Attachment 3 to Item 10.1.1.

Appendix 1 Urban Design Report

Date of meeting: 11 June 2024
Location: Council Chambers
Time: 6:30pm

BELMONT PARK
ESTATE

Urban Design Report

urbanco

Overlooking the Hawkesbury River and Sydney Plains, Belmont Park Estate will be a new bench mark for sustainable residential greenfield development and aims to serve as a new blue print for the creation of new communities across NSW.

A curated modern village nestled in the natural landscape where people of all ages, family types and financial standing will seek out to be a part of. Where residents will form a unique connection with the land, environment and new community.

Client: Belmont Park Estate

Document: Preliminary Urban Design and Site Review

Version: I - Scoping Proposal

Issue Date: 26 September 2023

Prepared By: Michael Rodger

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Contents

The Opportunity

Encompassing 300 Acres of land, in a single ownership, the land holding provides a unique ability to deliver a community encompassing 1,200 new dwellings with diverse housing choices for Western Sydney families of all ages, family types and levels of affordability.

The new community will have access to a local neighbourhood centre for shopping, remote working facilities and leisure activities. Over 50% of the site, 59 hectares will be preserved for the creation of a community organic Farm, open space, recreational facilities, and local parklands. The rehabilitated Steading Creek and linking tributaries will form Belmont Parks green spine, linking residents to a 1km stretch of the Hawkesbury River.

Adjoining the existing urban area of Redbank and an existing large scale health facility, the Belmont Park Estate project is an opportunity to resolve the long term urban edge of the North Richmond township and deliver a planned community which responds to the site characteristics in an environmentally sensitive and responsive manner.

The land is predominantly flood free, and cleared in association with historic land activities. Residential housing areas are located completely outside of the flood prone land.

Belmont Park is designed for connection;

Connect with the land - The community Farm will create of a local food source with residents as active participants. It will be a learning centre for residents and the wider community for sustainable organic farming practices.

Connect with the environment - Residents will benefit from the creation and use of their own energy and the efficient reuse of waste. Over 50%, 59Ha of open space and green grid links will connect residents around the village and to a 1km stretch of the Hawkesbury River. Rehabilitation of Steading Creek will create a vegetated east-west flora and fauna corridor from the Hawkesbury River to large vegetation areas to the west of the site.

Connect with community – Belmont project will have its own unique identity with a diverse community. The spaces outside of resident's homes are opportunities to make connections to the local community. Residents will meet at the Farm where they regularly contribute to the farm operations. It will be in the well designed safe open spaces, and it will be in the physical infrastructure such as the neighbourhood centre, designed for people to socialise.

"*Belmont Park Estate*" will draw inspiration from its natural setting to deliver a true community founded on urban design principles of walk-ability, housing diversity which responds to topography, green space connections, promoting local scale business and fostering a sense of place and community.

The Site and Locality

Local Context

The land holding occupies an area of approximately 120 hectares and is situated on the western side of the Hawkesbury River 2.5km south of the North Richmond CBD.

The urban edge of North Richmond township adjoins the northern boundary of the site, being the Redbank residential community. The Richmond CBD is situated only 5km east of the site, providing access to rail and public transport connections.

The land along the northern boundary of the site, between Grose Vale Road and the Hawkesbury River forms part of the current planned urban release area, which extends to the edge of the land holding.

The site has good access to local schools, shops and services, with direct access to North Richmond CBD via Grose Vale Road.

There are a number educational facilities including primary schools, high schools and the Western Sydney University all situated within 5km of the site. Residents are well catered for in terms of access to educational facilities.

There are number of significant infrastructure upgrades planned or under construction in the local area. The planned North Richmond Bridge and re-alignment of Kurrajong Road is a major infrastructure will deliver enhanced access to Richmond for future residents.

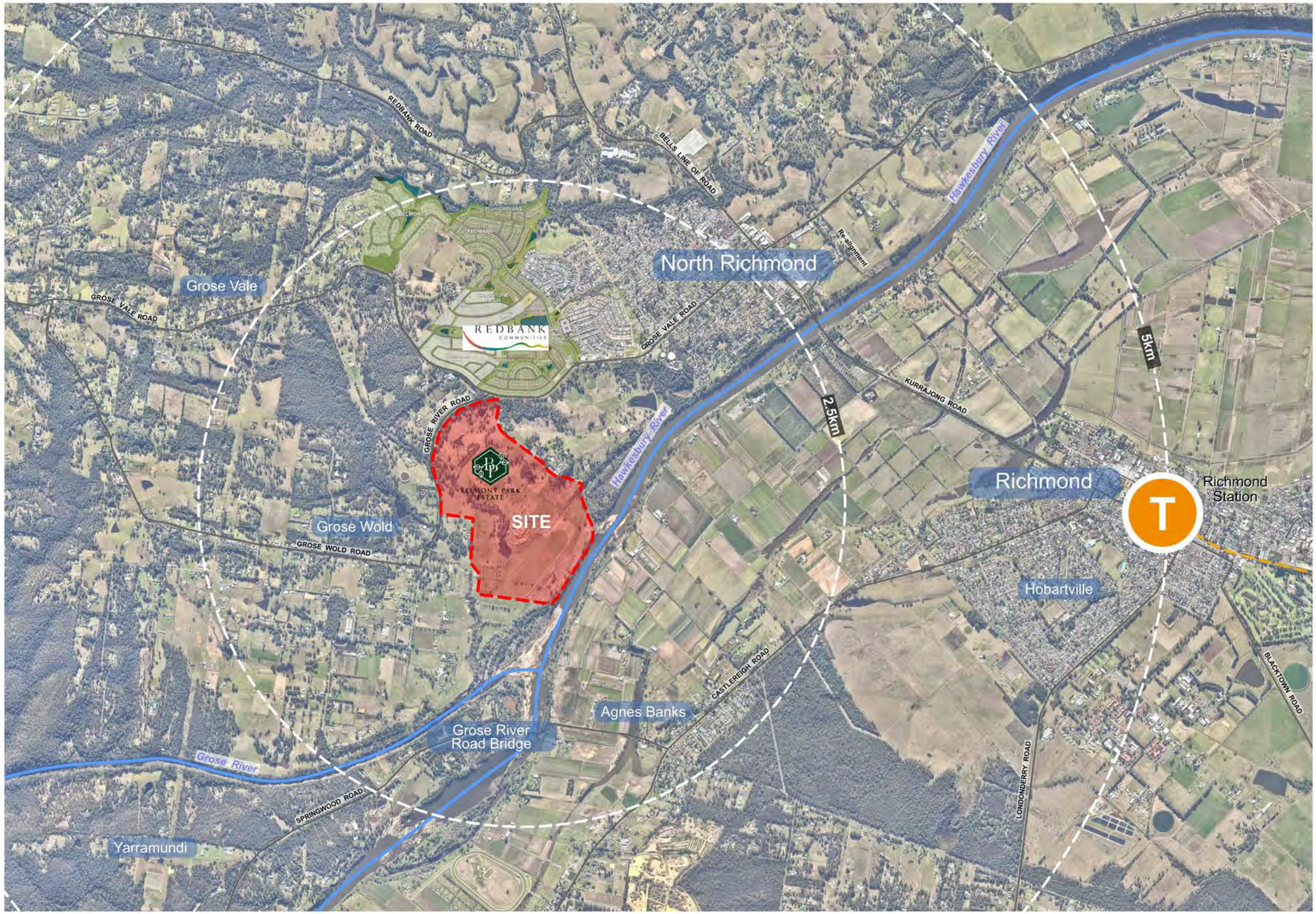
The Gross River Road / Gross Vale Road intersection is being upgraded to provide a round-a-bout, with additional associated road upgrades.

A new flood free bridge is also planned to be delivered connecting Gross River Road and Springwood Road.

The existing Hanna Park and North Richmond Park, on the northern side of the township are the primary recreation and sports field areas within the locality. There is an opportunity to deliver a large scale sports field area in association with Council as part of the project which would enhance local recreation and sports facilities.

The St John of God medical facility is situated directly adjoining the northern boundary of the site, with the Hawkesbury District Hospital located 10km east of the site in Windsor.

The site is well located when considering access to existing educational, business, shopping, transport and health services and facilities, with the ability to enhance local recreational facilities as part of the project.


REDBANK ROAD
BELLS LINE OF ROAD
Hawkesbury River
Re-alignment
North Richmond
Grose Vale
GROSE VALE ROAD
REDBANK COMMUNITIES
GROSE RIVER ROAD
SITE
2.5km
5km
KURRAJONG ROAD
Richmond
Richmond Station
Grose Wold
GROSE WOLD ROAD
Hobartville
CASTLEREIGH ROAD
BLACKTOWN ROAD
Agnes Banks
Grose River Road Bridge
Grose River
SPRINGWOOD ROAD
LONDONDERRY ROAD
Yarramundi

The Site

The subject site incorporates four allotments located south of Grose Vale Road and encompasses a total area of 120 hectares.

The four allotments are described as follows:

- 1 Grose River Road (Lot 6 DP 703300)
- 35 Grose River Road (Lot 7 DP 703300)
- 61 Grose River Road (Lot 14 DP 703300)
- 63 Grose River Road (Lot 8 DP 703300)

The northern boundary of the site is primarily bordered by the existing St John of God private health facility, with the site having a small frontage of approximately 50m to Grose Vale Road.

Grose River Road, forms the western boundary of the site with the Hawkesbury River forming the eastern boundary.

There are existing rural residential properties along the southern and south-western property boundary.

Access to the site is currently achieved via a vehicle entrance along the northern portion of the Grose River Road frontage.

The site has been primarily cleared in association with historic rural activities undertaken across the site.

The current use of the site is for low scale cattle grazing. Previously the site was used for horse agistment, stabling and training. As a result, there are a range of horse stables, stabling yards and associated infrastructure across the site and an informal training track adjoining the Hawkesbury River.

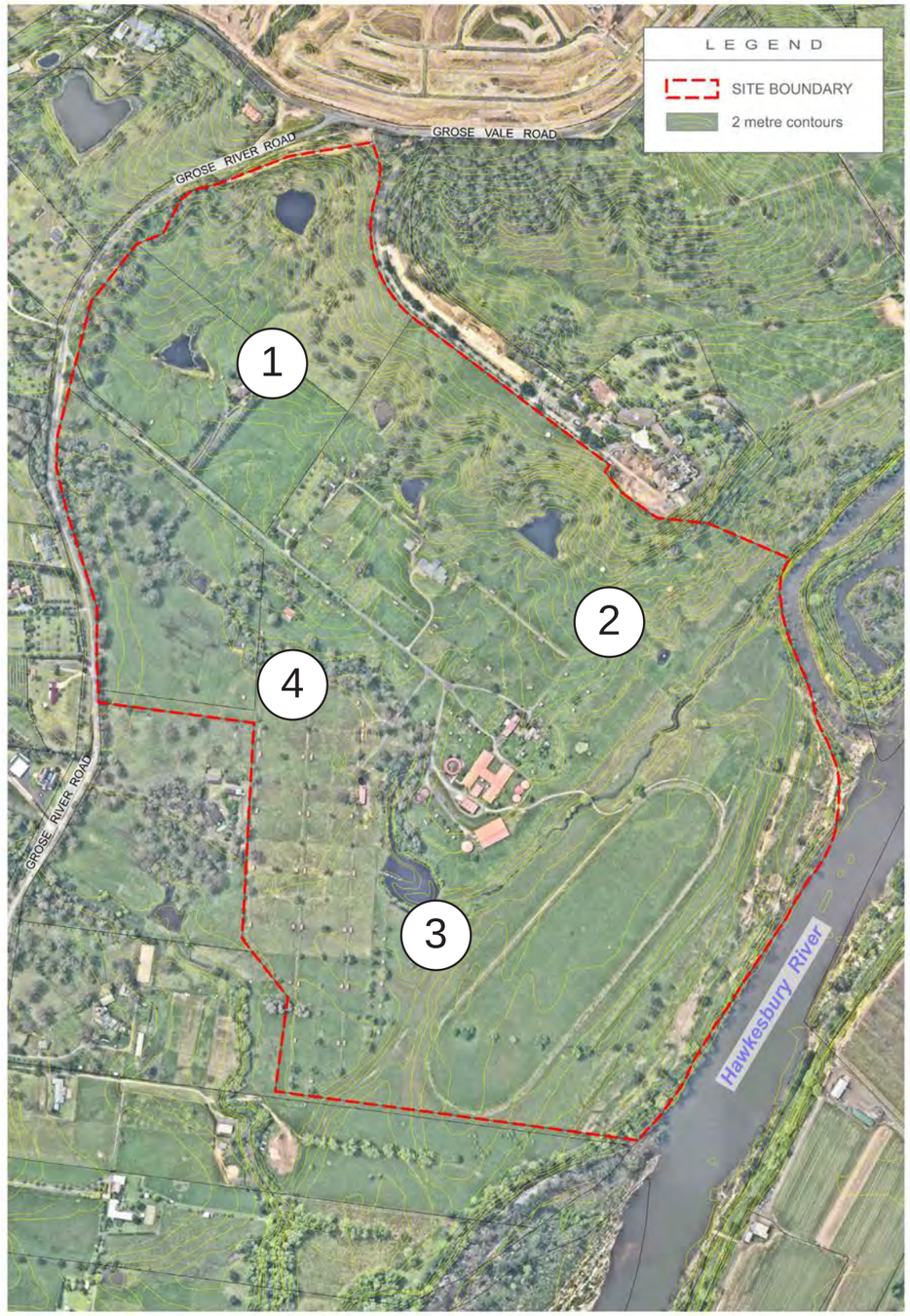
The site has steeper sloping land along the northern edge areas, which transitions to flat land adjacent to the river.

We have provided a detailed analysis of the existing site conditions in the following section of this report.


1


3


4


LEGEND
SITE BOUNDARY
2 metre contours
GROSE VALE ROAD
GROSE RIVER ROAD
1
2
3
4
GROSE RIVER ROAD
Hawkesbury River

Site Analysis

Creek Lines and Corridors

The site incorporates number of mapped creek lines under the regional topographical mapping data.

The Hawkesbury River forms the eastern edge of the property and is the major watercourse in the area.

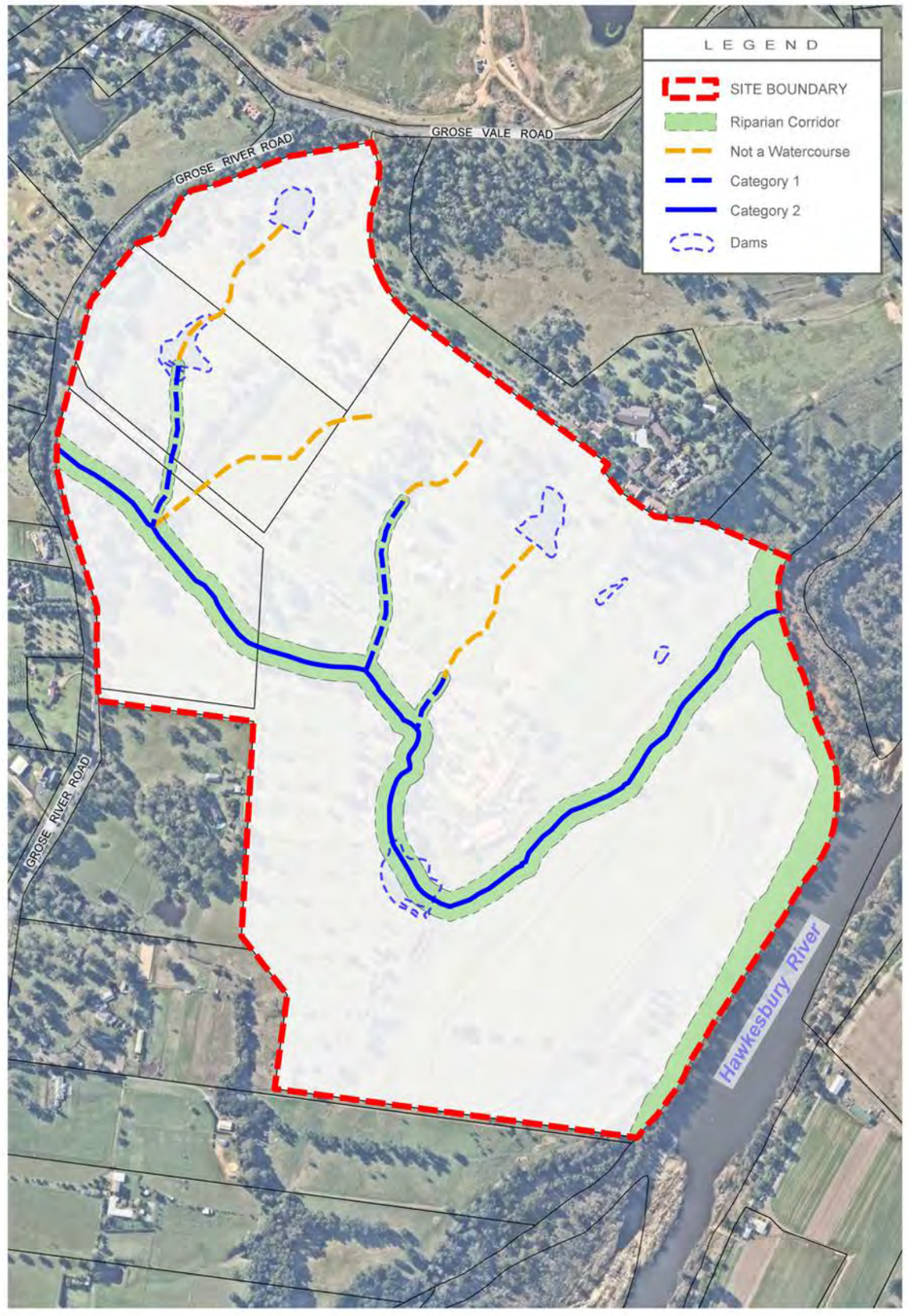
Steading Creek traverses the site in an east-west direction from the western boundary forming a tributary to the Hawkesbury River.

Based on the Strahler Stream Classification, Steading Creek is classified as a Category 2 Corridor.

There are four localised drainage channels mapped within the site north of Steading Creek.

Based on a preliminary site review, we have identified that a number of these mapped creek lines do not have defined banks / channel's and are not considered watercourses.

The remaining watercourses are classified as a Category 1 Corridors.



Flora and Fauna

The site has been extensively cleared in association with historic land use activities and operations. As part of this review Sclerophyll Flora Surveys and Research (Sclerophyll) has prepared a Preliminary Ecological Assessment of the site.

The review included a two day site walkover to identify and map areas of remnant native vegetation, including woodland patches as well as any areas deemed to be possible derived native grassland. Farm dams and paddock trees were also inspected. Vegetation identified on site is shown in the figure on this page.

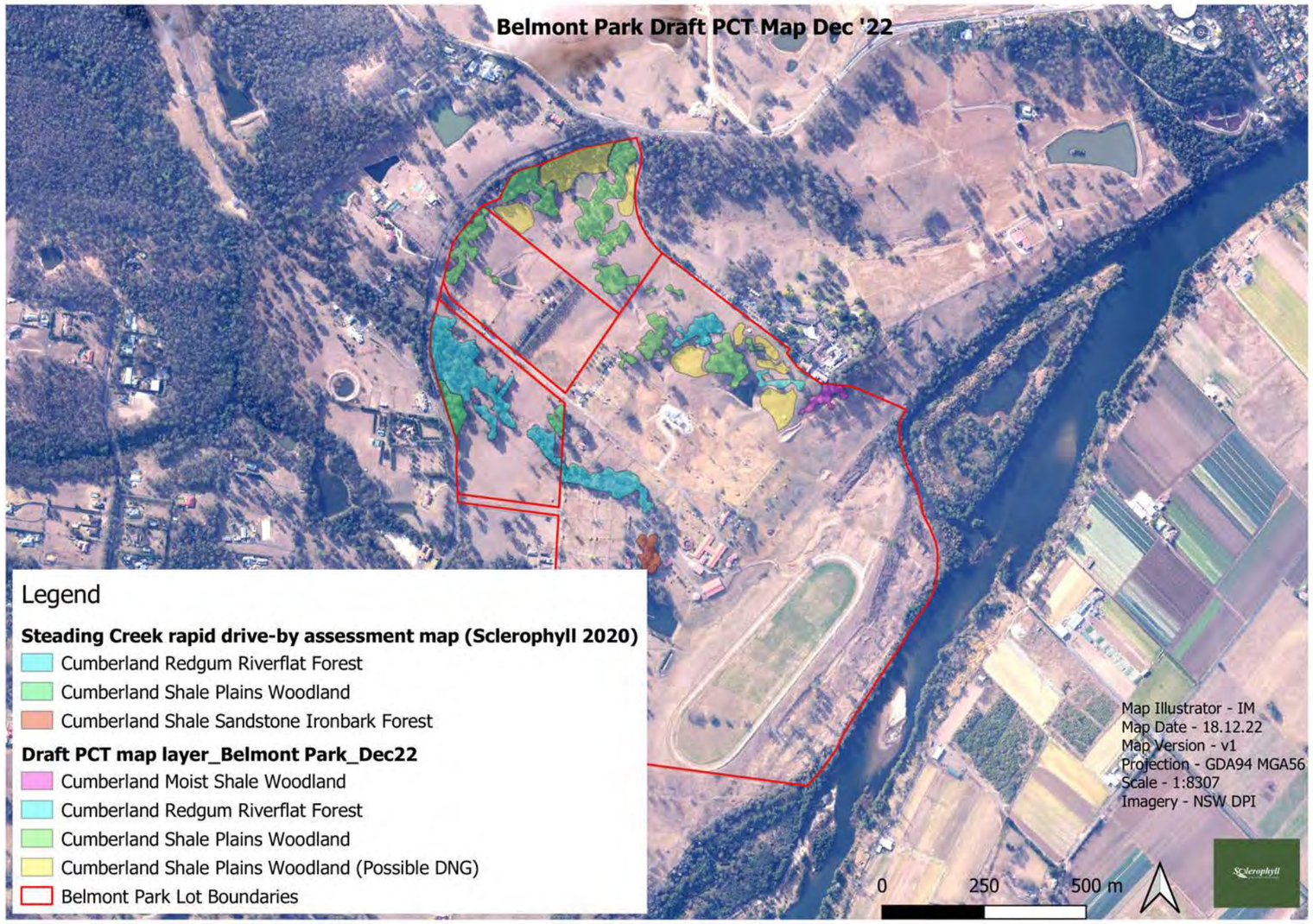
Within the Steading Creek corridor, vegetation identified included:

- *Cumberland Redgum Riverflat Forest*
- *Cumberland Shale Plains Woodland*
- *Cumberland Shale Sandstone Ironbark Forest*

Outside of the Steading Creek corridor, vegetation identified included:

- *Cumberland Moist Shale Woodland*
- *Cumberland Redgum Riverflat Forest*
- *Cumberland Shale Plains Woodland*

Where possible, the urban design outcome will respond to areas of key vegetation to allow retention and management in either public or private land. Vegetation within and adjacent to Steady Creek will be retained as part of a Riparian Corridor.



Topography

The site has two distinct topographical regions with steeper sloping land along the northern edge areas, which transitions to flat land adjacent to the river.

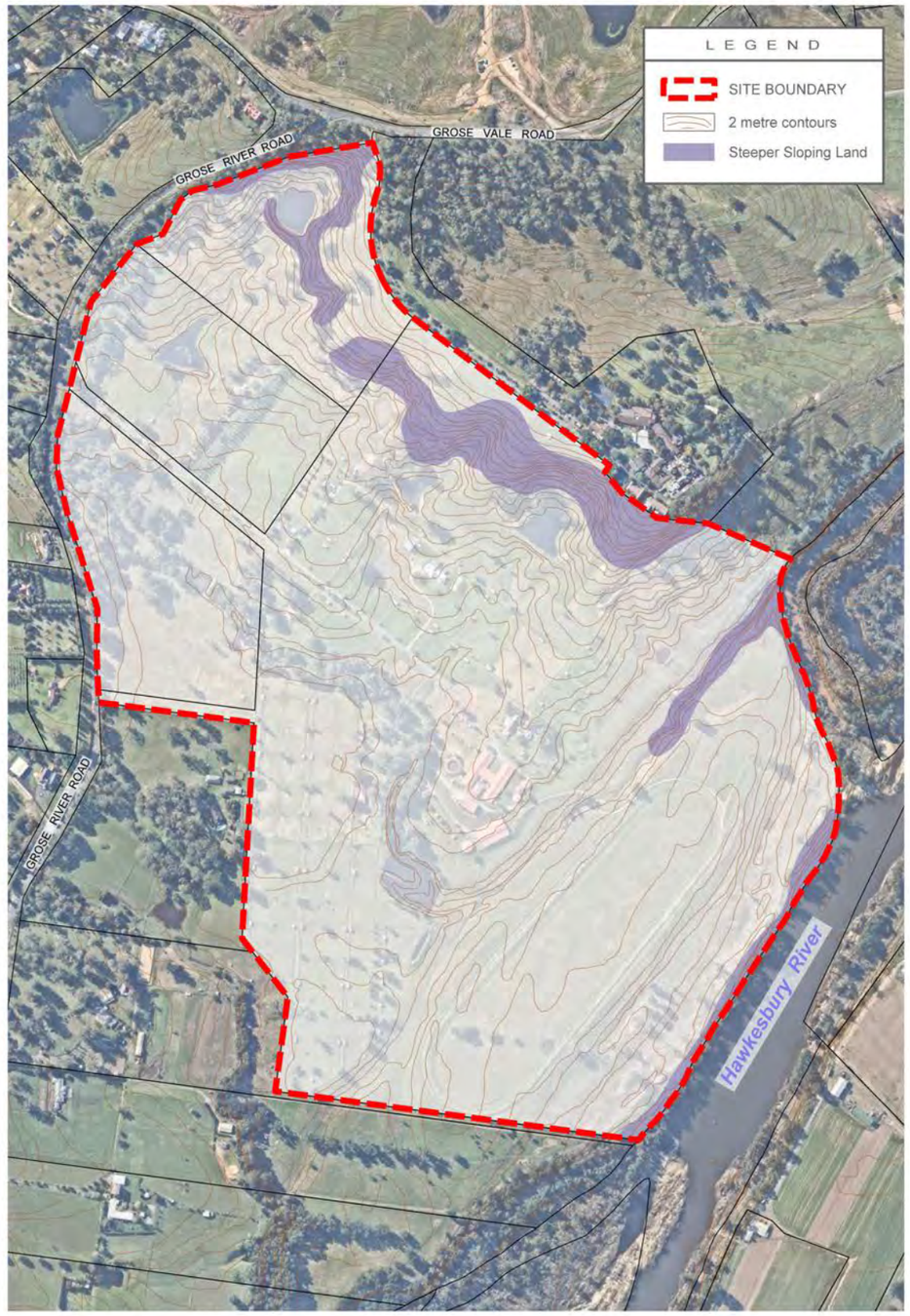
Steeper sloping land falls from the north along the Grose River Road interface and northern property boundary to the south with Steady Creek forming the site catchment edge.

The steeper sloping land occupies an area of approximately 150m to 200m from the northern boundary and Grose River Road, transitioning to flatter land at the creek line and river edge land.

The majority of the site has natural grades of less than 10%.

Steeper areas will require a site responsive deign outcome and may incorporate larger allotments and defined building areas.

Overall, the site is considered suitable to accommodate to residential housing and associated infrastructure from a topographical perspective.



Flooding

The majority of the site is mapped as being flood free in the 1:100 year flood event.

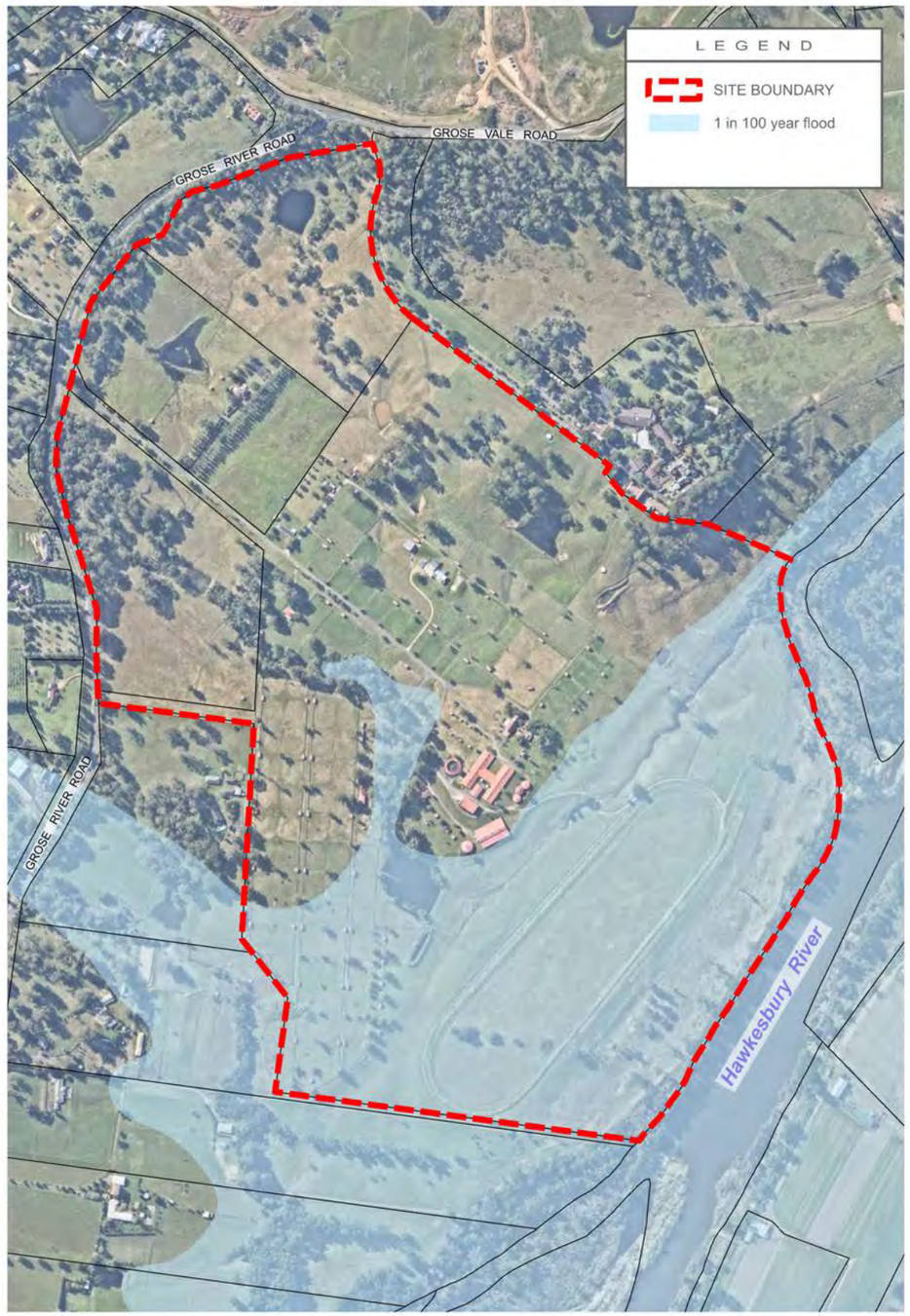
Flood impacts are confined to the south-eastern portion of the site in the 1:100 year flood event which directly adjoins the Hawkesbury River and the lower extent of Steady Creek.

The existing site topography creates a clearly defined flood edge along the eastern edge with a distinct lower level area where the existing racetrack is located.

For this project, all residential development will be located above the flood prone land 1:100 year flood level.

The site achieves flood free access to Gross River Road, and Grose Vale Road to the north. A flood-free access route from the site is currently provided along Bells Line of Road to connect the site to essential services.

The Detailed Evacuation Capability Assessment, Water Technology concludes that land below the PMF is able to be evacuated to local / regional evacuation centres without aid from emergency services and is not a low or high flood island.



Site Access & Transport

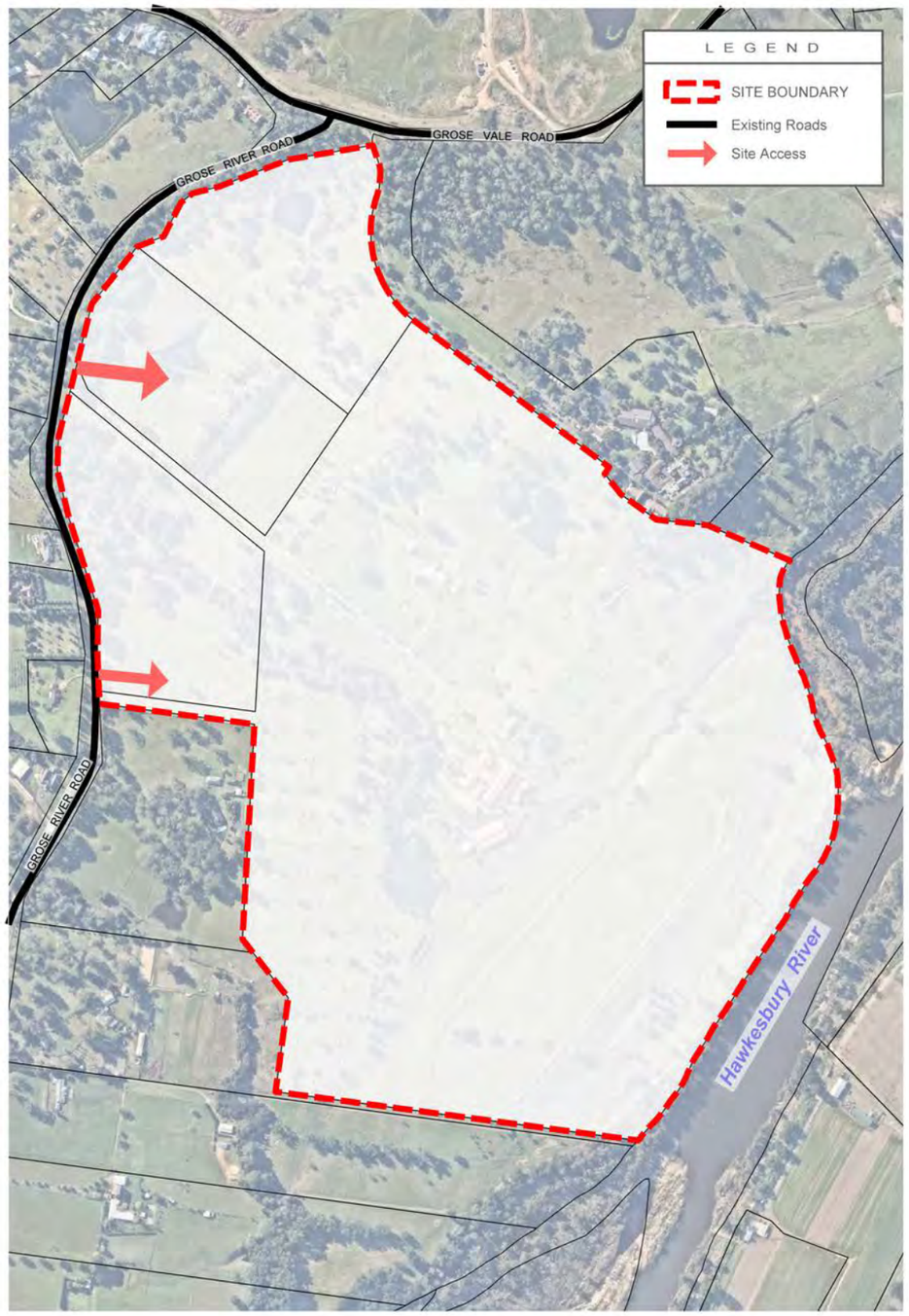
Access to the site is currently achieved via a vehicle entrance along the northern portion of the Grose River Road frontage.

The existing site access is located along a relatively straight section of Grose River Road, with extended sight lines to the north and south. This is considered an appropriate location for future site access. It is anticipated that a round-a-bout intersection would be required at the main entry point from Grose River Road.

A secondary access point could also be provided to the south along Grose River Road as shown on the access plan on this page. This is also located on a straight section of Grose River Road which has extended sight lines to the north and south.

ARUP have completed a Transport Scoping Report associated with the proposed development of the site.

The report notes that Springwood Road and Grose Vale Road (west of Bells Line of Road) are expected to be able to accommodate traffic from a proposal to develop the site.



Bush fire Prone Land

Eco Logical Australia (ELA) have reviewed bushfire constraints associated with a rezoning proposal for residential development of the site to rezone the land from RU1 to facilitate residential development and other land uses.

The purpose of the constraints analysis was to assist with the development of the masterplan, through consideration of bushfire constraints and the requirements of Planning for Bushfire Protection (PBP) 2019.

The bushfire assessment provides guidance on vegetation classification and likely Asset Protection Zones based on PBP 2019.

The bushfire assessment also provides guidance on access requirements and road widths to comply with PBP 2019.

This bushfire constraints and opportunities assessment demonstrates that the bushfire risk context allows for the proposed rezoning as it is not exposed to a high bushfire risk. The assessment states that with consideration of design outcomes, the proposal will be able to achieve the performance criteria and acceptable solutions of PBP.

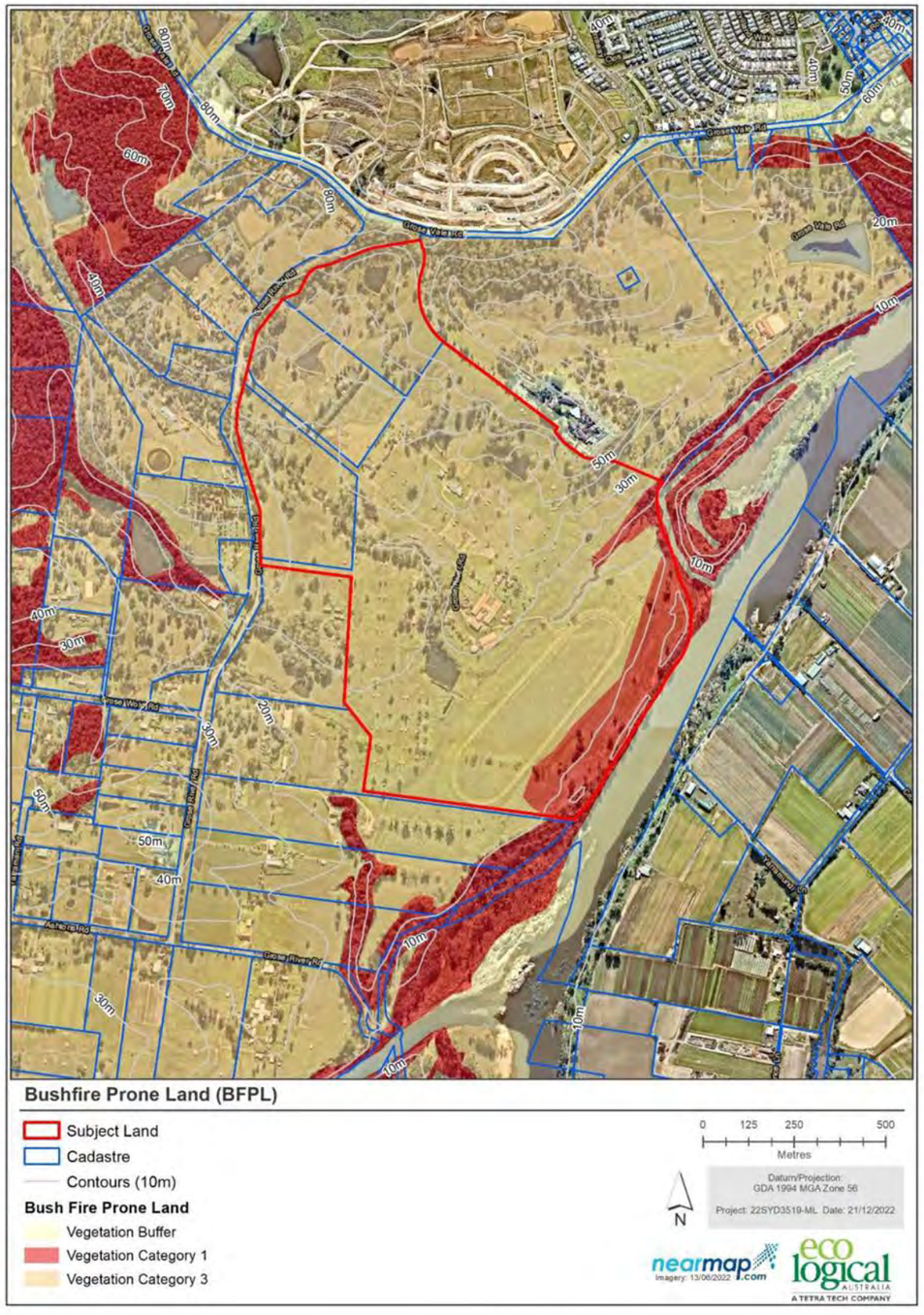


Figure 2: Bushfire prone land

European Heritage

AECOM have prepared a Non Aboriginal Constraints Analysis for the subject site.

The report notes that the Project area, St John of God Hospital and nearby Yobarnie were all part of the Belmont/Belmont Park Estate established in c. 1810 by Alexander Bell.

A review of historical sources and a site inspection resulted in two buildings of heritage significance within the Project area. These two buildings constructed in 1896 have been assessed as having local heritage significance owing to their connection with the Belmont Park Estate and the Charley family.

Any future subdivision or development of the Project area is unlikely to have a significant impact to historical archaeological and heritage values associated with the property, if adequate and appropriate measures are taken to conserve the two extant 1896 farm buildings.

Figure 3-9: Detail of 1998 aerial image with 1896 farm buildings circled in red

Plate 3-7: North western elevation of Building 1. This elevation faces building 2 (AECOM, 2022)

Plate 3-20: Building 2, looking south (AECOM, 2022)

Indigenous Heritage

AECOM has undertaken an Aboriginal archaeological due diligence assessment for the proposed Belmont Park Estate site.

The report was compiled with reference to Heritage NSW's Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (DECCW, 2010). Information regarding the known and potential Aboriginal heritage values of the Project area was obtained from:

- Review of the landscape context of the Project area and surrounds;
- Review of existing AHIMS data for land within and surrounding the Project area (31 August 2022);
- Review of the findings of past Aboriginal heritage investigations within the local area; and
- Visual inspection of the Project area on 20 September 2022 by AECOM Principal Heritage Specialist Geordie Oakes.

The key findings of the due diligence assessment are as follows:

- There are no registered Aboriginal sites within the Project area;
- No Aboriginal objects/sites were identified during the visual inspection component of this assessment; and
- Several areas within the Project area were assessed as archaeologically sensitive. These areas are considered likely to contain Aboriginal objects/sites in subsurface contexts.

Where impacts are proposed within areas of archaeological sensitivity, further investigation would be completed.

AECOM

1 of 25

Figure 8 Areas of archaeological sensitivity

Urban Design Response

The vision for the site is to deliver *a curated modern village nestled in the natural landscape where people of all ages, family types and financial standing will seek out to be a part of. Where residents will form a unique connection with the land, environment and new community.*

Overlooking the Hawkesbury River and Sydney Plains, Belmont Park Estate will be a new bench mark for sustainable residential greenfield development and aims to serve as a new blue print for the creation of new communities across NSW.

The Concept Plan prepared for the site demonstrates how the Belmont Park Estate can be delivered, responding to key site consideration and urban design elements to create a unique modern residential village.

It is anticipated that the community will accommodate 1,200 new homes across a variety of housing options including medium density housing, seniors housing, residential dwellings and larger environmental living lots.

20% (240 dwellings) of the project will be delivered as Affordable Housing providing for a signifcant increase in Affordable Housing in the locality.

The Concept Plan creates a series of interconnected neighbourhoods accessed from the central Collector Road system, responding to site topography and key site elements.

The design promotes walk-ability and accessibility to areas of open space, creek corridors and local facilities to promote healthy and active neighborhoods.

The central access road traverses the green space edge along Steading Creek, creating a living street along the this activated environmental corridor.

A central local hub is the focal point for the future community and will serve as a centre for social connection, creating a beating and dynamic heart with a range of localised retail services, higher density housing and open space connections.

The Concept Plan includes a range of housing opportunities to accommodate housing diversity across the project and respond to site considerations.

A variety of lot depths and frontages have been accommodated across the residential housing areas in order to encourage diversity in both housing and future household mix.

Larger environmental lots are provided along the edge of the site to accommodate areas of steeper sloping land and existing vegetation.

Streetscapes will present a diversity in housing types and styles with the opportunity to provide site based design guidelines to deliver architecturally responsive housing.

The Steading Creek corridor provides a central focus for the community, with road crossings minimised in order to prioritise off-road pedestrian and cycle connections.

Walkability within the community is encouraged through active transport corridors and pedestrian priority streets with ample native tree canopy cover and landscaping, promoting a distinct green-grid connection over the site .

Green space connections have been located and sized to deliver a range of natural, passive and active spaces accommodated creek line pathways, playgrounds, pocket parks and a playing fields across the neighbourhoods. The open space areas include large scale recreational facility providing an activated river edge.

A sustainable community organic arm on the river flats will create of a local food source with residents as active participants. It will be a learning centre for residents and the wider community for sustainable organic farming practices.

Existing heritage buildings identified to be retained will be refurbished and utilised as community buildings, local business spaces, commercial spaces, wellness centres and the like.

Masterplan

35 Grose River Rd, Grose Wald

Client: BELMONT PARK ESTATE

SEED PROJECTS

0 75 150m

scale: 1:4000 @ A2

plan: 071.NR.007

revision: 02

date: 12/01/2023

proj: MGA94-56

aerial: April 2021

drawn: BR

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Open Space and Green Grid Connections

The Concept Plan incorporates a variety of interconnected passive, active and bushland open space areas, which offer residents high levels of amenity and accessibility.

The Steading Creek corridor acts as natural bushland green space connection and fauna corridor, linking the Hawkesbury River with the western edge of the site.

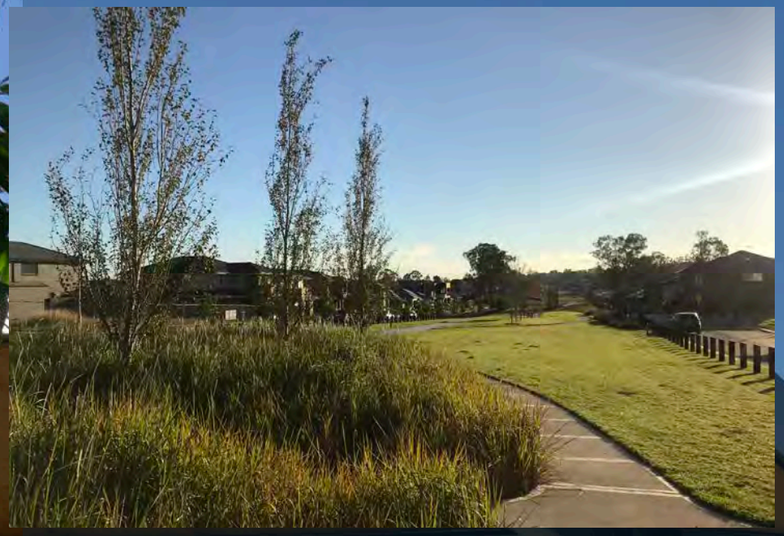
The corridor will provide opportunities for pedestrian linkages, natural playspace areas and passive recreation.

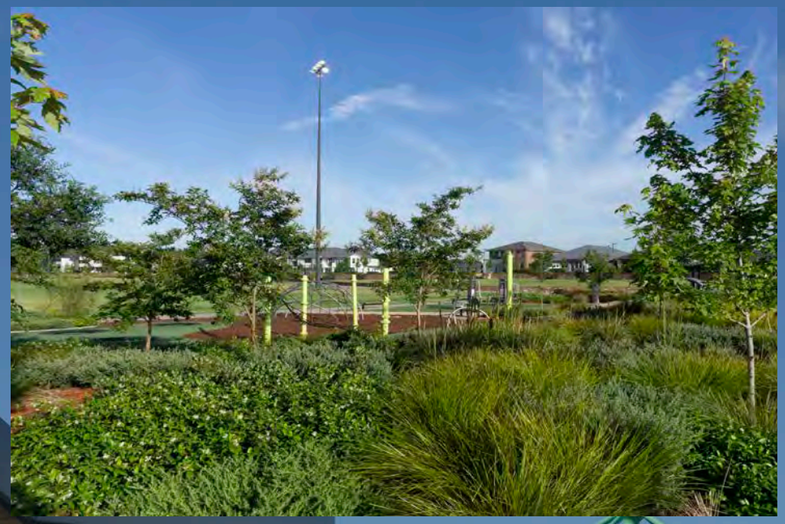
A north-south open space link provides a green space experience unique to the site, linking the Steading Creek corridor with a Hilltop Park that will provide spectacular views across the Sydney basin to the east.

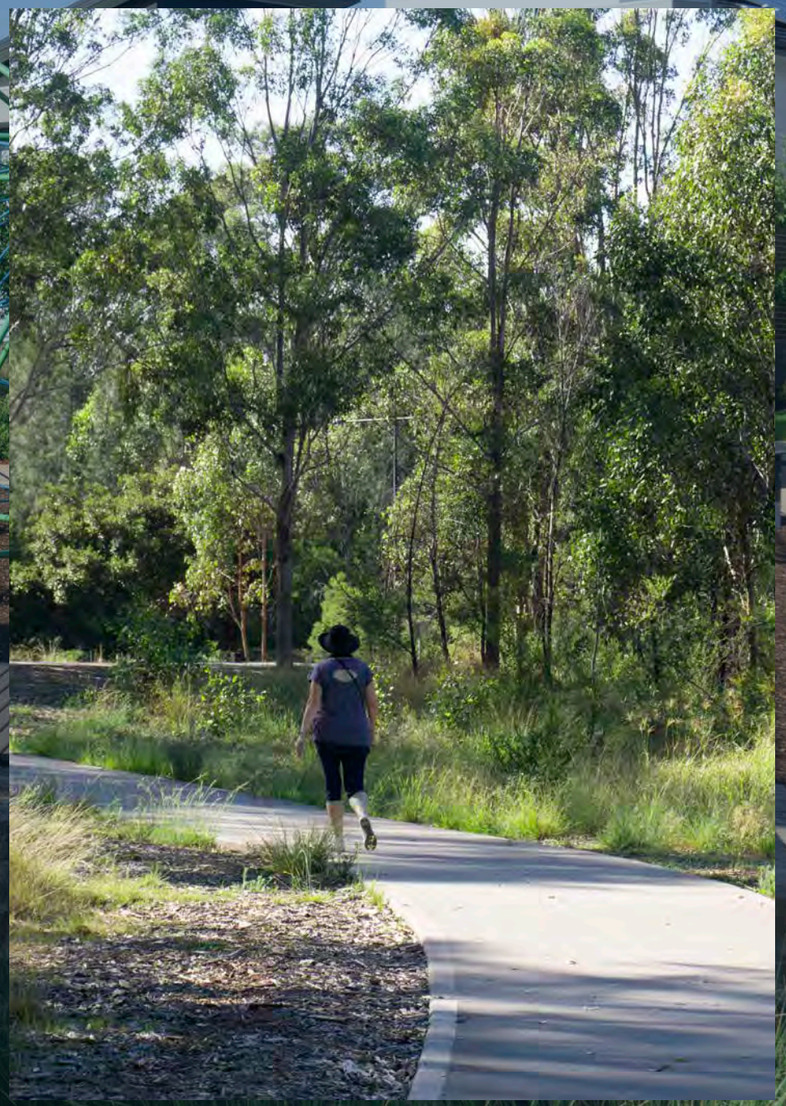
A number of pocket parks are proposed, which will incorporate a range of playspaces, kick-a-bout areas and informal activity spaces for local residents.

Pocket parks have been located to ensure all residents live within 400m walking distance of an open space area.

The cleared flat land along the river edge provides an ideal opportunity to deliver playing fields and associated facilities.







Housing Diversity

The Concept Plan includes a range of housing opportunities to accommodate housing diversity across the project and respond to site considerations.

Tract Consulting have prepared a Housing Diversity Report which accompanies this design package. The Housing Diversity Report has been used to inform the Concept Plan and housing typologies delivered across the project.

As described in the Housing Diversity Report, the Belmont Park Estate will be:

A distinct community *– with expansive riverfront public open space and landscape that anchors the identity and sense of place*

An inclusive community *– with a range of housing typologies to appeal to a vibrant new community*

A healthy community *- with best practice urban design principles for a permeable, pedestrian-priority environment that maximises expansive views of the landscape and responds to the dominant topography*

A resilient community *–with a central local centre and access to local parks that act as hubs for connection*

Affordable Housing

20% (240 dwellings) of the project will be delivered as Affordable Housing providing for a signifcant increase in Affordable Housing in the locality.

The Concept Plan encompasses a range of housing types and opportunities. As a principle, housing densities gradate and transition from higher density dwellings delivered as part of the Central Hub, to larger low density environmental living lots on steeper land in the north west.

Medium Density (Low Rise)

It is envisaged that low rise Medium Density Housing & Low Rise Apartments (*the missing middle*) will be delivered as part of the Central Hub.

Housing within the Central Hub may also incorporate Affordable or Community Housing sites in partnership with community housing providers.

Medium Density / Cluster Housing

A range of Medium Density and Cluster Housing sites have been incorporated in the Concept Plan to respond to unique site elements.

These sites include opportunity for rear loaded terrace housing adjacent to the Central Hub and along the entry road.

Two larger Cluster Housing sites are located centrally within the sites along the Steading Creek corridor.

The eastern site will incorporate the two heritage buildings identified to be retained by AECOM. The heritage buildings will form part of the urban fabric of the site, allowing for restoration and re-use for community facilities and accommodation.

Residential Housing

A variety of lot depths and frontages are envisaged to be provided across the residential housing areas in order to encourage diversity in both housing and future household mix.

Housing allotments will include seniors housing and residential lots from 300m^2 to 500m^2, with a variety of single and two storey dwellings likely to be built.

Environmental Living Area

Larger environmental lots are provided in areas of steeper sloping land along the north-western interface adjacent to Grose River Road and along the northern property boundary.

These areas will accommodate split level sensitively located housing which minimises site impacts and allows for tree retention in larger rear yards and surrounding homes.

Seniors Housing

A Seniors Housing site is incorporated along the central access roadway with direct access to pedestrian pathways and connections and within close proximity of the Local Centre.

The seniors housing site will likely provide a range of studio, 1 and 2 bedroom self contained dwellings to meet housing demand for the local population.

DRAFT

Roadways and Pedestrian Connections

The Concept Plan has been designed to deliver a clear and legible road hierarchy which responds to site topography and embodies an extensive pedestrian and cycle path network.

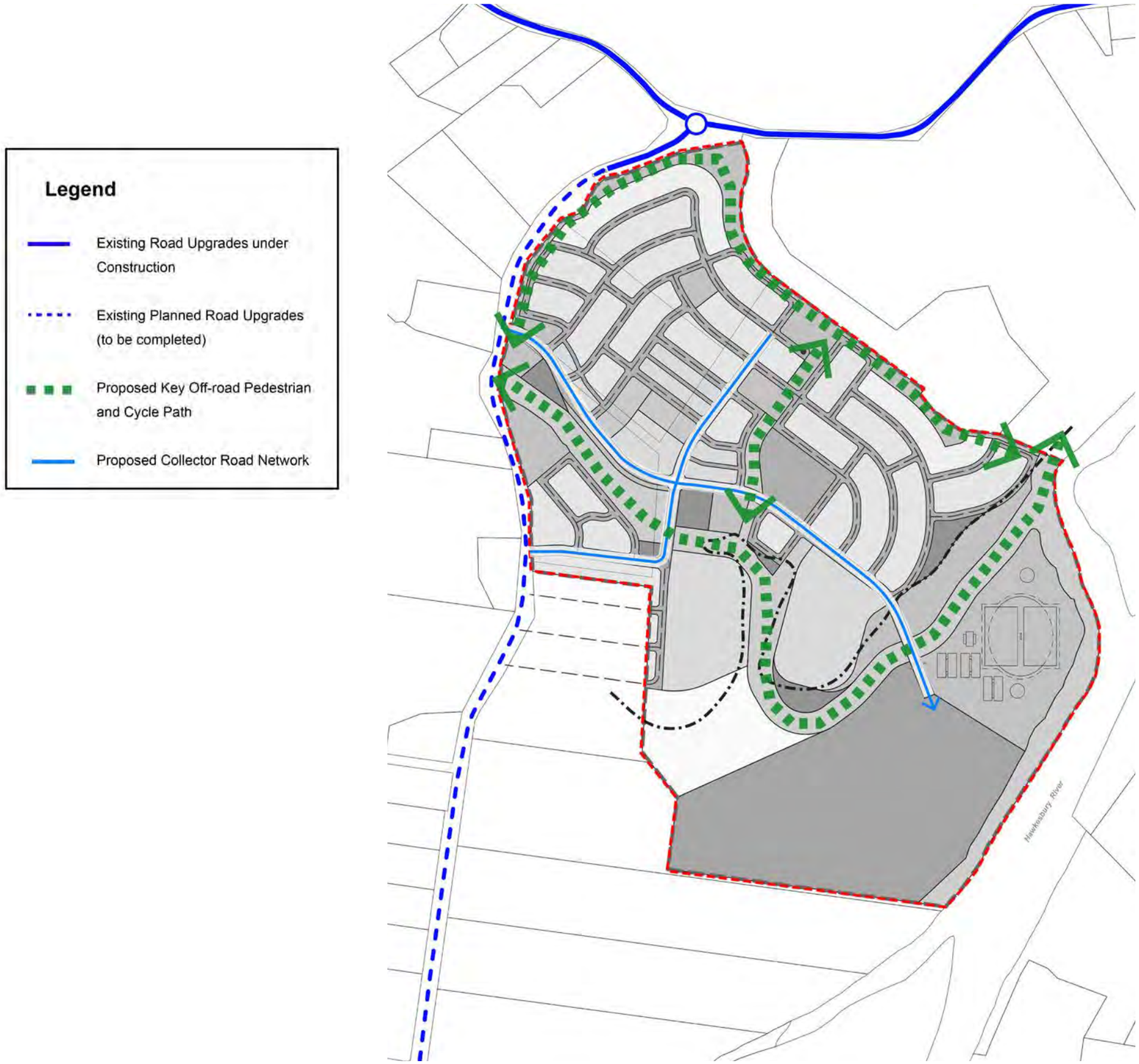
The Steading Creek corridor provides opportunity for dedicated off-road pedestrian and cycle paths, which provide ease of movement throughout the community, linking pocket parks and active open space areas as stepping stones along the corridor.

The Collector Road network delivers a functional road hierarchy which allows for ease of vehicle movement throughout the site, with a clear and legible hierarchy when moving to local roads.

It is envisaged that the Collector Roads will accommodate pedestrian and cycle pathways, delivering additional connectivity within the community.

Local Roads have been designed to respond to topography and provide streetscapes which encourage pedestrian friendly - low speed vehicle environments.

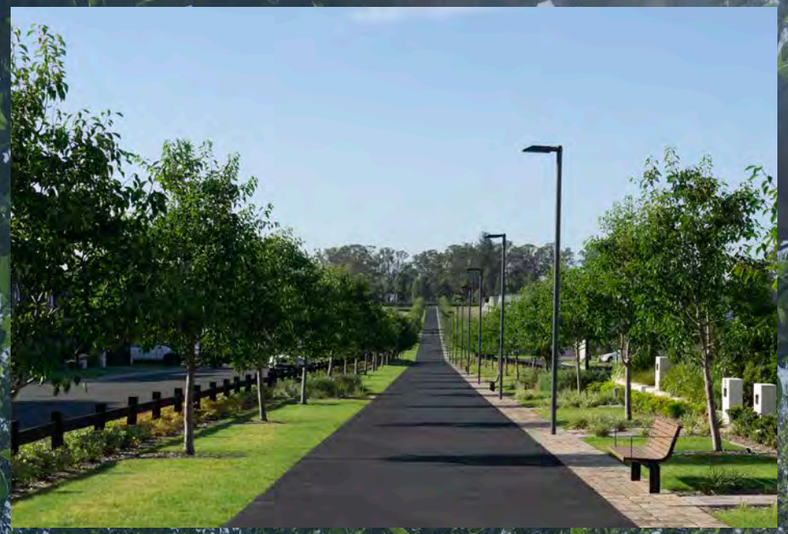
Grose Vale Road and the intersection with Grose River Road is currently being upgraded to deliver a round-a-bout intersection.

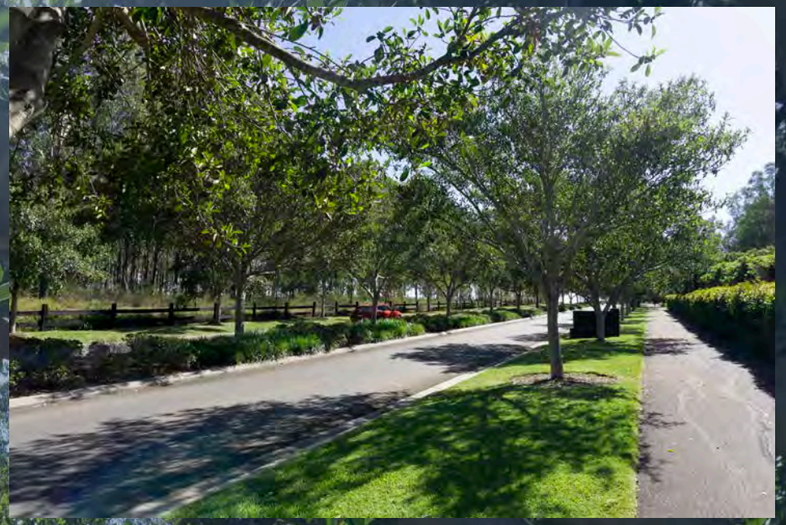


COLLECTOR ROAD 22.0M

LOCAL ROAD 16.0M

EDGE ROAD 13.0M





Central Hub

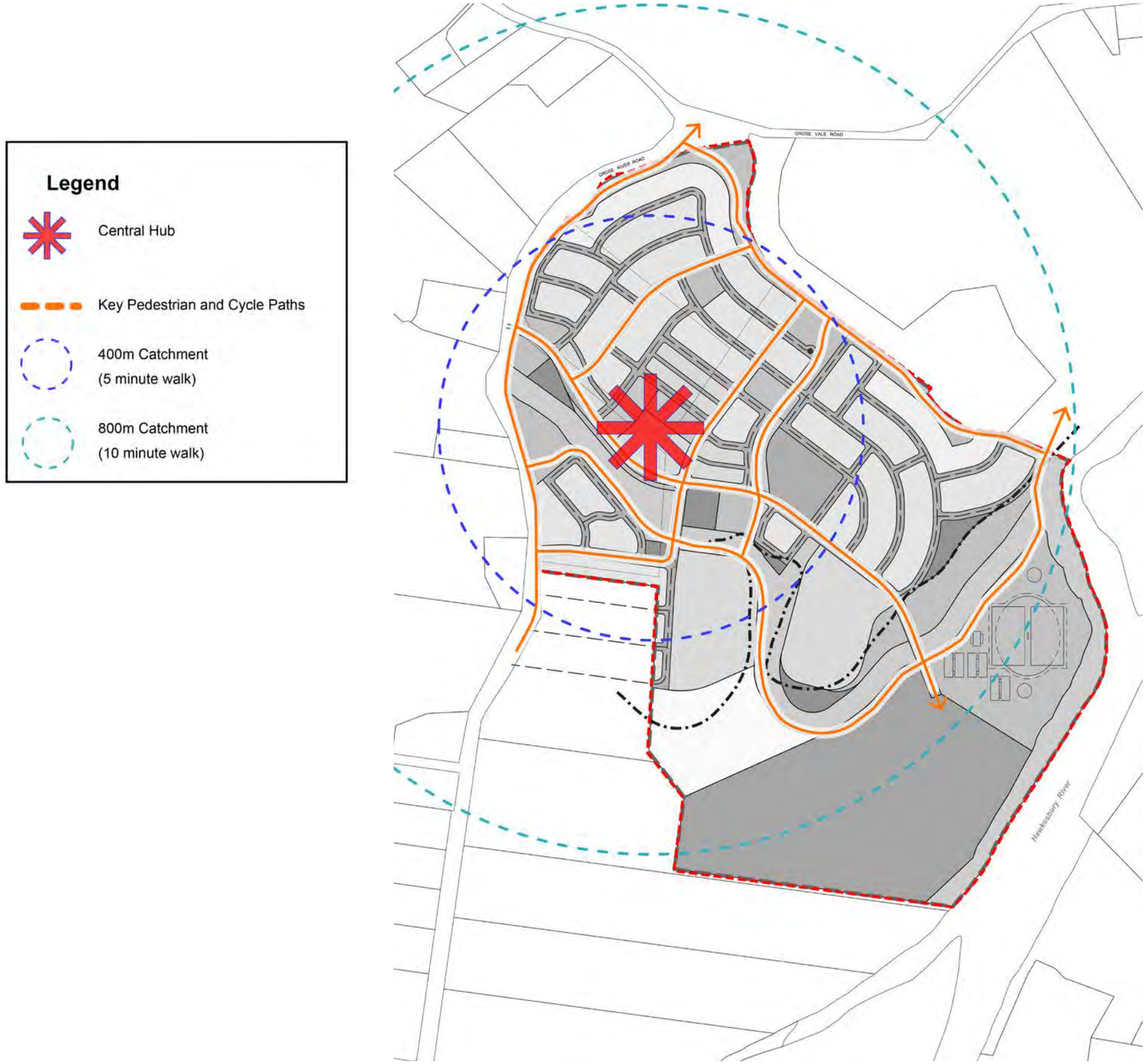
A central local hub is the focal point for the future community and will serve as a centre for social connection, creating a beating and dynamic heart with a range of localised retail services, higher density housing and open space connections.

Situated adjacent to the Steading Creek Corridor, and at the confluence of the road network, the Central Hub will be highly accessible in a walkable neighbourhood for all residents.

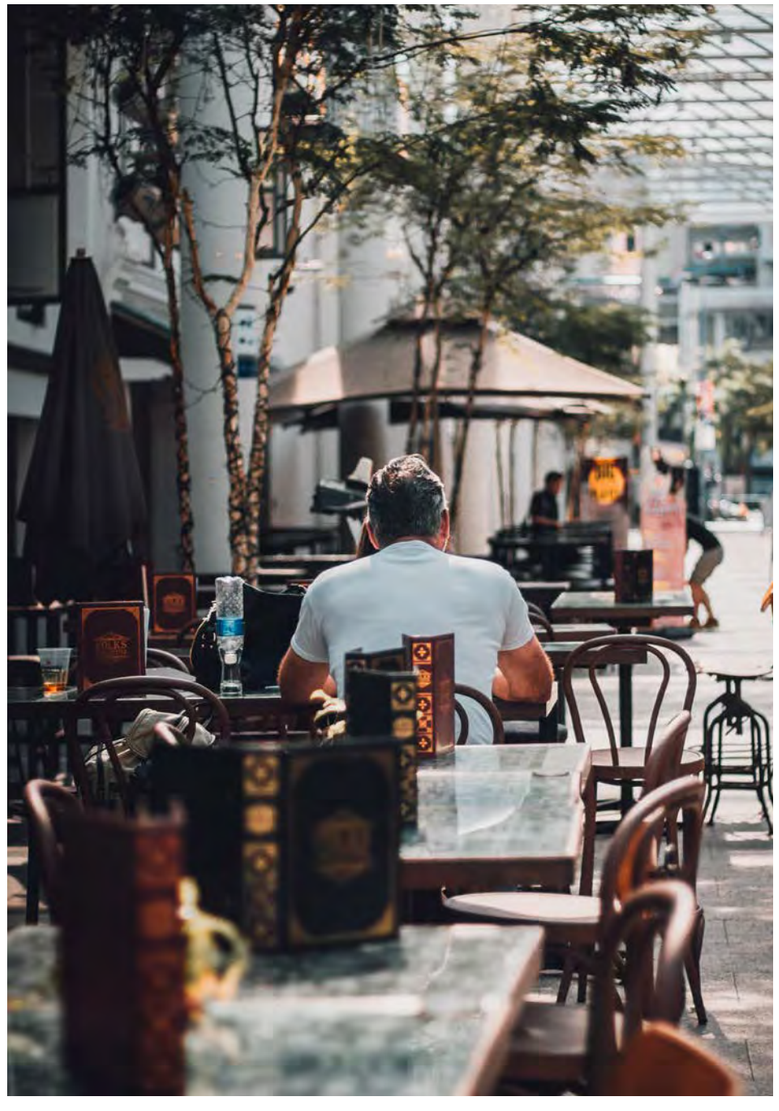
The Central Hub is located within a 5 to 10 minute walk for all residents, with strong east-west at grade connections linking to the planned seniors housing site to the east

It is envisaged that the Central Hub will be framed by low rise medium density housing, creating an activated and vibrant space.

The retail component of the hub has been scaled to accommodate business and facilities to service the new residents and may include a local shops, cafe, restaurant and service based businesses.




UNITS
TERRACES
LOCAL CENTRE



Community Farm

The community Farm will create of a local food source with residents as active participants. It will be a learning centre for residents and the wider community for sustainable organic farming practices.

Residents will meet at the Farm where they regularly contribute to the farm operations as a community and o an individual level.

Situated adjacent to the Hawkesbury River, the Community Farm land is highly suitable for small scale agricultural operations.

The Belmont Park Community Farm is of sufficient scale to provide a variety of farming operations, including small scale shared community garden beds, larger communal cropping and pasture areas, green houses and opportunity for small scale leaseable commercial farming operations (e.g. 2 acres).

The vision is for the Community Farm to also incorporate an indigenous native plant farm in association with the local aboriginal community. This area will provide opportunity for the community to engage with the local aboriginal community who can share knowledge of traditional local food sources.

Servicing Review

Indesco have completed a preliminary Service Strategy for the site which reviews existing infrastructure within the locality and capacity to service the proposed development.

Critically, Indesco have concluded that Belmont Park can be serviced and is financially feasible.

As Belmont Park intends to create a sustainable servicing strategy it will take advantage of servicing solutions that generate and store energy locally and efficiently re-use water via its own recycled water treatment plant.

Infrastructure Upgrades

Richmond Bridge Duplication and Traffic Improvements

The Australian Government and NSW Government have committed $500 million for traffic improvements including a new bridge over the Hawkesbury River between Richmond and North Richmond. The Department of Infrastructure forecast the completion of the New Richmond Bridge by 2026.

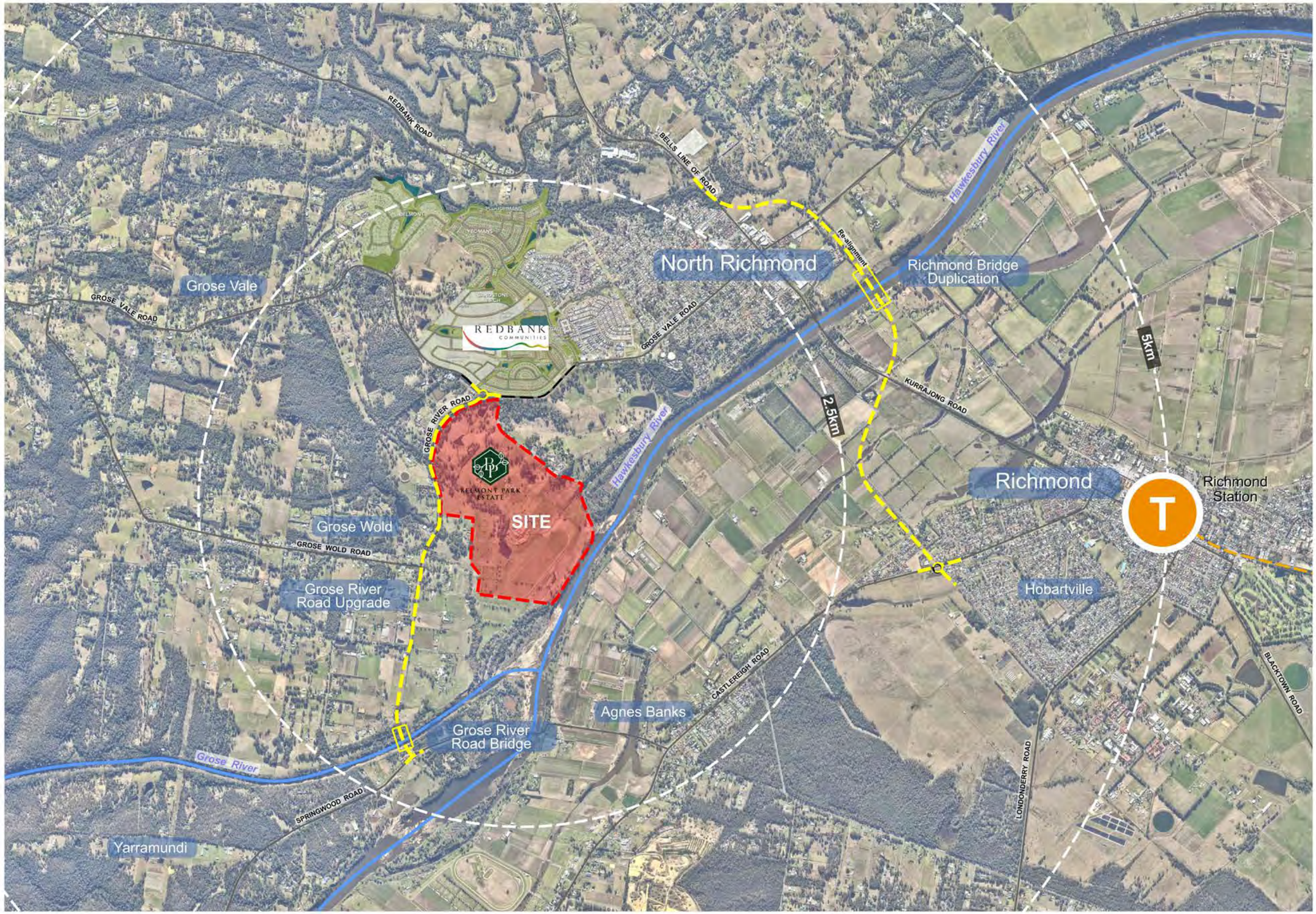
Gross River Road and Grose Vale Road Upgrades

Currently underway are significant upgrades to the existing Grose Vale Road and Grose River Roads immediately adjacent to the project. Approximately 1km of road upgrades are being undertaken by the neigbouring developer Redbank Communities, the developer of the 1,400 lot masterplanned community at the projects northern boundary.

New Grose River Bridge

A new flood free bridge connecting Grose River Road and Springwood Road that will ultimately provide a direct connection from the site to the Blue Mountains, Penrith and future Western Sydney Infrastructure Corridors such as the Castlereagh Motorway connection to the M7 Orbital.

Council are currently considering DA (PT 50007/22) for the construction of The Grose River Bridge.


REDBANK ROAD
BELLS LINE OF ROAD
Hawkesbury River
North Richmond
Re-alignment
Richmond Bridge Duplication
Grose Vale
GROSE VALE ROAD
REDBANK COMMUNITIES
5km
KURRAJONG ROAD
2.5km
GROSE RIVER ROAD
Richmond
Richmond Station
SITE
Grose Wold
GROSE WOLD ROAD
Grose River Road Upgrade
Hobartville
CASTLEREIGH ROAD
BLACKTOWN ROAD
Agnes Banks
Grose River Road Bridge
Grose River
SPRINGWOOD ROAD
LONDONDERRY ROAD
Yarramundi

Flooding and Evacuation

The urban design response and development footprint has taken into consideration flood impacts and flood evacuation from the site.

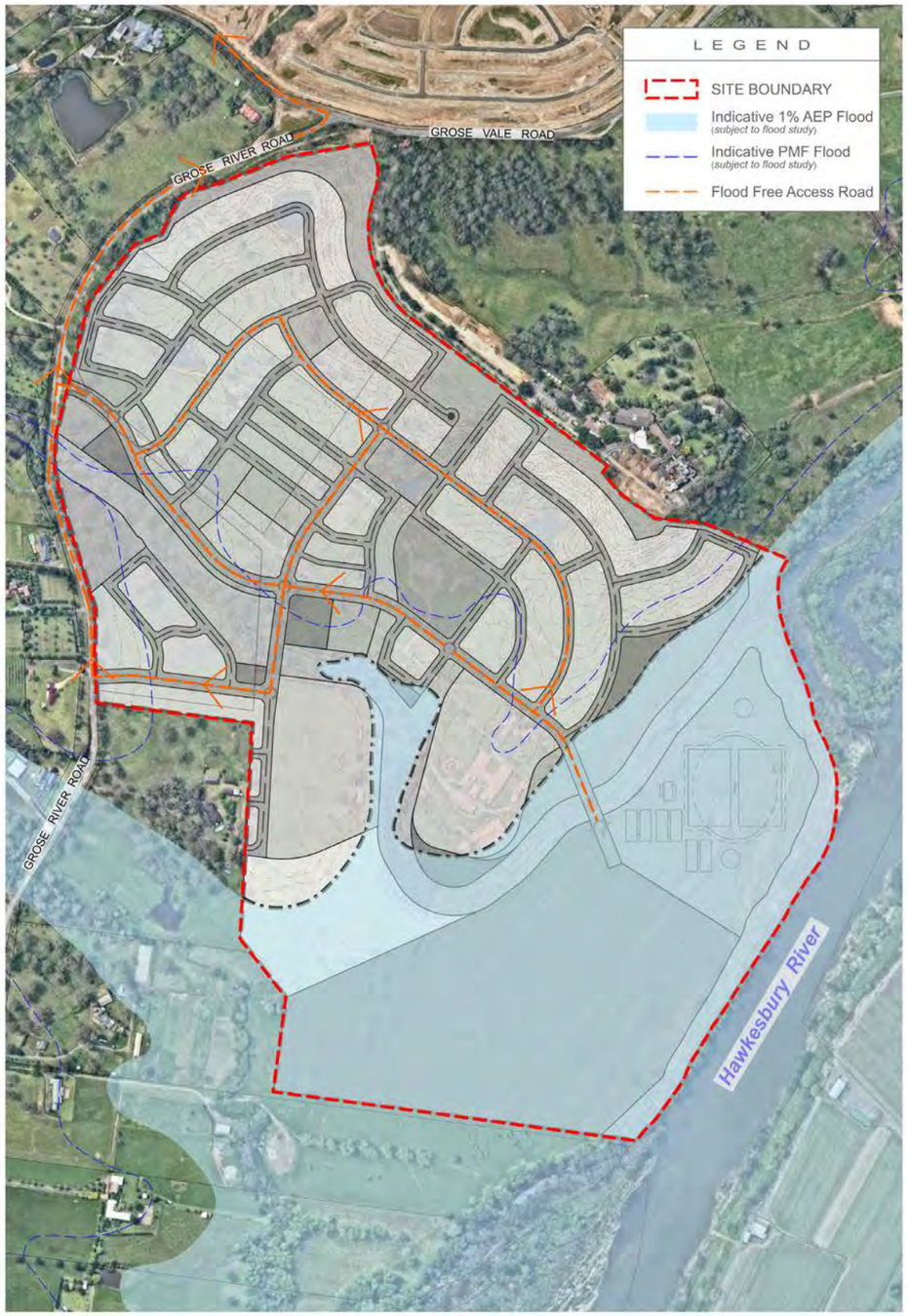
The design urban design response ensures that the development footprint is flood free in the 1:100 year flood event.

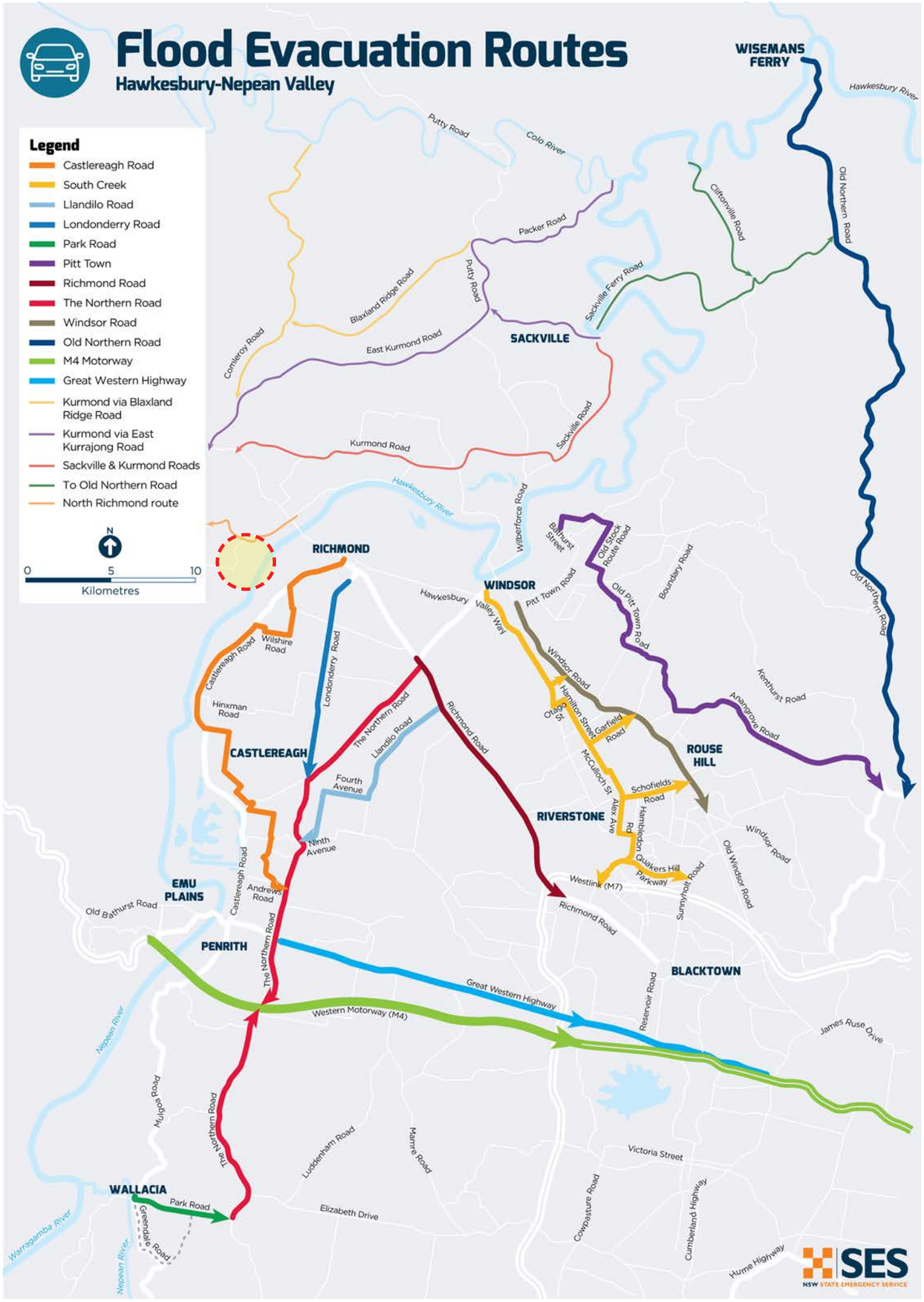
A Detailed Evacuation Capability Assessment has been prepared for the site by Water Technology.

The assessment identifies that from the site, there is a flood-free evacuation route to extensive areas above the PMF to the west and north-west by traveling north on Grose River Road and north/ west on Grose Vale Road.

Based on this assessment, the proposed development will be capable of timely self-evacuation and would not rely on emergency services to assist in the evacuation of occupants.

There is capacity on the local evacuation routes even accounting for a complete evacuation of North Richmond at the same time as the evacuation of the site. This is based on the unlikely scenario of a complete evacuation of North Richmond and an evacuation of the part of the site under the PMF.





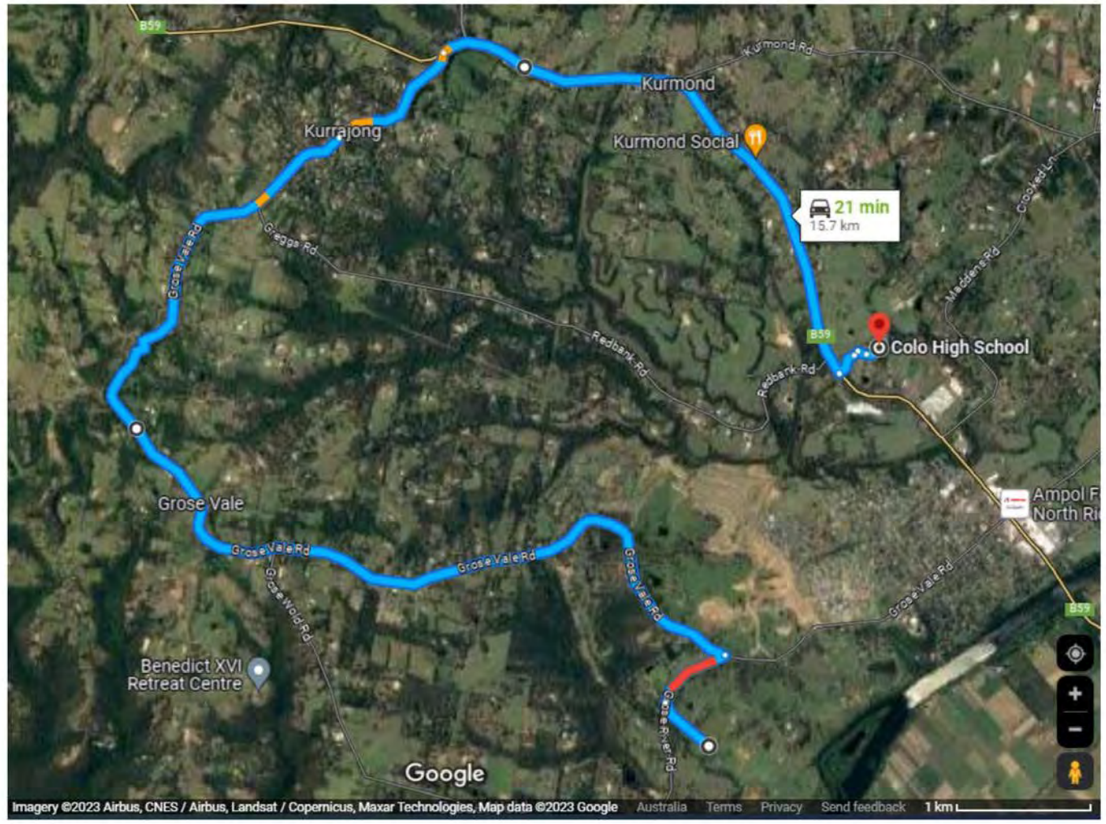


Figure 5-2 Route from the Site to Colo High School Evacuation Centre

Water Technology Detailed Evacuation Capability Assessment

- Flood Evacuation Route

Summary

The vision for the site is to deliver *a curated modern village nestled in the natural landscape where people of all ages, family types and financial standing will seek out to be a part of. Where residents will form a unique connection with the land, environment and new community.*

Encompassing 300 Acres of land, in a single ownership, the land holding provides a unique ability to deliver a community encompassing 1,200 new dwellings with diverse housing choices for Western Sydney families of all ages, family types and levels of affordability with significantly improved housing choices and affordability.

20% (240 dwellings) of the project will be delivered as Affordable Housing providing for a signifcant increase in Affordable Housing in the locality.

As demonstrated in the Concept Plan and this report, Belmont Park is designed for connection;

- *Connect with the land*
- *Connect with the environment*
- *Connect with community*

The Concept Plan prepared for the site demonstrates how the Belmont Park Estate can be delivered, responding to key site consideration and urban design elements to create a unique modern residential village.

The site analysis undertaken as summarised in this report demonstrates that the land is capable of accommodating the proposed residential community and will deliver a long term and orderly urban edge to the North Richmond Township.

The site analysis demonstrates that:

- Creek lines and riparian corridors will be accommodated and re-vegetated as part of the project.
- The site is predominantly cleared of remnant vegetation. Areas of remaining vegetation can be accommodated and managed as part of the design outcome within riparian corridors, open space and environmental lots.
- The site topography is suitable to accommodate residential housing. Site responsive design outcomes can be implemented for isolated areas of steeper sloping land.
- The site is predominantly flood free in the 1:100 year storm event.
- Site access can be achieved from Grose River Road.

Belmont Park Estate will be:

A distinct community *– with expansive riverfront public open space and landscape that anchors the identity and sense of place*

An inclusive community *– with a range of housing typologies to appeal to a vibrant new community*

A healthy community *- with best practice urban design principles for a permeable, pedestrian-priority environment that maximises expansive views of the landscape and responds to the dominant topography*

A resilient community *–with a central local centre and access to local parks that act as hubs for connection*

The Concept Plan celebrates and responds to the sites natural setting, topography and creek line corridors to deliver a environmentally sensitive urban design outcome.

Key aspects of the project and urban design outcomes include:

- Protection, enhancement and re-vegetation of the Steading Creek corridor to create a key flora and fauna linkage and movement corridor.
- A Concept Plan which responds to and celebrates natural site topography and landscape elements. Delivery of a variety of bushland, passive and active open space areas which will benefit future residents and the broader community.
- Delivery of a range of diverse housing options across the project responding to current and long term housing preference and demand.
- Delivery of a Local Centre Hub which will act as the beating heart of the community with a variety of housing and local retail offerings.
- A Community Farm will create of a local food source with residents as active participants. It will be a learning centre for residents and the wider community for sustainable organic farming practices.

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