

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 25 August 2025, 1:00pm to 2:00pm
LOCATION	Ms teams

BRIEFING MATTER(S)

PPSSWC-551 – Hawkesbury – DA0122/25 – 262 Springwood Road, Yarramundi - Proposed alterations and additions to tourist and visitor accommodation consisting of demolition works, construction of a conference centre, recreation/dining hall and accommodation consisting of 462 visitor beds with ancillary landscaping and civil works. Integrated development under section 91 of the Water Management Act 2000 and section 100B of the Rural Fires Act 1997, The matter is to be determined by the Sydney Western City Planning Panel.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Judy Clark, Jeff Organ
APOLOGIES	
DECLARATIONS OF INTEREST	

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Adiba Kashfi, Steven Chong
APPLICANT	Benjamin Frasco
OTHER	Sharon Edwards, Tim Mahoney

KEY ISSUES DISCUSSED

The Panel was addressed by the Applicant (The Y NSW – part of the YMCA and a not-for-profit enterprise) and the Council to explain the Application to the Panel, and in particular the approach undertaken in the design to consolidate the uses principally around the main accommodation. The Applicant gave a presentation.

In the assessment report, the Council queried whether the use is a “tourist and visitor facility” (as asserted in the SEE) or an “eco-tourist facility” as referenced in the parking documentation, noting “5.13 *Eco-tourist facilities*” applies if the latter is correct. Without deciding the matter, the Panel observes the facility would seem to satisfy the requirements of the latter categorisation which the LEP defines to be:

eco-tourist facility means a building or place that—

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and

- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

Note—

See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities.

Eco-tourist facilities are not a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.

It was explained that constraints of bushfire (and the aim of minimising tree removal associated with the required APZ) and flooding had led to a number of riverfront structures being removed as part of the redevelopment and consolidation of the redevelopment towards the centre of the site.

The issue of parking compliance was raised, with the Council reporting a significant shortfall (with 140 required v 88 proposed). The Panel observed that there was ample room for more parking, and the Applicant reported that the facility patrons (mostly children) predominantly arrive by bus. Given that additional parking areas would generate additional hardstand and cost, parking should not be provided unless demand is genuinely expected. Given the size of the site, there would seem to be a possibility for the use of informal carparking onsite to be a solution for overflow needs if it is expected to be used only rarely. In any event this is an issue expected to be resolved by ongoing discussions between the Applicant and the Council.

A neighbour submission raised issues including late night noise. The Panel notes that the DA includes acoustic reporting and would expect that this issue can be resolved through a management plan and conditions of consent. Given the low noise environment, there should be no significant noise at that time.

An additional RFI letter issued on 24 July 2025, with the Applicant advising that it could complete its responses **before Friday 5 September 2025**.

The Council expects it can supply a draft report for electronic determination by 19 September 2025.

The Panel chair asked for an update through the Secretariat if that timeframe cannot be met.

he DA is suitable for electronic determination if all of the conditions are agreed.