

Potential conflict between the proposed Clause 6.1 and existing land use objectives for E1 and MU1 zones.

The Panel recommended reviewing Clause 7.30 of the Penrith Local Environmental Plan 2010 – Urban Heat, for possible inclusion in the Planning Proposal or the Development Control Plan.

In Schedule 1, Council to consider whether the additional land uses should be reviewed and can be appropriately categorised having regard to current land use definitions in the standard instrument. Or alternatively, whether all listings can be removed from Schedule and existing use rights can be relied on.

RECOMMENDATION

That the LPP Resolve that:

1. The LPP advises Council that it supports the attached Planning Proposal being referred to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance *with section 3.34 of the Environmental Planning and Assessment Act 1979*.

RESOLVED on the MOTION of Chairperson Hill

1. The Panel acknowledges the extensive community consultation held by Council.
2. The Panel acknowledges that Council has conducted research and included provisions from the Parramatta River Master Plan, State Government instruments and other appropriate Council LEPs.
3. The LPP advises Council that it supports the attached Planning Proposal being referred to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance *with section 3.34 of the Environmental Planning and Assessment Act 1979*, with consideration to be given to the following matters:
 - i. That Council consider the Wall Height definition of 7.2 metres in Clause 4.3A bearing in mind matters such as existing basements.
 - ii. That Council ensure there is no conflict or inconsistency between the proposed Clause 6.1 and existing land use objectives for E1 and MU1 zones.
 - iii. That Council consider those properties to be retained in Schedule 1, whether the listed additional land uses should be appropriately categorised having regard to current land use definitions in the standard instrument; or alternatively, whether some or all listings can be removed from Schedule 1 and existing use rights henceforth be relied on.

- iv. That Council review clause 7.30 of the Penrith Local Environmental Plan 2010 – Urban Heat, for possible inclusion of similar in the Planning Proposal or the Development Control Plan.

| RECORD OF VOTING | |
|-------------------------------------|---------|
| For | Against |
| Chairperson Charles Hill | |
| Expert Member Brian Kirk | |
| Expert Member Graham Brown | |
| Community Representative Diana Kirk | |

The meeting closed at 12.40pm.