

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Hawkesbury City Council** on **Thursday 3 March 2016 at 3.30 pm**

Panel Members: Bruce McDonald (Acting Chair), Stuart McDonald, Paul Mitchell and Matt Owens

Apologies: Peter Jackson

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW147 – Hawkesbury City Council, DA0467/15 – Vegetation removal, earthworks, the filling of two dams, alterations to a dam, the construction of roads, landscaping works and a Torrens title subdivision to create an additional 59 residential lots, two open space lots and a residue lot, 96 and 322 Grose Vale Road, North Richmond.

Date of determination: 3 March 2016

Panel Decision:

The Panel considers that the current application is consistent with the planned intention to develop the site for residential and open spaces as determined by the comprehensive strategic process that resulted in a an LEP amendment to permit that development and production of a Development Control Plan and a conservation Management Plan to guide that development.

The Panel notes that all relevant State agencies were involved in the strategic planning process and assessment of this development application. The Panel notes in particular that the Department of Primary Industries-Water, the Heritage Council and Roads and Maritime Services have agreed to the proposal subject to conditions.

Therefore the Panel is generally supportive of the application. However the Panel is concerned at the uncertainty as to the number of trees to be removed and the lack of a detailed response from Council assessment staff to the submission prepared by Dr. R Bali.




Accordingly the Panel defers determination of the application to enable these two issues to be fully assessed and a subsequent report to be provided to the Panel.

The Panel requires the report to be furnished to the Panel within 3 weeks to be considered at a constituted meeting.

Panel consideration:

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 the matters presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Panel members:

 Bruce McDonald (Acting Chair)	 Paul Mitchell	 Stuart McDonald
Matt Owens		

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SCHEDULE 1

1	JRPP Reference – 2015SYW147, LGA – Hawkesbury City Council, DA0467/15
2	Proposed development: Vegetation removal, earthworks, the filling of two dams, alterations to a dam, the construction of roads, landscaping works and a Torrens title subdivision to create an additional 59 residential lots, two open space lots and a residue lot.
3	Street address: 96 and 322 Grose Vale Road, North Richmond.
4	Applicant/Owner: Applicant – North Richmond Joint Venture Owner – BD NSW (MR) Project 007 Pty Ltd (96 Grose Vale Road), Kemsley Pastoral Co Pty Limited (322 Grose Vale Road)
5	Type of Regional development: CIV > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Hawkesbury Local Environmental Plan 2012 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 44 – Koala Habitat Protection State Environmental Planning Policy No. 55 – Remediation of Land Sydney Regional Environmental Plan No. 20 – Hawkesbury/Nepean River Catchment Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Hawkesbury Development Control Plan 2002 Planning agreements: Nil Regulations: <ul style="list-style-type: none"> Environmental Planning and Assessment Regulation 2000 The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. The suitability of the site for the development. Any submissions made in accordance with the EPA Act or EPA Regulation. The public interest.
7	Material considered by the panel: Council assessment report with recommended conditions of consent and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> Bryan Smith on behalf of the North Richmond & District Community Association Colleen Turnbull on behalf of the Community Association Michael Want Vice President on behalf of the North Richmond & District Community Action Association Sandra Boronyak On behalf of the applicant - Mark Regent – Director
8	Meetings and site inspections by the panel: 3 March 2016 – Site Inspection and Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report