

**DETAILS OF SITE INSPECTION**

<b>DATE</b>	Monday, 31 October 2022, 10:00am-11:00am
<b>LOCATION</b>	382 Grose Vale Road, North Richmond

**SUBJECT 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**

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Louise Camenzuli, Jeff Organ
<b>APOLOGIES</b>	Nicole Gurran (overseas)
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Andrew Johnston
<b>APPLICANT</b>	Andrew Flaherty

**ITEMS DISCUSSED**

- The Panel attended a site view with representatives of both the Council and the Applicant.
- The Applicant explained the current progress of the staged subdivision, and the Panel was able to inspect the completed stages. Particular attention was directed to the extent to which the topography of the 'Keyline' agricultural system pioneered on the site had been picked up in the subdivision layout.
- The Panel noted the importance of considered pedestrian pathways.
- The requirement for the construction of the Bridge together with the release of the lots in the subject stage under the VPA was discussed. The Applicant emphasised its ongoing commitment to meet that requirement, but was waiting on a Council decision as to the appropriate location of the Bridge, so that construction and any acquisition of land could be resolved with TNSW.