



MINUTES OF LOCAL PLANNING PANEL BRIEFING

HOSTED AUDIO-VISUALLY VIA ZOOM

Wednesday, 31 May 2023

at 2:00pm



PRESENT

Chairperson – Penny Holloway

Expert Panel Member – Greg Flynn

Expert Panel Member – Marjorie Ferguson

Community Representative– Martin Dargan

Staff Present

Director Planning and Compliance – James Farrington

Manager, Strategic Land Use Planning – Katherine Vickery

Principal Strategic Planner – Ben Jones

Principal Strategic Planner – Taylor Richardson

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. 01/23 – Planning Proposal – Rural Lands Amendment

The Panel noted that the Planning Proposal seeks to amend the Hornsby Local Environmental Plan and Standard Instrument LEP to implement the short-term recommendations of the Hornsby Rural Lands Study.

Panel members were generally supportive of the proposed amendments to zone objectives, addition of the Land Use Conflicts clause, amendment to the Dual Occupancy clause, amendments to roadside stalls (to allow products not just from the property or adjacent) and changes to access handle calculations.

The Panel discussed the amendments to the objectives of the zones in the rural areas and noted that the use of the word “accommodation” may be misinterpreted as including other types of accommodation such as hotels or resorts.

As the intent of the objectives for the RU1, RU2, RU4 and C3 zones is to provide support for “tourist and visitor accommodation” the Panel suggested that for absolute certainty, the objectives be amended to “.....agritourism and tourist and visitor accommodation land uses.....” (amendment underlined).

The Panel discussed the change to the roadside stall definition and suggested that the use of the undefined term “region” is not specific enough and could lead to goods completely unrelated to the rural area being sold.

The Panel acknowledged that any change to the roadside stall definition would need to be made in conjunction with the Department of Planning and Environment, but that the proposed new definition in

the Planning Proposal should be tightened to ensure that roadside stalls don't become quasi "shops" with items from unrelated areas or regions.

The Panel advised that it supports the progression of the Planning Proposal for a gateway determination, with refinement of the objectives and roadside stall definition as discussed above.

VOTING OF THE PANEL MEMBERS

FOR: Penny Holloway, Greg Flynn, Marjorie Ferguson, Martin Dargan

AGAINST:

A handwritten signature in black ink, appearing to read 'P Holloway', written in a cursive style.

Chairperson