



Hawkesbury City Council

attachment 5
to
item 3

Addendum

date of meeting: 25 June 2020
location: by audio-visual link
time: 10:00 am

Addendum to

Item: 001 **CP - Planning Proposal to Amend Hawkesbury Local Environmental Plan 2012 to Permit Residential Subdivision of Lots 1 and 3 DP 596558, and Lots 209 and 210 DP 260361, 16 William Cox Drive, Richmond.**

INTRODUCTION

A Planning Proposal was received from Knight frank Town Planning on 15 October 2019 seeking to amend the *Hawkesbury Local Environmental Plan 2012* in order to permit a residential subdivision of the subject site to accommodate approximately 118 dwellings, being a mix of dwelling houses, attached dwellings and dual occupancies.

An assessment of the Planning Proposal was undertaken based on the Planning Proposal received and included as part of the report in the Hawkesbury Local Planning Panel Business Papers for its meeting on 19 March 2020.

Council has received amended information in relation to the Planning Proposal following the completion of the Business Papers.

The additional information comprises:

Amended Document	Amendment
Planning Proposal Report – Hobartville Stud Farm, 16 William Cox Drive, Richmond March 2020	Proposes that no minimum allotment size for subdivision be applied in the area to be developed.
The Hobartville Country Village Master Plan (as received on 6 March 2020)	Amended to reflect no minimum lot size. Includes new Appendix – Architectural Design providing designs for cottages and terraces (included as Attachment 1 to this Addendum).

DISCUSSION

The amended Planning Proposal seeks to amend the Lot Size Map of *Hawkesbury Local Environmental Plan 2012* to remove the minimum lot size control from the parts of the site proposed to be rezoned R2 as shown in Figure 1 below:

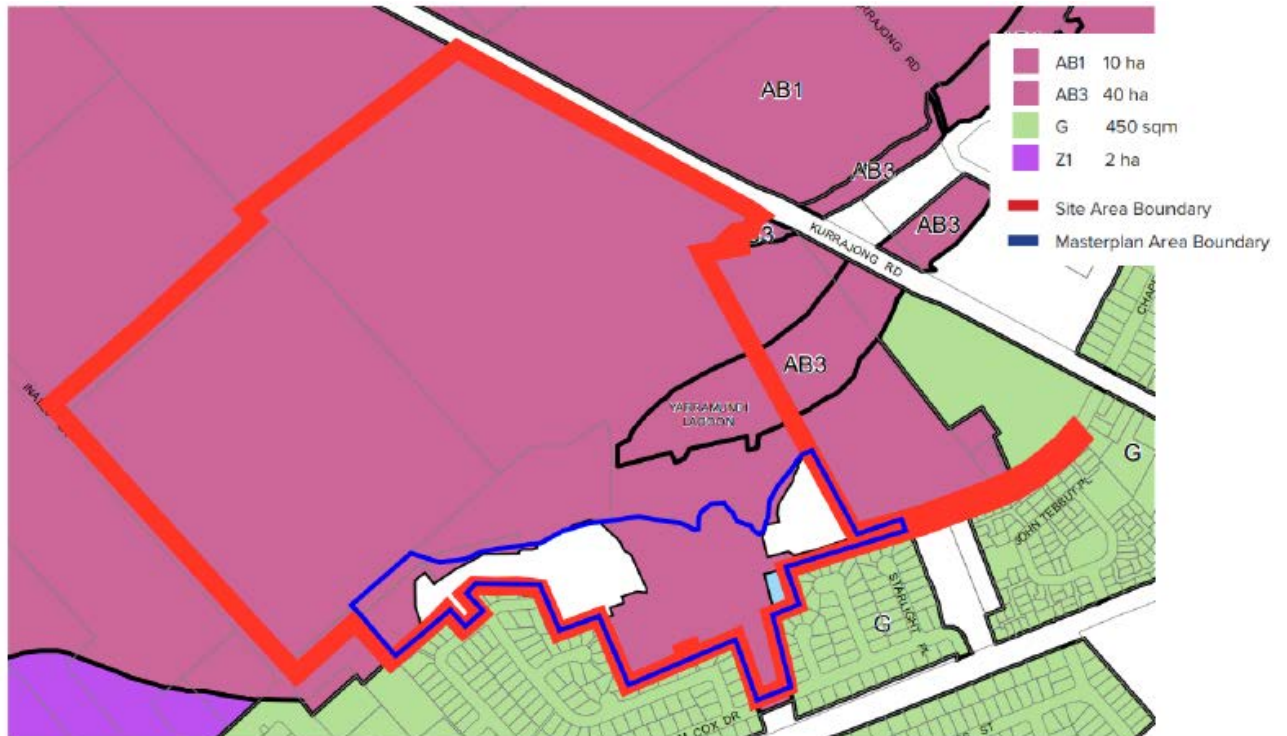


Figure 1: Proposed Minimum Lot Size Map

It is proposed that prescriptive controls for future development be included in a site specific Development Control Plan. In this way, the lot sizes will be dictated by the proposed built form.

The Architectural Design Appendix attached to the amended Master Plan and included as Attachment 1 provides the cottage and terrace typologies for the development, and the specifications which will be included within any development control plan.

Cottage Typology

House Area	average 140m ²
Lot Area	average 410m ²
No. storeys	1 + attic
No. bedrooms	3 + attic
No. Car park spaces	2

Terrace Typology

House Area	87.5m ²
Lot Area	average 178.5m ²
No. storeys	2
No. bedrooms	3
No. Car park spaces	2

Whilst the amended Planning Proposal does not specify a minimum lot size, the terrace typology provided shows that an average lot size of 178.5m² will be required for each of the 81 terrace dwellings.

The intended outcome for the subject site is to provide a low-density residential development. The Planning Proposal advises that *“the size of the future housing itself (in terms of floor space) is comparable to similar existing housing stock in the locality, but is proposed on smaller lots, contributing to the provision of housing diversity.”*

However, as discussed in the original Report, it is considered that the density resulting from the development of up to 12 attached terrace houses in one location is not considered to be in keeping with the existing character of the locality and will not be consistent with the objectives of the R2 Low Density Residential zone, irrespective of the minimum lot size proposed.

CONCLUSION

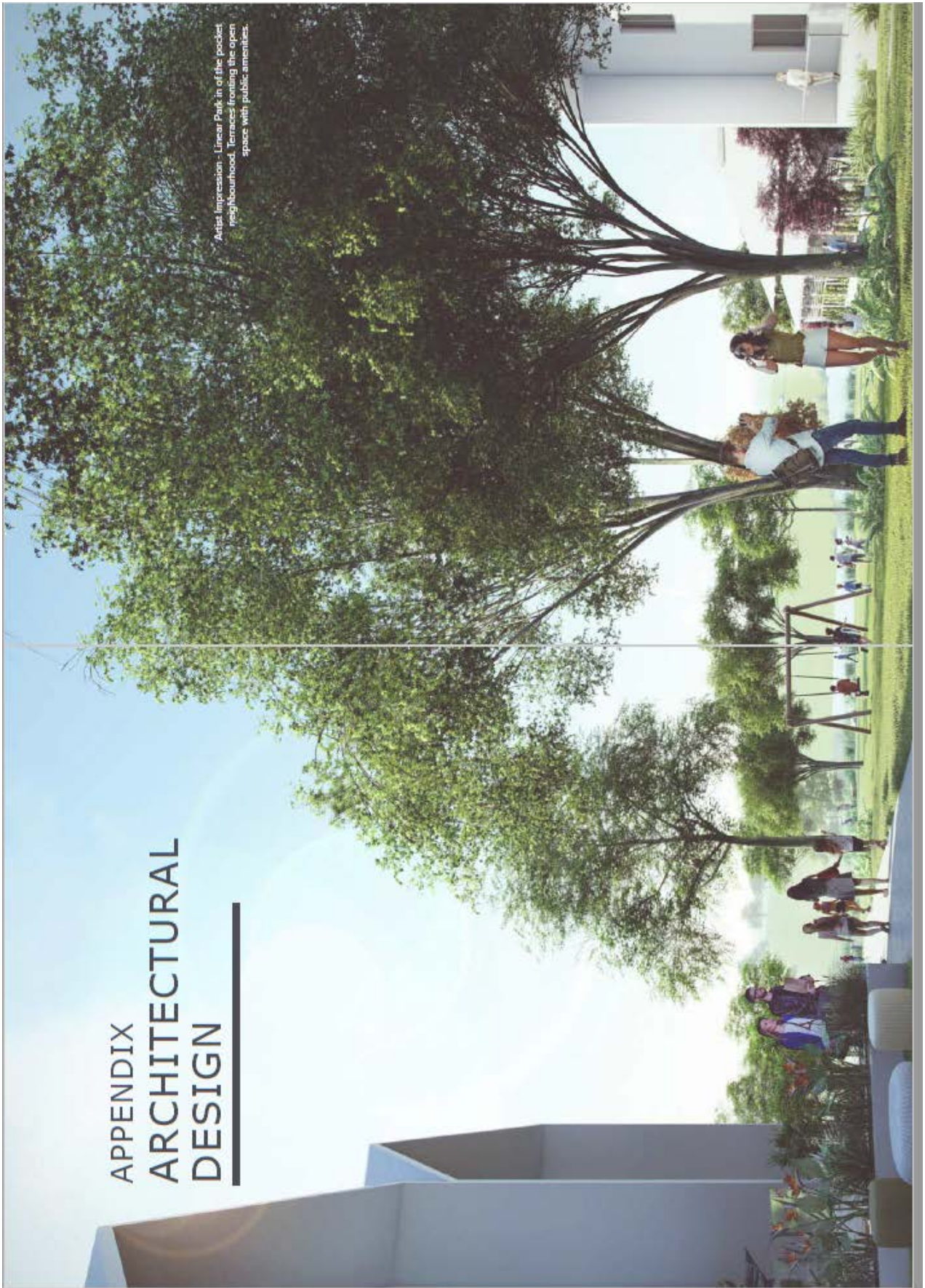
As discussed within the original Report, the Planning Proposal is considered to be inconsistent with the relevant legislation and consideration for the assessment of planning proposals and has not demonstrated strategic or site specific merit for the proposal. For these reasons, the Report concluded that the Planning Proposal cannot be supported.

The amended Planning Proposal does not alter this assessment or conclusion.

ATTACHMENTS

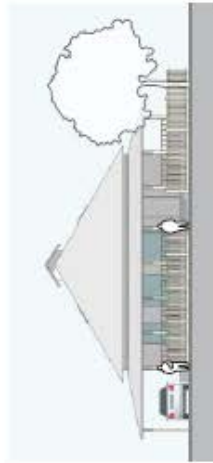
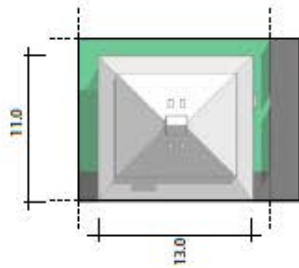
AT - 1 – Architectural Design of Cottages and Terraces

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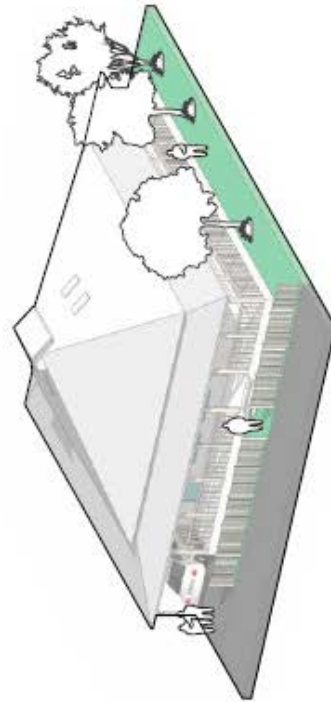


COTTAGE TYPOLOGY

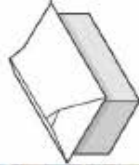
CHARACTER



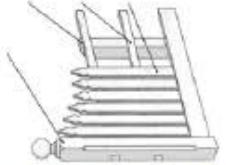
- House Area average 140m²
- Lot Area average 410m²
- No. storeys 1 + attic
- No. bedrooms 3 + attic
- No. Car park spaces 2



Roof types



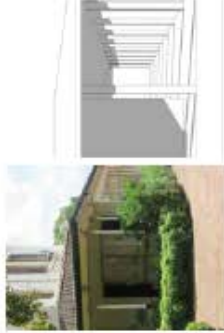
Fences and entries
Picket fences will be used to create semi-private gardens for cottages. It is the most commonly used fences in Richmond due to its accessibility and aesthetics.



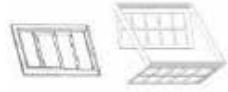
Facade materials
Cladding is a durable and affordable material that is locally available.



Verandahs
Gallery verandah provides a strong decorative feature for cottage design, which facilitates an extension of shaded area for outdoor activity.



Window types
A combination of single hung window and French window will be used in cottages. French windows can be used when creating access from interior to the side verandah.



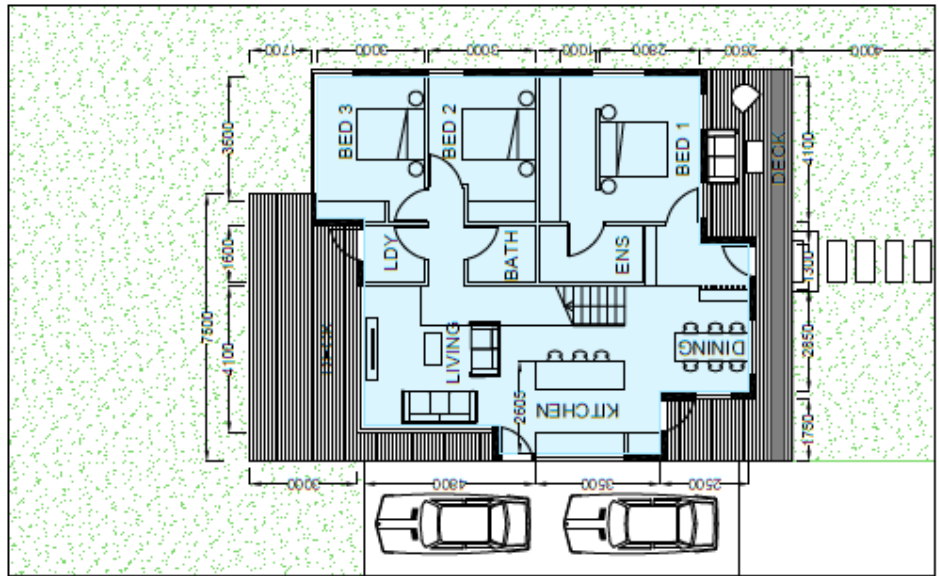
Doors
French door is designed to attach to the front verandah of the cottages, providing natural light through the living area by partial glass design while secured.



COTTAGE TYPOLOGY

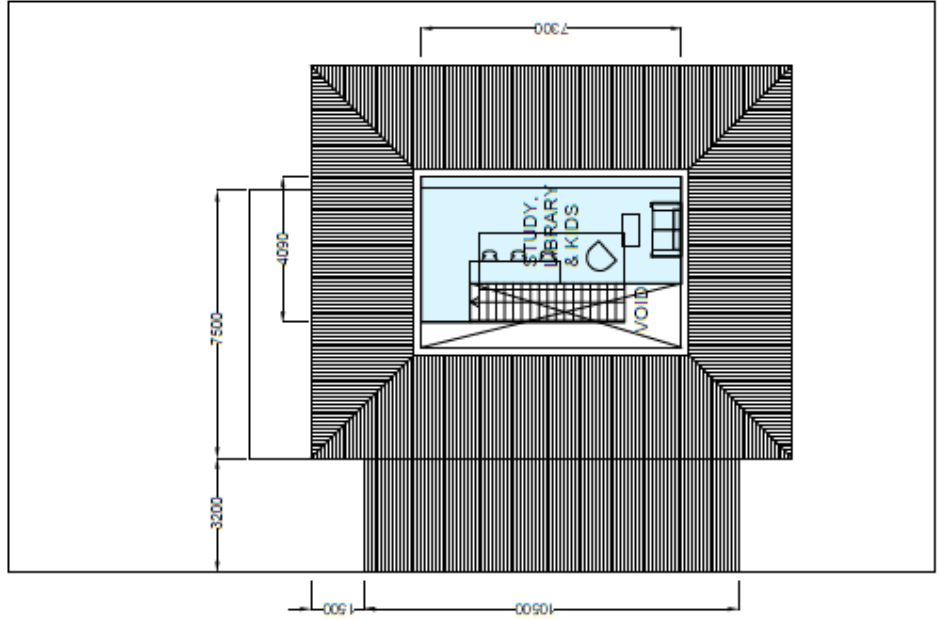
PLANS - GROUND LEVEL

NTS



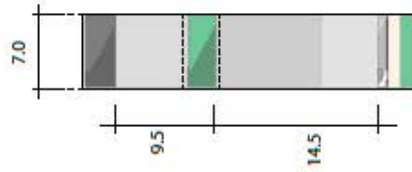
PLANS - ATTIC LEVEL & ROOF PLAN

NTS

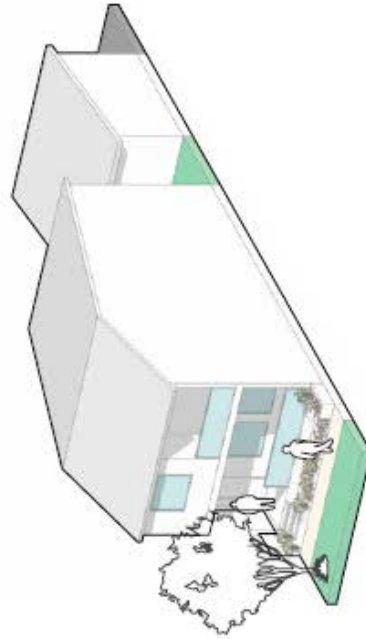


TERRACE TYPOLOGY

CHARACTER



House Area	87.5m ²
Lot Area	average 178.5m ²
No. storeys	2
No. bedrooms	3
No. Car park spaces	2



NTS

Roof types
Front gable roof



Facade materials
Brick



Fences and entries
Grass or plantings will be used as a natural separation between public and private for their semi-open front yards in town houses.



Doors
Solid slab doors with some decorative feature will be used in town houses.



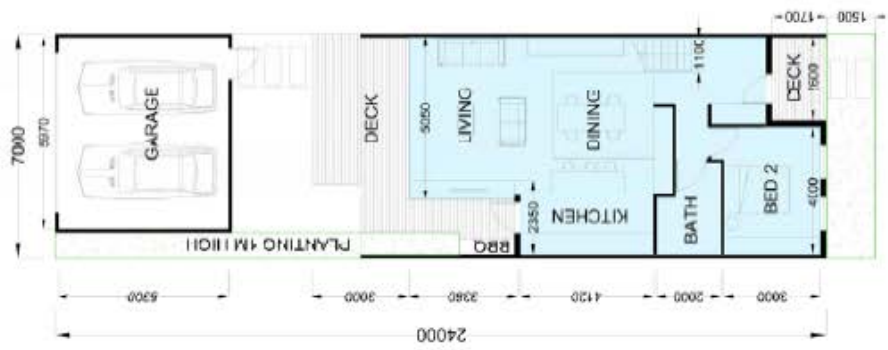
Window types
A combination of single hung window and casement window will be used in terraces.



TERRACE TYPOLOGY

PLANS - GROUND LEVEL

NTS



PLANS - FIRST FLOOR & ROOF PLAN

NTS

