



DATE OF DETERMINATION	13 October 2025
DATE OF PANEL DECISION	13 October 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Judy Clark, Jeff Organ
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 8 October 2025

MATTER DETERMINED

PPSSWC-540 – Hawkesbury – DA0040/25 - 1040 Grose Vale Road, Kurrajong - Demolition of existing outbuilding, remediation works, restoration to the existing heritage building, construction of centre-based childcare facility including outbuilding storage shed, 44 space carpark, retaining walls, landscaping and signage.

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application (DA) pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the DA for the reasons outlined in Council's assessment report.

In particular, the Panel concluded that:

- The development is consistent with the provisions of the relevant environmental planning instruments, including *State Environmental Planning Policy (Resilience and Hazards) 2021*, *State Environmental Planning Policy (Transport and Infrastructure) 2021*, *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, *State Environmental Planning Policy (Industry and Employment) 2021*, and the *Hawkesbury Local Environmental Plan 2012*
- The integrated approval authorities have granted their general terms of approval for the development, which have been incorporated into the conditions
- The development complies with the relevant requirements in the *Hawkesbury Development Control Plan 2002* and *Hawkesbury Development Control Plan 2023*
- The development complies with the relevant development controls for child care centres in Part 3.3 of Chapter 3 of the Transport & Infrastructure SEPP and the relevant provisions in the Child Care Centre Guideline 2021 and Education and Care Services National Regulation
- The proposed signage is consistent with the objectives in Chapter 3 of the Industry & Employment SEPP and also satisfies the assessment criteria in Schedule 5 of the SEPP
- With remediation, which is required under the conditions, the site can be made suitable for the development
- The environmental impacts of the development are negligible and can be suitably controlled with the conditions

- The conditions require the relevant Housing and Productivity Contributions to be paid
- The development will provide important community infrastructure to support the needs of the growing local population, consistent with the strategic planning objectives for the area
- The development is in the public interest.

CONDITIONS

The DA was approved subject to the conditions in Council's assessment report.

CONSIDERATION OF COMMUNITY VIEWS

Council exhibited the DA from 10 March to 7 April 2025 and received 2 public submissions.

These submissions raised concerns about:

- Traffic impacts, including the proposed access off Greggs Road
- Potential on-street parking
- The compatibility of the development with the rural locality
- Acoustic impacts

The Panel is satisfied that the issues raised by the community have been adequately addressed in Council's assessment report and the conditions for the development.

PANEL MEMBERS	
Justin Doyle (Chair) 	Louise Camenzuli 
David Kitto 	Judy Clark 
Jeff Organ 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-540 – Hawkesbury – DA0040/25
2	PROPOSED DEVELOPMENT	Demolition of existing outbuilding, remediation works, restoration to the existing heritage building, construction of centre-based childcare facility including outbuilding storage shed, 44 space carpark, retaining walls, landscaping and signage.
3	STREET ADDRESS	1040 Grose Vale Road, Kurrajong
4	APPLICANT/OWNER	Applicant: Urban City Planning Owner: Colin Crambrook, Marian Crambrook
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ Hawkesbury Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Hawkesbury Development Control Plan 2023 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil • Coastal zone management plan: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 26 September 2025 • Written submissions during public exhibition: 2 • Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 25 August 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle, Louise Camenzuli, David Kitto, Jeff Organ, Judy Clark ○ <u>Council assessment staff</u>: Eric Kim, Steven Chong ○ <u>Applicant representatives</u>: Colin Crambrook, Greg Hall
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report