

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 25 August 2025, 2:30pm to 3:30pm
LOCATION	Microsoft Teams

BRIEFING MATTER

PPSSWC-552 – Hawkesbury – DA0137/25 – 170 Cabbage Tree Road, Grose Vale - Construction and use of a two-storey community facility with ancillary accommodation, tennis court, car parking facilities and landscape works, the proposal is Integrated under 100B of the Rural Fires Act 1997.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Judy Clark, Jeff Organ
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Eric Kim, Steven Chong
APPLICANT	Greg Hall, Sela Crisfulli Kefu, Barry Abboud, Alex Torville, Daniel Donai
OTHER	Sharon Edwards, Tim Mahoney

The Council has identified the following as the key assessment issues:

- Parking – With an additional overflow area introduced during the assessment period the DA will comply. Council staff are assessing.
- Civil Plans – Amended plans have been lodged to address vehicle access, manoeuvrability of vehicles, and the stormwater design. Council is to review.
- BCA- Fire infrastructure is to be marked on the plans.
- Arboricultural Impact Assessment – Issues with the arboricultural assessment have been addressed in supplementary material which Council is considering.
- Enclosures – Details are yet to be supplied to assess the AC/Heat Pump Enclosure and Waste Bin Enclosures in terms of potential visual impact.
- BDAR Assessment – Updates to the BDAR assessment have been requested by Council.

The Applicant is to respond by Friday 5 September 2025.

The Council is to supply a draft report for electronic determination by 19 September 2025.

Planning Panels Secretariat