

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Monday, 1 August 2022, 9:00am and closing 10:00am |
| LOCATION | Teleconference |

BRIEFING MATTER(S)

PPSSWC-239 – Hawkesbury – DA0092/22 - 382 Grose Vale Road, North Richmond

Subdivision - Land Clearing, Earthworks, Decommissioning of Water Storage Facility, Construction of Roads & Service Infrastructure, Upgrade and Intersection Works on Grose Vale Road, Associated Landscaping, Torrens Title Subdivision to Create 375 Residential Lots, 1 Super Lot and 4 Open Space Lots

PANEL MEMBERS

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| IN ATTENDANCE | Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran and Jeff Organ |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | Judy Clark: I declare I have a conflict of interest for this application which relates to the Redbank development site and cannot be on the Panel for this matter. From 16 July 2018-30 June 2021 during employment at Hawkesbury City Council I chaired the Redbank working group. Since July 2021 I have provided adhoc professional services to Council relating to the Redbank site in my capacity as a town planning consultant. |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Andrew Johnston |
| DPE | Stuart Withington |

KEY ISSUES DISCUSSED

The proposed development is part of the larger Redbank subdivision, and there is no substantial issue identified by Council staff other than ensuring the subdivision is of quality having regard to the usual considerations. The following considerations have been noted by the Panel in the documentation, and should be addressed in the assessment commentary or by way of conditions of approval

- The application references the upgrade of Grose Vale Rd and construction of the roundabout at Grose River Rd, as being under current assessment by Council. The status of this should be considered or conditioned if not approved by the time of any consent for the DA
- -Noting that the bus stop locations will not be determined by the time of any approval of the DA, appropriate conditions should be applied to ensure mechanisms are available to construct the bus stop pavement to appropriate standard/strength, preferably before the subdivision is occupied.
- The briefing note refers to provision of a swept path assessment- these should be considered across all elements of the road network being proposed.

- A number of statements are made relating to the “extensive earthworks”, and that these are minimised without any clear evidence of how this has been achieved, or whether this has been to maximise the number of lots and imposing constraints on land that is to be dedicated for public use. Resumably this will receive attention in the staff assessment.
- Specifically in reference to the previous point, there are a number of very steep slopes proposed within proposed public lands. Are these considered satisfactory by Council for maintenance and public safety? The impacts of proposed retaining walls should also be considered.
- Plans show an entry sign on the proposed public reserve (DWG L SD 05). If this is an “estate entry” sign this may require separate Council approval/lease with maintenance/ and/or removal provisions.
- The access drives across the reinterpreted keyline swales fronting proposed residential lots (DWG L SD 05) may require additional detail to demonstrate how these will be constructed to maintain free and safe drainage across the driveway and along the swale, if not addressed specifically in Council’s DCP/ standards. Heritage considerations will also presumably be kept in mind.

The DA will approve dwellings in excess of the trigger for the construction of the Grose River Bridge to link Yarramundi and Grose Wold, but release of the subdivision certificates rather than approval of the DA is the trigger under the relevant VPA.

The Panel will need advice if it is not proposed to construct the bridge as to whether issues of access are satisfactorily resolved, or whether conditions will be required in that regard.

Issues of permeability (both pedestrian and vehicular) are important and Council should consider whether any modification of the layout is required.

Bushfire risk is important. The APZ should be within the site, or subject to appropriate regulatory instruments.

There is a BDAR being independently assessed, but the proposal is viewed by Council to be consistent with earlier master-planning in that regard at this time.

There are known aboriginal heritage sites in the vicinity, but not within the area of this subdivision.

If substantial crushing or screening machinery is to be operated an acoustic report and dust report may be required.

The DA was lodged around four months ago. The Council anticipates a determination date in November or December 2022.

Council will look into briefing a second Council appointed Panel member.

TENTATIVE DETERMINATION DATE SCHEDULED FOR either November or December