



Hawkesbury City Council

attachment 2  
to  
item 73

Community Submissions and Council  
Officer Comments

date of meeting: 27 April 2021  
location: council chambers  
and by audio-visual link  
time: 6:30 p.m.



## AT 2- Community Submissions and Council Officer Comments

No	Submission	Council Officer Comments
1.	<p>Building and maintaining roads around this infrastructure is not adequate. The additional bridge BEFORE any further infrastructures need to be put in place. I won a fair way across and in an emergency cannot access my kids at peak hour!! NOT a replacement bridge, a duplicate bridge and preferably bypassing traffic. I've lived in a couple of council areas and have found Hawkesbury the most laid back and inefficient. You keep promising the community this bridge but no action.</p>	<p>The community's comments around existing road infrastructure and traffic are acknowledged.</p> <p>It is important to note that the Planning Proposal seeks only to amend the existing zoning to create a better outcome from an ecological perspective, including introducing several biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species.</p> <p>Through the new draft Voluntary Planning Agreement, the applicant remains committed to providing for road contributions that will provide for significant improvements to the local road network. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>In addition to the road contributions to be made by the applicant, there have been several notable developments in the infrastructure space for the Hawkesbury including the recent completion of the Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has progressed.</p>
2.	<p>Don't do it it's a dumb idea.</p>	<p>The Planning Proposal enables an improved ecological outcome for the subject site.</p>
3.	<p>Please consider the character of the area. Look at Vineyard, which was partly also a Celestino development the excessive amount of new suburban homes that have been built on boundary road have completely changed the character and the function of the area. The Hawkesbury is known for its rural character and this</p>	<p>Extensive work has been undertaken to ensure that Jacaranda development aligns with the rural character of Glossodia and the wider Hawkesbury. Appropriate development controls have been included in the draft Development Control Plan including controls around fences, the built</p>

	<p>development will be the slippery slope into turning into a copy and paste of Box Hill and alike.</p> <p>The surrounding infrastructure will not support ongoing development on the west side of the bridge. There is already mounting congestion, adding another 500-1000 cars that will need to cross either the Windsor or North Richmond bridge for their commute is ridiculous. It will set a precedent for further development Blacktown and Hills council have already done an atrocious job of managing development in their areas. My partner and I specifically bought in the Hawkesbury because to date it has not been afflicted with this. Additionally, the Hawkesbury contributes so much to agriculture.</p> <p>At some point Hawkesbury council needs to implement a plan to safeguard the areas ability to continue to produce. I'm conclusion, these developments do nothing to add to the value or character of the area. It is needlessly adding pressure to infrastructure which is already largely in disrepair and/or under pressure. Similar housing developments in Riverstone and Vineyard are shoddily planned, most without even footpaths etc. Do not seek change for the sake of change and rates. Look after your existing residents first.</p>	<p>form and landscaping to ensure the development is delivered in line with the rural character of the surrounding area.</p> <p>The Jacaranda planning proposal does not seek to increase the current 580 residential lot yield on the subject site and change the minimum lot sizes already zoned, being 1000m<sup>2</sup>, 2000m<sup>2</sup> and 4,000m<sup>2</sup>. These lot sizes are generally larger than the existing residential lots within Glossodia, at approximately 600m<sup>2</sup>-700m<sup>2</sup>.</p> <p>The focus of both Council and the applicant is to deliver a quality development outcome in Jacaranda that integrates with Glossodia and includes footpaths, walking and cycling paths and playgrounds that are for the enjoyment of all residents in the Hawkesbury.</p> <p>It is understood that Celestino developed the first portion of The Gables north of Old Pitt Town Road, Box Hill, but this is not part of the Vineyard release area.</p> <p>The draft Voluntary Planning Agreement outlines a number of road contributions that will be provided with the delivery of this project.</p>
4.	<p>Such a waste of a beautiful piece of land, I feel the property's should be large acreage blocks, with wildlife corridors in place, with parks and reserves in place also.</p>	<p>The subject site is already zoned for residential, public recreational and infrastructure purposes.</p> <p>Extensive work has been undertaken to enable an environmentally sustainable development on the subject site and ensure that the Jacaranda development aligns with the rural character of Glossodia and the wider Hawkesbury.</p> <p>The Jacaranda planning proposal does not seek to change the minimum lot sizes already zoned, being 1000m<sup>2</sup>, 2000m<sup>2</sup> and 4,000m<sup>2</sup>. These lot sizes are generally larger than the existing residential lots within</p>

		<p>Glossodia, at approximately 600m<sup>2</sup>-700m<sup>2</sup>.</p> <p>The exhibited Planning Proposal seeks to create a better outcome from an ecological perspective including introducing several Biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species.</p> <p>The Proposal also outlines open space amenity that will be delivered including playgrounds, recreational nodes and walking and cycling paths that will be for the enjoyment of the wider Hawkesbury community.</p>
5.	Looks Good	The Planning Proposal enables a livable community and a sustainable development on the subject site whilst integrating with the existing Glossodia Residential Community.
6.	I feel the importance of the environment for the flora and fauna in this area is too important to destroy for more development. We need to provide and protect this environment for the ecosystem. Many more places to allow development.	<p>This Planning Proposal seeks to change the existing zoning to enable a better outcome from an ecological perspective including introducing several Biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species and the provision of a development control within the draft Development Control Plan that required a vegetation management plan along Currency Creek</p> <p>The Biobank sites include 28ha of existing and restored Cumberland Plain Woodland and protect the known records of Dural Land Snail and breeding habitat for Southern Myotis.</p> <p>The applicant will fully fund the in-perpetuity conservation management of the Biobank sites before transferring them to Council as public reserves with walking paths and open space hubs.</p>
7.	There needs to be public transport as well as better infrastructure build (a new bridge and a train station at least to north Richmond for example) to prevent more traffic in Richmond and Windsor so Hawkesbury locals don't have even longer travels on-top of their already unnecessarily long travels.	The Windsor Bridge has recently been completed, and State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the

		<p>Grose River Bridge, planning for which has progressed.</p> <p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>Council is continuously lobbying the NSW Government for improved public transport arrangements within the Hawkesbury Local Government Area.</p>
8.	<p>The roads will not be able to handle this, especially the north Richmond bridge. Expansion or alternative bridge planning needs to be finalised and begun before this can even go ahead. Our roads will become more of a nightmare than they already are. How can you even think this is plausible if the roads people are driving on a unmaintained death traps and busy already.</p>	<p>Refer to comments on Item 7 above.</p>
9.	<p>I do not agree with this or any other similar development in the Hawkesbury. I moved here to escape the rat race. The developments in Marsden Park and Rouse Hill are appalling and Redbank is horrible. Looking at all those houses where beautiful lush green paddocks and cows used to be is depressing. Furthermore, the roads are already clogged due to lack of river crossings and these should be fixed before any development is considered. Also the condition of the roads are dangerous and need fixing. This is not the Hawkesbury myself or my family want to live in.</p>	<p>The subject site is already zoned for residential, public recreational and infrastructure purposes.</p> <p>Extensive work has been undertaken to ensure that Jacaranda aligns with the rural character of Glossodia and the wider Hawkesbury. A number of development controls have been included in the draft Development Control Plan including controls around fences, the built form and landscaping to ensure the development is delivered in line with the rural character of the surrounding area.</p> <p>The Jacaranda planning proposal does not seek to change the minimum lot sizes already zoned, being 1000m<sup>2</sup>, 2000m<sup>2</sup> and 4,000m<sup>2</sup>. These lot sizes are generally larger than the existing residential lots within Glossodia, at approximately 600m<sup>2</sup>-700m<sup>2</sup>.</p> <p>In terms of traffic, the Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to</p>

		<p>deliver the Grose River Bridge, planning for which has progressed.</p> <p>As to traffic, Windsor Bridge has recently been completed, State Government has committed \$200m to the North Richmond Bridge and there is an existing Voluntary Planning Agreement between Council and the developer of Redbank to deliver the Grose River Bridge.</p> <p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project.</p>
10.	<p>The proposal seems to be all about biodiversity and contains precious little information about how existing public services such as schools, hospitals and policing will be provided for or impacted upon by this new development. Whilst I would generally be in support of development of this nature now the Windsor Bridge project has been completed and now that commitments are forthcoming on improvements to the Richmond bridge crossing,</p> <p>I cannot support this proposal in its current form without demonstrated commitment to the increased funding and provision of local education, health and police services in the area. - Glossodia and Freemans Reach public schools, as well as Hawkesbury High school, are currently at or near capacity and any future growth will need to be accommodated by installation of portables.</p> <p>A commitment to permanent extension of these schools needs to be obtained from the NSW Govt prior to the development proceeding. - There is no permanent police station facility on the North side of the river. With the recent expansion of North Richmond, the addition of more development on the North side of the river requires a permanent police presence. I cannot support this proposal in its current form.</p>	<p>Jacaranda was rezoned in 2014 and traffic modelling was approved at that time. This planning proposal only seeks to amend the existing zoning to create a better outcome from an ecological perspective without any further increase in the number of lots.</p> <p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>The Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has progressed.</p> <p>Council is continuously lobbying the relevant government agencies for improved public infrastructure in support of the existing and future residential population within Hawkesbury Local Government Area.</p>
11.	<p>The surrounding infrastructure can barely cope with the amount of residents we currently have. Regardless of what was decided in 2014, adding another 580 homes (assuming 2 cars per household = 1160 extra cars on our roads) is beyond ridiculous.</p>	<p>Jacaranda was rezoned in 2014, and a traffic modelling submitted in support of the development on the subject site was approved at that time. This planning proposal only seeks to amend the existing zoning to create a better outcome from an ecological perspective without any further</p>

	<p>Are we all to sit for hours and hours every morning and afternoon to get out to work and then back in? North Richmond is already choked with Redbank and upcoming Kurmond builds, now you want to add another thousand to Glossodia! Look at Box Hill - the traffic on Windsor Rd is already bumper to bumper yet they continue to add thousands of new homes. Leave Glossodia the semi rural/village suburb it is and put more planning into public recreation for the EXISTING RESIDENTS who pay their rates for unknown services already.</p>	<p>increase in the number of lots.</p> <p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p>
12.	<p>I believe you have not taken into consideration that we need more sporting fields in the Hawkesbury. I assume the common spaces aren't to be shared with the public. Have any provisions been made for more sporting fields in the Hawkesbury?</p>	<p>Both Council and the applicant recognise the importance and need for Jacaranda to integrate into the existing Glossodia community and all amenity is provided for the enjoyment of the wider Hawkesbury community. The proposed public recreational facilities are sufficient to support the proposed development on the subject site. Also, the exhibited draft Voluntary Planning Agreement makes provisions for certain improvements to the existing Woodbury Reserve in Glossodia.</p> <p>The applicant will deliver more than 33ha of open space amenity and a further 28ha of Biobank open space for the enjoyment and benefit of the wider Hawkesbury community.</p>
13.	<p>I am dead against further development, as we don't want another Marsden park etc.</p>	<p>Lot sizes at Jacaranda remain at a minimum of 1000m<sup>2</sup>, 2000m<sup>2</sup> and 4,000m<sup>2</sup> as per the zoning in 2014. The average lot size in Marsden Park and other growth centres is approximately 300m<sup>2</sup>.</p> <p>The proposed lot sizes in Jacaranda are generally larger than the existing residential lots within Glossodia of approximately 600m<sup>2</sup>-700m<sup>2</sup>.</p> <p>Extensive work has been undertaken to ensure that Jacaranda aligns with the rural character of Glossodia and the wider Hawkesbury. A number of development controls have been included in the draft Development Control Plan including controls around fences, the built form and landscaping to ensure the development is delivered in line with the rural character of the surrounding area.</p>



14.	<p>This development is not appropriate for the area. Upgrading the surrounding roads is not enough. The roads connecting to the development are already under traffic stress as it is. There is no public transport except for buses which is also more traffic on roads. 580 new homes could potentially add 1000 cars to the road system or more! This area should stay rural and semi rural</p>	<p>Jacaranda was rezoned in 2014 and traffic modelling was approved at that time. This planning proposal only seeks to amend the existing zoning to create a better outcome from an ecological perspective without any further increase in the number of lots.</p> <p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project. Celestino has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>This planning proposal does not seek to change the minimum lot sizes zoned being 1000m<sup>2</sup>, 2000m<sup>2</sup> and 4,000m<sup>2</sup>. These lot sizes are generally larger than the existing residential lots within Glossodia of approximately 600m<sup>2</sup>-700m<sup>2</sup>.</p> <p>Council is continuously lobbying the NSW Government for improved public transport arrangements within Hawkesbury Local Government Area.</p>
15.	<p>Overiewing the plans for this new development proposal, our concerns are the proposed properties adjoining to Jordan Avenue properties. Hence we are local market gardeners in the area, adjoining this new development. Our concern raised is there a way the developer can factor in placing a privacy fence preferably colour bond and at least 1.8metres high to allow us farmers privacy and to continue our living without complaints from adjoining neighbours.</p> <p>Also I hope that there will be a set boundary of how far they can build from our adjoining fence line. Also residents that purchase these properties are informed they are purchasing a property next to a working farm land so that they understand the farmer will do there best but farm life never stops....I hope these concerns will be taken into consideration.</p>	<p>Council Officers have advised the applicant of the existing boundary conditions and interfaces with adjoining agricultural uses. The applicant has indicated an intention to ensure purchasers are aware of surrounding agricultural uses through the sales process.</p> <p>The draft Development Control Plan includes a series of objectives and control to address this issue. In addition, an amendment has been made to the exhibited Lot Size Map to replace the proposed 2,000m<sup>2</sup> minimum lot size provision for land area at the south-eastern boundary of the subject site and adjacent to farming properties to 4,000m<sup>2</sup> to reduce the number of dwellings on this land area to reduce potential land use conflicts.</p>
16.	I am concerned this large development is inappropriate in this rural area.	Jacaranda was rezoned in 2014 for residential, public recreational and

	<p>Connecting roads are already inadequate, and the increased traffic over the single lane bridges on the south side of the river will be unbearable. If Hawkesbury needs more development, the logical place is the border of Hills Box Hill where arterial roads can service the increased traffic flows.</p>	<p>infrastructure purposes, and a traffic modelling submitted in support of future development on the subject site was approved at that time. This planning proposal only seeks to amend the existing zoning to create a better outcome from an ecological perspective without any further increase in the number of lots.</p> <p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>Further detailed traffic assessments will be required as part of development applications with respect to intersections onto the existing road network, including Spinks Road.</p>
17.	<p>For those families with little people, or those with various other needs, it would be nice to see toilet facilities at both the village green and the lake park. It seems the word 'potential' or 'could' is used a lot to describe facilities, it would be nice if these came about!</p>	<p>The exact facilities within each park will be determined at detailed design phase.</p> <p>Documents placed on exhibition are draft, and necessary adjustments to community facilities reflecting the community feedback will be made to meet the community infrastructure needs within the subject site.</p>
18.	<p>How are you even seriously looking at this when you haven't sorted the problems from Redbank. Where is our 3rd crossing?</p>	<p>There is an existing Voluntary Planning Agreement between Council and the developer of Redbank to deliver the Grose River Bridge. As is standard with Voluntary Planning Agreements, the timing of this item is tied with a stage of their development.</p>
19.	<p>The current condition of the roads in Glossodia is substandard and serious upgrades need to happen before any development goes ahead. The suburb also has no footpaths with families having to walk/ride on the side of roads. It's an accident waiting to happen. The Jacaranda development will be good for the area but not before significant upgrades to roads and footpaths.</p>	<p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>In addition, the exhibited draft Development Control Plan makes</p>

		provisions to enable footpaths on both sides of all streets within the subject site.
20.	<p>Road upgrade 23 million is not a lot of funds for infrastructure upgrades. Looking at the concept plans for the upgrades there will be small upgrades on the major roads. Council needs to match funds in order to upgrade the residential roads off Spinks Rd specifically Boomerang, Mitchell Dr, Chestnut and Grand Pde.</p> <p>These are roads that I walk on regularly as do many others and they are not safe with cars and trucks constantly over the speed limit and walkers have to move onto the verge to feel safe. community development worker My concern is that the Jacaranda Ponds development will create animosity between the residents of older Glossodia and the new development. This will be more likely if the Jacaranda Ponds has wonderful infrastructure and the older parts of Glossodia remain relatively unchanged. In order to reduce the likelihood of this happening I suggest a community worker to introduce new people to what is offered in the region and more importantly to bring the newer and exiting residents together in events and celebrations. Thank you for considering my submission.</p>	<p>Council and the applicant recognise the need to integrate Jacaranda into the existing Glossodia community and all amenity is meant for the enjoyment of the wider Hawkesbury community.</p> <p>The Jacaranda will be developed as a southern extension to the existing Glossodia Residential Community. There is no condition or requirement in the Jacaranda planning documentation limiting the use of community infrastructure only for the future residents on the subject site.</p>
21.	<p>I'm highly concerned about nearly 600 new houses moving into the area when every school in the area is at capacity, the roads are atrocious due to truck use and can't be fixed fast enough The bridges in and out are both single lane There is only one hospital If the planner is making them build new amenities to support the local area then by all means it's fine but at the moment the area is bordering in crowded and there is still the new red bank development building causing the same issues.</p>	<p>Jacaranda was rezoned in 2014 for residential, public recreational and infrastructure purposes, and a traffic modelling submitted in support of future development on the subject site was approved at that time. This planning proposal only seeks to amend the existing zoning to create a better outcome from an ecological perspective without any further increase in the number of lots.</p> <p>The Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has progressed.</p> <p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p>

		<p>Council is continuously lobbying the relevant government agencies for improved public infrastructure including improved road infrastructure in support of the existing and future residential population within Hawkesbury Local Government Area.</p>
<p>22.</p>	<p>Concerns regarding the development; -Many roads in the area of the development and surrounding roads are already requiring repairs and upgrade. Poor condition safety risk. -one bridge either way traffic is already to the limit. -Educational facilities,schools,Daycare centres,social activities for families in the area must be increased. -Emergency services,Hospital capacity,medical services and specialist services are required these services should be accessible and available to all. - Shopping centres on this side of bridge x 1 at North Richmond (in need of upgrading)which impacts on traffic over the bridge for people to shop. -Increased traffic in places zoned semi-rural areas. Is the zoning going to be changed in all surrounding areas due to the development which renders "rural" inappropriate.</p> <p>Due to the significant increase of traffic this development will generate. -No sewer on a main thoroughfare road Terrace Road still sullage pumping and sewer tanks. 2021 main road,no sewer yet a development this size is proposed not far from here where increased traffic will be significant. Sullage trucks pumping sullage on a main road. The surrounding infrastructure must be developed appropriately such as sewer through surrounding areas. -Crime management and resources. -Public transport access what are the plans here?. Very limited public transport. Crucial for support service access,appointments for ill and chronic illness. The vulnerable and people with disabilities etc. Although development is inevitable and growth is inevitable there must be appropriate infrastructure,safety considerations,resources,support services,educational services,medical services,emergency services in place prior to development in any area.</p> <p>Equity for others to enable development of their land if rural into housing blocks.If growth is going to occur in surrounding areas. Who will be funding the improvement and upgrade of all surrounding roads ? State Government which is a a must "before" this development is commenced. A list of all increased services,infrastructure and road upgrades should be transparent and accessible to all residents in the area to enable an appropriate assessment of the development and the impact it will have on surrounding residents. If this occurs and appropriate</p>	<p>Refer to comments on Item 21.</p>

	infrastructure is in place this is then a positive growth submission.	
23.	<p>We are making a written submission to council following the information session, held at the Glossodia Community Centre on Friday 12th March 2021. This submission is a reiteration of our submission to Council in July 2013. We own the property at 355 Spinks Rd Glossodia, adjacent to 361 Spinks Rd, which forms part of the Jacaranda Development.</p> <p>On Friday 12th March my wife and I attended the information session, presented by council, as we did similarly, on 27th July 2013. We hereby submit our objections and proposed solutions which would be acceptable to us. The proposed development is in a rural area and environment. We believe that council must maintain segregation between rural and residential areas. The development includes house blocks along our side boundary. These blocks must be large residential blocks (min, 3000m<sup>2</sup>) and we must have a 20m greenbelt along the length of our side boundary so as not to share fences with any residential properties. The Proposed Concept Master Plan and other plans are ambiguous and do not clearly show details of the block sizes and separation areas. They vary mainly on the blocks proposed on 361 Spinks Rd. We have concerns that the developers may change block sizes &amp; locations post DA Approval.</p> <p>We also have concerns regarding traffic flows and safe egress for 580 blocks, especially in emergency situations, with only two entries and exits, both on Spinks Rd. A possibility of residential access on to Kurmond Rd, in the location of the dirt road which is currently used by the vehicles (including semitrailers) to access the poultry farms. There is a major problem with the general conditions of roads in the Hawkesbury which must be looked at if the district is to cope with increased number of vehicles.</p> <p>The intersection of Terrace Rd and Kurmond Rd is currently very dangerous. Creek Ridge Rd from Spinks to Putty Rds is also extremely bad. Similarly, most of Terrace road through Freemans reach is falling apart. These are just a few examples, and ones that will be directly affected by future developments. We trust that you will take all this into consideration, but please note that we will not accept anything other than what we request, relating to the 361 Spinks Rd portion of the development (ie, Large blocks and greenbelt separation).</p>	<p>The proposal was for approximately five lots along this boundary with a minimum lot size of 2,000m<sup>2</sup>. Following consideration of this matter, the proposed Lot Size Map in the exhibited Planning Proposal has been amended from 2,000m<sup>2</sup> to 4,000m<sup>2</sup> in order to reduce the number of lots in this location, and address potential land use conflicts raised by adjoining agricultural land owners</p> <p>The draft Development Control Plan has been amended to include provisions for appropriate rear setback (from rear boundary to building line) and to minimise potential land use conflicts. The privacy of the adjoining residents and the residential amenity of the locality will be taken into due consideration when Council assessing any Development Applications submitted for the subject site.</p> <p>The Jacaranda draft Voluntary Planning Agreement outlines several road and community contributions that will be provided with the delivery of this project. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>Further detailed traffic assessments will be required as part of development applications with respect to intersections onto the existing road network, including Spinks Road.</p>
24.	Before this subdivision is approved the 3rd proposed crossing at Nth. Richmond must be commenced. The Redbank Subdivision is expanding at a fast rate. One	The Jacaranda draft Voluntary Planning Agreement outlines several road and community contributions that will be provided with the delivery of this

	<p>provision was the new Bridge across the Grose River near Navua Reserve was to be constructed. There has been no update on what is happening there. Therefore the Jacaranda Development must not be approved until either the 3rd crossing at Nth Richmond or the Grose River Crossing is commenced. The amount of traffic in the Nth. Richmond vicinity is growing at a fast rate.</p>	<p>project. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>Further detailed traffic assessments will be required as part of development applications with respect to intersections onto the existing road network, including Spinks Road.</p>
25.	<p>I do not support this development AT ALL. There is not adequate infrastructure in this area. We have two bridges in and out of this side of the river. They are at absolute capacity in peak hour traffic. Unless the council/government plan to build more bridges, more roads, fix the current roads, build more schools etc, then this development is not fair!</p>	<p>The Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has progressed.</p> <p>Refer to comments on Item 25.</p>
26.	<p>I don't think this development should go ahead. We live out in the Hawkesbury to be rural and to be away from major traffic. Putting this development in well make a lot of people that are already living here want to move. We chose to live here for peace and quiet and get away from the rat race. The roads around here are already terrible, the bridges do not accommodate the amount of traffic already coming through. Then you want to develop a whole new area and not fix what is already wrong. It's a very wrong decision.</p>	<p>Extensive work has been undertaken to ensure that Jacaranda aligns with the rural character of Glossodia and the wider Hawkesbury. A number of development controls have been included in the draft Development Control Plan including controls around fences, the built form and landscaping to ensure the development is delivered in line with the rural character of the surrounding area.</p> <p>The Jacaranda planning proposal does not seek to change the minimum lot sizes already zoned, being 1000m<sup>2</sup>, 2000m<sup>2</sup> and 4,000m<sup>2</sup>. These lot sizes are generally larger than the existing residential lots within Glossodia, at approximately 600m<sup>2</sup>-700m<sup>2</sup>.</p> <p>The Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has progressed.</p>

		<p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project. Celestino has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>Further detailed traffic assessments will be required as part of development applications with respect to intersections onto the existing road network, including Spinks Road.</p>
27.	<p>Overall this appears to be a good development for the area. I think if the DCP mirrors that of the rural lots in the Redbank development that would be in keeping with this area. Some comments: * Main through roads should be wide, tree lined (through the middle?) and/or mechanisms to discourage speeding, and allowance for on street parking that won't affect drivers in both directions. (This is a problem in Redbank). *</p> <p>In relation to the main water body and entrance on Spinks Rd it looks like the road separates the lake from the houses. Wouldn't it be a better idea to have the road either cut through the lake or have the road on the eastern boundary so that the lake and associated open spaces are more easily accessible to the housing? *</p> <p>Some more ponds/water features throughout the estate rather than just on the edges would keep that rural feel. * In terms of fencing, requiring post and rail (with hedges on boundaries) throughout would create a sense of space and keep that rural feel especially on lots that have parkland boundaries, as opposed to having standard lap and cap fencing. * It appears as though most of the lots are deeper than they are wider. It would be good to require a number of wider lots to encourage large acreage homes especially on the lots that are greater than 2000sqm. *</p> <p>The southern / western part of the development looks as though the streets are grid pattern and all the same, it would be nice to have some variation in road pattern and lot shapes. * It's probably not possible but if there was any way to discourage rented granny flats, that are becoming the norm, being built here. Perhaps that's a developer issue which could be achieved through minimum house sizes relative to lot size. * Another possible developer issue is having landscape requirements and either mandating a holding deposit which is released to the purchaser once the</p>	<p>Traffic calming devices will be considered during the detailed design phase.</p> <p>Trees are not proposed in the middle of roads as no medians are proposed. Tree pits within pavements typically cause issues with the integrity of the pavement and ongoing maintenance issues for Council.</p> <p>There has previously been extensive discussion with the applicant on the location of the road within the Lake Park and it has been placed around the water body to open up the amenity to those travelling through the site, the wider Glossodia community and residents of Jacaranda. Having lots sharing a common boundary with the lake can close off this amenity to those further away from the lake.</p> <p>There are several built form controls in the draft Development Control Plan including landscaping and fencing for the development. The Concept Masterplan showing a residential lot layout is indicative only and subject to detail design at the Development Application stage.</p> <p>State Environmental Planning Policy (Affordable Rental Housing) 2009 which overrides the Hawkesbury Local Environmental Plan 2012 permits Secondary dwellings/granny flats on residential zones.</p> <p>Council would be able to include appropriate conditions of consent in relation to landscaping construction and management to achieve desired</p>

	<p>landscaping has been completed per the requirements or having a rebate incentive that would ensure quality and timely completion. I can't remember what the DCP said in regard to the number of trees and landscaping but it should be more than 2 per lot.</p>	<p>landscaping and environmental outcomes for the subject site.</p>
<p>28.</p>	<p>We own the property on the far eastern boundary of this proposed development. We have several concerns which we would like Hawkesbury City Council and the developers, Celestino Group, to take into consideration and address. 1. Will Celestino market this proposed development so that it marries harmoniously with the existing rural residential community? We have run our 8-hectare farm, raising beef cattle and growing lucerne and oat crops for the past 33 years. One major concern we have is that objections will be raised by the new development's residents because our farming activities impact their lifestyles.</p> <p>We bale lucerne at night to prevent loss of moisture and the collapse of the baled lucerne itself. We also rotary hoe and prepare the soil for new crops late into the night at times, and the last thing we want is to have council prevent us from carrying on our farming activities and those of the vegetables farmers that surround us because of complaints. 2. We request a boundary fence that will be high enough to prevent trespassers onto our property. We worry that juveniles using the park may enter our property and vandalise our sheds and equipment. 3. People walking their animals along the dam bank may disturb and annoy our cattle. This walkway, used by the residents, which sits high above our property in parts, encroaches on our privacy. 4.</p> <p>Another concern we have is storm water runoff. With 580 proposed lots, meaning more bricks, concrete and less paddocks to soak up the rain, run off into our farm will significantly increase, particularly during wet seasons. The large dam needs two overflows, not one, like it currently has on the north eastern corner. Another needs to be on the south eastern corner. The drain that once existed running down our boundary fence on the proposed development site is now non-existent. It used to be maintained when the property was tenanted to a breeding stud. This drain needs to be reinstated it has not been cleaned out for years.</p> <p>The water that overflows, needs to be directed into this drain flowing to the lowest point before water enters our property, so that our one- hectare paddock nearest the current overflow point is not swamped anymore. There also needs to be rubbish mitigation to prevent plastics and paper from flowing into our property during heavy</p>	<p>Refer to comments on Item 15.</p> <p>The applicant is working through the Integrated Water Cycle Management strategy for Jacaranda. Part of this assessment is to ensure post development flows are equal to, or less than, existing (pre-development) flows.</p> <p>Detailed design on the large dam will also be undertaken in consultation with Council. To achieve engineering, stormwater management and lake health objectives it is likely the dam will need to be decommissioned and rebuilt.</p>



	rain or flood conditions, contaminating our dam water or lying where our cattle can ingest it, which could be fatal.	
29.	<p>I have noted on the latest VPA that no action has been taken as to the safety issues of having a major feeder road from the proposed housing estate and 361 Spinks Road that only surrounding residents can understand. This part of Spinks Road has no visibility from that address to turn right into or out of the proposed road. Council/RMS has installed reflectors down the centre lane of the road and 90% of people driving up and down this road drive over them which can be heard clearly from the surrounding residences as drivers seem to have a problem keeping on the road. Anyone attempting to turn right into or out of the proposed road would be risking having an accident as not many drivers do the 60km speed limit and if you came over the hill doing 60km in wet weather you would still have problems stopping in time due to poor visibility over the hill. Removing this road or making it left turn in and out only are two suggestions on how to deal with this problem.</p> <p>A roundabout on top of the hill would be extremely costly and probably not much help anyway as the main feeder for the water tower goes directly under the top of the hill across the road and needs 3 metres of soil on top, which it currently has, any less would make it pop out of the ground. The new VPA also has removed any other feeder roads from the side streets and now only has one main road with all the other small roads feeding off it, which means only two exits onto Spinks Road. If in case of an emergency, say bushfire, how are they going to evacuate 580 residences out of only two small roads? Why are the developers not using the pre-existing dirt road access for the current chicken farm on the property? Semi trailers go up and down that road frequently. It should be used as another feeder road out of the estate to take the pressure off Spinks Road.</p> <p>The amount of blocks and therefore residents, will cause major problems on the already congested main roads leading in and out of Windsor and North Richmond with an average of 2 cars per house there would be at least 1160 more cars on the roads which are generally potholed every times it rains. The new Windsor Bridge has not solved any problems as it is still only a single lane in each direction and still floods and the new Richmond bridge is at least 6-10 years away. On the length of road on Spinks Road between Kurmond Road and the proposed new road at 361 Spinks, after the culvert and just before the hill, on the left side, Council now places "water over road" signs if we get good rains as the nature strip is continually overgrown due to run off and fertilisers from the adjoining market garden, therefore</p>	<p>The applicant is working with Council to design and deliver a compliant intersection that meets all of Councils design requirements and relevant Australian Standards. Part of the engineering design works that will be assessed during the detail design state in order to ensure that the required sight lines are achieved to ensure safe entry and exit of the development.</p> <p>There are currently three proposed entry/exit points into the development, two on Spinks Road and one (a minor road connection) through James Road. The development will be built to Rural Fire Services requirements to facilitate safe bushfire management.</p> <p>The community's comments around road infrastructure are acknowledged. It is important to note that the Planning Proposal seeks only to amend the existing zoning to create a better outcome from an ecological perspective, including introducing several biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species.</p> <p>In addition to the road contributions to be made by the applicant to Council and State Government, there have been several notable developments in the infrastructure space for the Hawkesbury including that the Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has progressed.</p> <p>Further detailed traffic assessments will be required as part of development applications with respect to intersections onto the existing road network, including Spinks Road.</p>

	<p>making the road even more dangerous as Council does little to no roadside/nature strip maintenance.</p> <p>I cannot understand how the developer can state that most of the vehicles would use Windsor Bridge; they must be mind readers to know the habits of yet unknown residents of their subdivision. Combine this with the other new subdivision proposed for North Richmond I cannot see how North Richmond lights, bridge and feeder roads are going to cope with a massive increase in housing and subsequently cars. Anyone coming from Richmond on a Friday afternoon from about 2.30pm onwards (for roughly the next 4 hours or more) sits in a slow crawl down from Richmond across the bridge and onwards as the roads cannot cope with the traffic, especially if the weather is nice or it's a long weekend approaching. If there is a car accident on or leading into either bridge and they are closed it leaves one way only for all the extra cars to get around resulting in traffic chaos. Currently the main public transport available to residents is the train from Richmond which takes approximately 20-25 mins to drive to as the bus services in this area are fairly non-existent. Please take the above comments seriously as they impact the whole area not just a handful of residents who will bother to make a submission.</p>	
30.	<p>Hello, my home/property is 363 Spinks Road, Glossodia. I'm concerned about the fact that one of the main entry roads into the new development will be on my boundary, where there is no road at all at the moment. I am concern about the security, the noise and the safety of my property. By opening up the neighbouring property to the general public gives easy access to my home and storage sheds for theft and vandalism. There will be a increased noise from traffic, going in and out. With the traffic, also increases the risk vehicles accidents in close proximity to my home. We have a rural wire fence separating us from the next door property (approx. 120 meters), which would not be a sufficient barrier for all the above mentioned concerns. I would like council to discuss this with Celestino to fund and construct a suitable fence/ barrier along the boundary.</p>	<p>The community's comments around road infrastructure are acknowledged. It is important to note that the Planning Proposal does not seek to increase the existing density approved for Jacaranda and Celestino remains committed to providing the road contributions that have already been agreed with Council. The Planning Proposal seeks only to amend the existing zoning to create a better outcome from an ecological perspective, including introducing several biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species.</p> <p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project. Celestino has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>The exhibited draft jacaranda Development Control Plan includes appropriate controls regarding fencing.</p>

		Celestino have advised that they will engage with each of their neighbours to discuss boundary fencing, at the appropriate time.
31.	<p>One of my concerns is the infrastructure of our roads if we introduce 580 homes with the development of Jacaranda Ponds Estate in Glossodia. I work in Richmond and already it can take me 1 hour to get home (driving only 18kms). Why is it we get our roads re-tarred only to drive over and feel the same humps and bumps and within only weeks of the job being finished and the same potholes appear? I feel that me as a rate payer deserve better work done on our roads. I feel that if our roads and bypasses should be implemented/completed or let alone considered prior to developments being started. Please consider this issue before building 580 homes!!!!.</p>	<p>The community's comments around road infrastructure are acknowledged. It is important to note that the Planning Proposal seeks only to amend the existing zoning to create a better outcome from an ecological perspective, including introducing several biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species.</p> <p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project.</p> <p>The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p>
32.	<p>A 3rd entrance is needed into the estate. I would like council to advise if they will be arranging footpaths for the rest of Glossodia.</p>	<p>A third connection to Jacaranda is proposed from James Street, although this is not a collector road.</p> <p>In addition to the pathway works included in the draft Voluntary Planning Agreement, Council has a program to provide further footpaths in Glossodia.</p>
33.	<p>Why are these developments allowed to go ahead without first implementing proper infrastructure to support this new subdivision, please don't say that this will happen once building of homes commences. The subdivision at North Richmond is similar. The developer of Jacaranda also purchasing Peels dairy, with a plan to develop this to houses within a 10 year time frame, will you be pro this?</p> <p>I feel, and I will be supporting that a No Confidence vote in council needs to take place and am looking forward to the council elections this year, especially in the wake of subdivisions approved in know flood prone areas over the years. These families which have purchased these homes, council has put their lives are at risk and most likely will not be able to obtain insurance on their homes in the future. Council and the state government need to be held accountable. I am a school teacher and I am accountable for students well being and safety. I feel that each councillor needs to increase their moral standings and support the people of</p>	<p>The draft Voluntary Planning Agreement ensures that sufficient infrastructure is provided in a timely manner to support the proposed development on the subject site. In addition, the applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>In addition to the road contributions to be made by the applicant, there have been several notable developments in the infrastructure space for the Hawkesbury including that the Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has</p>

	<p>hawkesbury, then the people of hawkesbury will get behind you. "Support the people of Hawkesbury, not the developers and yourselves"</p>	<p>progressed.</p> <p>Council is continuously lobbying the relevant government agencies for improved public infrastructure including improved road infrastructure in support of the existing and future residential population within Hawkesbury Local Government Area.</p> <p>Council's development decisions are always based on merit assessments.</p>
34.	<p>Firstly let me say that I'm in favour of the development to bring life into the suburb. Whilst I have the same concerns as many existing residents about additional vehicular moments and traffic, additional residents bring more vibrancy and economic benefits to both schools and retail outlets. I work for the Council that Celestino has built 'The Gables' and it looks very nice but my concerns are that Glossodia will become 'us and them'. Whilst this is somewhat inevitable due to new homes and infrastructure Council has a lot of responsibility to integrate new with established. If the new development has coloured footpaths, the established part should get them as well. If the new development has kerb and gutter, the established part should get it as well.</p> <p>The new part should have the same road widths as the established part, nothing less. Street scape planting should have adequate widths to allow planting without damage to infrastructure. Cycleways in the new part should integrate into the established section. 23 million dollars in developer contributions is a huge windfall to spend on a suburb that was originally developed in the '80's. This economic windfall should go a long way to right the wrongs of a development that would not be allowed to have been built to this standard in this day and age. My biggest</p>	<p>The need to develop Jacaranda so that it integrates into the existing Glossodia community and all amenity is meant for the enjoyment of the wider Hawkesbury community is recognised by Council and the applicant. A number of development controls have been included in the draft Development Control Plan including controls around fences, the built form and landscaping to ensure the development is delivered in line with the rural character of the surrounding area.</p> <p>In order to support the proposed development on the subject site, the exhibited Jacaranda draft Voluntary Planning Agreement outlines several road and community contributions that will be provided with the delivery of this project. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>The exhibited Planning Proposal and draft Development Control Plan makes provisions for development of the subject site as a southern</p>

	concerns are integrating the established and new. I hope Council accepts these points and uses developer contributions wisely and without financial impacts to existing established properties in Glossodia.	extension of the existing Glossodia Residential Community.
35.	Just need infrastructure done before development goes ahead.	The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.
36.	I respectfully submit that any improvements made to Woodbury Reserve as a result of the Jacaranda Ponds development, does not affect the natural bush access way along Kentucky Drive into Woodbury reserve.	Council is currently undertaking a Plan of Management for Woodbury Reserve. Any proposed works included in the Voluntary Planning Agreement will be in accordance with that Plan of Management.
37.	<p>I wish to make the following submissions: 1. To address traffic flow and connection: The JP development includes land currently being used as a chicken farm with its own private road access. Two access points to a 580 housing lot development, will create congestion for the new JP development residents, and for existing Glossodia residents. My submission in this regard is that a third access to the Jacaranda Park development be made from Kurmond Road using the private road servicing the chicken farm that is part of the JP development. 2. In recognition of a lack of public transport servicing Glossodia. A lack of public transport services compells residents to have two or more cars per household, in addition to recreational vehicles such a boats and caravans.</p> <p>Nearby housing developments of recent do not provide sufficient off street parking for numerous vehicle and trailers, and the 'overflow' vehicles generally end up parked on the roadway. This impacts the effective width of the road and makes it difficult for emergency services vehicles and garbage trucks to safely negotiate the streets. My submission in this regard is that roadways within the JP development are sufficiently wide (not just minimum width as per Aust. Standards) to allow emergency services vehicles and garbage truck to safely navigate the streets and negotiate vehicles parked on the roadside.</p>	<p>The applicant does not own land immediately south between Currency Creek and Kurmond Road. Therefore, the site does not have access to Kurmond Road. However, there is a third proposed connection to Jacaranda from James Street although this is not a collector road. Also, the construction of a road and a possible culvert across Currency Creek may not be supported by the Environment, Energy and Science Group of the Department of Planning, Industry and Environment.</p> <p>Council is continuously lobbying the relevant government agencies for improved public infrastructure including improved road infrastructure in support of the existing and future residential population within Hawkesbury Local Government Area.</p> <p>The exhibited draft Development Control Plan outlines proposed street widths within the Jacaranda development. The proposed road widths within the development are in excess of the minimum AusRoads Design Guide. The following details the proposed road widths</p>

		Road Type (As Per DCP)	Verge – Carriageway - Verge	Notes
		Medium Collector Road - 21.0m wide	4.5m - 13m – 3.5m	<p>The main access routes into and out of Jacaranda, distributing traffic throughout the site, and providing for potential bus routes, with off-road pedestrian and cyclist paths.</p> <p>Allows for travel in both direction and dedicated parking lanes on both sides of the carriageway maintaining two-way bus access.</p> <p><u>  3m Parking Lane   3.5m Travel Lane   3.5m Travel Lane   3m Parking Lane  </u></p> <p>As this is the main access, a carriageway width of 3.5m, and parking of 3m as been used. This is based on experience with Busways and TfNSW in regard to preferred widths to allow bus routes.</p>
		Local & Minor Collector	5.0m - 8.5m – 5.0m	Linking the collector roads to residential areas.

			(Key Green Street) - 18.5m wide		<p>Allows for travel in both directions and dedicated parking on one side of the road.</p> <p><u>  2.5m Parking Lane   3m Travel Lane   3m Travel Lane  </u></p>
			Local & Minor Collector Road – 15.0m wide	3.5m - 8.0m - 3.5m	<p>Providing local property access with provisions for pedestrians, cyclists, and vehicles.</p> <p>Allows for travel in both directions. No dedicated parking at this stage although this could be accommodated.</p> <p><u>Proposed:</u></p> <p><u>  4m Travel Lane   4m Travel Lane  </u></p> <p><u>Alternative:</u></p> <p><u>  2.5m Parking Lane   3m Travel Lane   2.5m Parking or Passing Lane  </u></p>

		<p>Local Access Road - 13.0m wide</p>	<p>3.5m - 6.0m - 3.5m</p>	<p>Providing an off-road route for pedestrians and cyclists connecting or passing through open space areas and linking residential areas to parks and conservation zones.</p> <p>Allows for travel in both directions. No dedicated parking. You will note</p> <p><u>  3m Travel Lane   3m Travel Lane  </u></p> <p>Note that this local access road is a small service road to provide access to 2-3 lots that would otherwise be a Battleaxe style. Similarly, through the detailed design process an appropriate alternative solution could be used if it was deemed more appropriate.</p>
		<p>These proposed road cross sections have been determined from assessing Council's current Development Control Plan, project experience/current best practice in other developments and taking into account what we believe is appropriate given these large frontage lots.</p>		



		For context, the existing Spinks Road pavement varies in width between 8.5 – 11.0 meters.
38.	<p>I would like to inform you that we have a few objections against your proposal [developers]</p> <p>We decided to get a solicitor to handle our objections. Main problem is the walk way against our border line , We rather have 1 neighbour than 100 walkers, and I don't think our dogs would like them .</p> <p>Why can't you put your walk way 3 lots further away from our fence line?</p> <p>We didn't ask for neighbours definitely not 100 every night coming past the fence , and what about the future when kids grow up , they might like the GREEN zone to much, if you know what I mean.</p> <p>Second is the straight road coming right in front of our house, we had to sign a right of way on the promise that this was going be a cull de sac{ [according to Phillip Proust</p> <p>I hope you not going to send us a COUNCIL rate which is highly increased and say you improved our living standards, THAT WOULD BE AN INSULT</p>	<p>The Masterplan contained in the Planning Proposal documentation is indicative only. This matter will be taken into consideration at the detailed design stage. Also the relevant boundary interfaces with adjoining land uses will be taken into due consideration at the detail design stage.</p>
39.	<p>I object to the proposed development. I live adjacent to where the proposed entrance is to be placed on Spinks Road. The crest notoriously has poor visibility, as my husband had a car accident trying to turn out of our driveway, because cars often speed up the hill and you can't see cars approaching from either side. I don't feel a roundabout would adequately slow the traffic. Also the roads are in poor condition. Will they be maintained and a footpath be put in place on Spinks Road? It is currently unsafe for my family to walk and I feel with the added traffic, from the development, it will be worse. Also, I feel my kids will not get the same education, from the public schools, as they will not be able to support the influx of children, academically. Due to the recent flooding event I also feel the shops will be less able to support the community. Traffic, in my travel to work, will also be impacted. I currently spend 2 hours a day travelling and extra cars will mean this time will increase and therefore impact on my quality of life with my family. In conclusion I am against this development and hope you will consider my points above.</p>	<p>It is important to note that the Planning Proposal does not seek approval for development of the subject site which is already zoned for residential, public recreational and infrastructure purposes. The Planning Proposal seeks only to amend the existing zoning to create a better outcome from an ecological perspective, including introducing several biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species.</p> <p>The applicant is working with Council to design and deliver a compliant intersection that meets all of Council's design requirements and relevant Australian Standards. Part of the engineering design works that will be assessed during the detail design phase will ensure that the required sight lines are achieved to ensure safe entry and exit of the development.</p> <p>The community's comments around road infrastructure are acknowledged,</p>

		<p>and the applicant remains committed to providing the road contributions that have already been agreed with Council in the Jacaranda draft Voluntary Planning Agreement. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>Council is continuously lobbying the relevant government agencies for improved public infrastructure including improved road infrastructure in support of the existing and future residential population within Hawkesbury Local Government Area.</p> <p>In addition to the road contributions to be made by the applicant, there have been several notable developments in the infrastructure space for the Hawkesbury including that the Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has progressed.</p>
40.	<p>I object to the development in light of recent events, how is North Richmond Coles and Audi meant to support that quantum of additional mouths to feed along with all the other smaller private food suppliers who sold out during the floods. This also puts higher pressure on emergency services and the SES as those who move into the area will not be prepared for the floods. I also feel that the lack of quality roads and footpaths in the area means there will be more road maintenance for council as roads will deteriorate quicker.</p> <p>These generally needs to improve immensely before this development becomes a viable option, if it was at freemans reach near the school they have footpaths and kerbs so it would be a more viable option apart from the first paragraph above. Another issue is the safety of traffic turning onto spinks road near 361 (if I recall correctly where the road comes out) I should have been killed coming out of my driveway a few weeks ago (the on coming vehicle swerved to miss me so only took out my engine bay but had they not I would not be here to object I can tell you that now) and that is almost opposite where the road is meant to come out, I am happy to provide photos it is a notorious section that although it is 60km not a lot of people</p>	<p>In support of the Planning Proposal, the applicant undertook a Retail Needs Assessment, and the findings of the Assessment were that an additional retail facility/development on the subject site will affect the viability of the existing Glossodia retail facility, the subject site will need to accommodate only a coffee shop/convenience store. The exhibited Planning Proposal and draft Development Control makes provisions to enable a coffee shop/convenience store on the subject site.</p> <p>It is important to note that the Planning Proposal does not propose to increase the potential lot yield on the subject site under the current zoning and development provisions. The Planning Proposal seeks only to amend the existing zoning to create a better outcome from an ecological perspective, including introducing several biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species.</p>

	<p>actually do 60 they stick to the speed limit about 100m down the road of 80km if this development goes ahead it will become very unsafe for me to pull out of my driveway and I already struggle with doing so since the accident to the point I see I psychiatrist. Then there is the fact that a lot of the land should be deemed ceec so to clear land for the sake of clearing land is just absurd there are plenty of already cleared blocks they could have bought and then they wouldn't need to touch any ceec land at all. I can't even cut down a dead tree without permission because of that go figure. I have a lot more I could say but these are my biggest points.</p>	<p>The applicant is working with Council to design and deliver a compliant intersection that meets all of Council's design requirements and relevant Australian Standards. Part of the engineering design works that will be assessed during the design phase will ensure that the required sight lines are achieved to ensure safe entry and exit of the development.</p> <p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p>
41.	<p>We are writing a submission today as a resident of Freemans Reach concerned about the new development and the approval and consultation process undertaken to date.</p> <p>The new Jacaranda development being built by the Celestino Pty.Ltd. in the Hawkesbury region, should be halted immediately to re-assess the 'real' effects of flooding on properties nearby and the effects to agricultural industries already in place.</p> <p>With 580 lots (1000m2 to 4000m2) likely to be sold, this will place extreme pressure on Windsor and North Richmond bridges, particularly Kurrajong Road, which is a carpark in the morning and at night. The real 'impact' of this rapid population growth, its effects on the region should also be re-assessed, as well-as an outline of what infrastructure that is really required in the region to cater for the extra population it will bring (e.g. schools, hospitals, shops, access roads). It is expected the new Windsor bridge and the proposed upgrade allocated by the NSW Government for the North Richmond Bridge will be far from sufficient to service the new population.</p> <p>The roads in and out of the region through Richmond and Windsor are not likely to sustain the extra cars that would come with the new population from the development. It is unclear in the documentation how that has been addressed, particularly in reference to recent bushfires and 1 in 50 floods that have pounded</p>	<p>The community's comments around road infrastructure are acknowledged, which was extensively considered as part of the original approval for the development. It is important to note that this Planning Proposal does not seek to increase the potential lot yield on the subject site under the current zoning and development provisions.</p> <p>The subject site is located above the flood planning level which is defined as the level of a 1:100 ARI by the Hawkesbury Local Environmental Plan 2012. The design of the development will include stormwater management and an integrated water cycle management strategy to ensure post-development flows are appropriate compared to the existing pre-development flows.</p> <p>Council is continuously lobbying the relevant government agencies for improved public infrastructure including improved road infrastructure in support of the existing and future residential population within Hawkesbury Local Government Area.</p> <p>The applicant remains committed to providing the road contributions that</p>

	<p>the area.</p> <p>The lack of detail in regard to the upgrading of Wire Lane and Kurmond Road roundabout is of particular concern. As any destruction whilst widening Wire Lane to 9 metres could affect the old established Eucalyptus trees which then counteracts the tree preservation order, according to the correspondence we received from Hawkesbury Council dated 20th Jan 1988. Does Council propose to create a round about at the intersection of Terrace Road and Wire Lane Freemans Reach to help with the flow of traffic at that intersection?</p> <p>The flooding that occurs in the region also is likely to cause further concerns for new residents of the housing development. Existing neighbours are also likely to be concerned downhill of the development because as recently seen in the March 2021 floods, rivers of water were seen flowing down Spinks Rd, Kurmond Road and Wire Lane.</p> <p>Celestino Pty.Ltd. have also recently purchased Peel's property (Hambledon Park) which is located between Kurmond Road and Terrace Road North Richmond (253.51 hectare). If Jacaranda development is a blueprint Hambledon Park (now Camlot) what is council purposing to do about the infrastructure?</p> <p>This part of the Hawkesbury has for many years fed Sydney, through meat, dairy, poultry or vegetables. The adverse effects of having the agricultural hub next to a housing development is too great. It is suggested that either the houses not be built and the agricultural hub maintained or everything in Freemans Reach and Glossodia be rezoned to for residential rural developments, giving the farmers and the horse studs the opportunity to relocate to a suitable location with suitable compensation. This would work for developers also, as interest rates are extremely low, providing real access to the finance required to develop.</p>	<p>have already been agreed with Council. The Planning Proposal seeks only to amend the existing zoning to create a better outcome from an ecological perspective, including introducing several biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species.</p> <p>The Jacaranda draft Voluntary Planning Agreement outlines several road contributions that will be provided with the delivery of this project. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>In addition to the road contributions to be made by the applicant, there have been several notable developments in the infrastructure space for the Hawkesbury including that the Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has progressed.</p> <p>The applicant is working with Council to design and deliver a compliant intersection that meets all of Council's design requirements and relevant Australian Standards and legislation.</p>
42.	<p>I live on Spinks Road (363 Spinks Rd) right on the crest of the where there is to be a proposed entry to the Jacaranda development. This road is very dangerous at the moment. Over four accidents in the last 12 months have happened near my house and three weeks ago there was nearly a fatality right in front of my house, please see attached photos. At the top of the hill there is no visual from both directions. The speed limit is 60km/h however most vehicles do 80-100km/h. This is a main road in and out of Glossodia, there are large trucks and a lot of local farmers that commute back and forth with transporters/tractors which makes the road even my dangerous. This planned road to come out at the top of a crest with no visual either way is ridiculous. It is extremely dangerous and will only cause more accidents and I fear for the safety of my family and neighbours which is a Public Liability.</p>	<p>The applicant is working with Council to design and deliver a compliant intersection that meets all of Council's design requirements and relevant Australian Standards. Part of the engineering design works that will be assessed during the design phase will ensure that the required sight lines are achieved to ensure safe entry and exit of the development.</p> <p>Land in between Kurmond Road and Currency Creek is not owned by the applicant. It is not proposed that any land south of Currency Creek forms part of the Jacaranda development.</p>

	<p>There's no way this should be allowed or approved. Recommendations: • For the road to be coming out onto Spinks Road, not to go ahead due to being so dangerous and instead have it as a cul-de-sac to service the blocks at that end of the subdivision. • Have a main road to connect onto Kurmond Road/Wire Lane, as Celestino Developers already own that property and want to develop it next - in stage 2...that comes out at AANALEE ENTERPRISES private road between 780 and 778 Kurmond Road that already exist. That is the safest exit and entry into the Jacaranda Ponds Development and a direct route heading into North Richmond. I have the following concerns as a minimum which I would like addressed; 1. Insufficient Infrastructure – Roads, Quality of Roads, Water Drainage, Sewage, Grocery shops, Schooling, Medical practices, Telecommunications and Power. 2. Calculate the correct volume of people living in the new development. (modern families today living in one house now consist of three generations, as seen in Box Hill and Marsden Park Development). Which affects child care which is already full in Glossodia, the same with OOSH no spare spaces from additional children, schooling, vehicles / traffic and all the items listed in point one. 3. Noise pollution - increased noise running up the side of my property which the developer will need to provide fencing for security of my property and also a sound proof walls due to the excess noise.</p>	<p>In addition to the road contributions to be made by the applicant under the draft Voluntary Planning Agreement, there have been several notable developments in the infrastructure space for the Hawkesbury including that the Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has progressed.</p> <p>The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>The applicant is proposing as part of the development to deliver at no cost to Council all internal roads, drainage, stormwater infrastructure and essential utilities (e.g. water, electricity) to facilitate the development.</p> <p>Homes at Jacaranda will be serviced by a pressure sewer network by Altogether Group (formerly Flow Systems). This is being commissioned by the applicant at no cost to Council or Government. Sewer will be treated on site and recycled water will be provided to all homes.</p> <p>All the relevant boundary interfaces with adjoin land uses will be taken into due consideration at the detail design stage and appropriate provisions will be made to minimise any adverse impacts on the residential amenity .</p> <p>It is also important to note that the Planning Proposal does not seek approval for development of the subject site which is already zoned for residential, public recreational and infrastructure purposes.</p>
43.	<p>Council and the Developer Celestino need to take into account the valid points raised at the Community Meeting held on Friday 12 March: * Current farming community in existence - these new residents cannot then make a claim about noise, timing of work, their view, farming traffic on road etc *Please make it part of</p>	<p>All the relevant adjoin boundary interfaces issues have been noted and will be taken into due consideration at the detail design stage and appropriate provisions will be made in place to minimise any adverse impacts on the amenity of residential properties . In addition, the applicant</p>

	<p>any sale that they recognise that they are purchasing in a rural community and have no recourse to come back and complain about what is acceptable in the community * Current infrastructure ie local roads are not capable of taking current traffic let alone another 580 homes * Major infrastructure ie Bells line of Road with North Richmond Bridge and Windsor Bridges, in light of recent major flooding, no routes out - traps another 580 homes and their mode of transport (cars) - need upgrading, lifting of these bridges to be able to cope with any major floods *</p> <p>Transport not available now let alone more residents - need to be more available/efficient/reliable and cost effective in comparison to cars ie similar to Hills buses direct to city. *Current routes proposed out of estate dangerous - Spinks Rd located on a crest and view is obscured. Not enough routes out due to fire or flood *Not enough local community shops/petrol stations/community centres/schools currently to provide for these new residents - need to be planned into estate * Water run off from these properties/estate MUST not impact the surrounding properties or community.</p>	<p>will advise purchasers of surrounding agricultural uses through the sales process.</p> <p>The community's comments around road infrastructure are acknowledged. It is important to note that the Planning Proposal does not seek to increase the existing density approved for Jacaranda and the applicant remains committed to providing the road contributions that have already been agreed with Council. The Planning Proposal seeks only to amend the existing zoning to create a better outcome from an ecological perspective, including introducing several biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species.</p> <p>In addition to the road contributions to be made by the applicant, there have been several notable developments in the infrastructure space for the Hawkesbury including that the Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has progressed.</p> <p>The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>Public transport and education concerns need to be raised with NSW Government.</p> <p>The design of the development will include stormwater management and an integrated water cycle management strategy to ensure post-development flows are appropriate having regard to existing pre-development flows.</p>
44.	<p>I oppose the Jacaranda Estate mainly due to the fact I moved to Glossodia so I could enjoy and live in the rural environment. By building a big housing estate, you will essentially be taking away the rural aspect of Glossodia. There will be so many</p>	<p>Extensive work has been undertaken to ensure that Jacaranda aligns with the rural character of Glossodia and the wider Hawkesbury. A number of development controls have been included in the draft Development</p>

	<p>more people living in the area, which can be a concern in times of flooding as we have just witnessed. I do not believe the roads will be maintained as the roads in Glossodia currently are not looked after. Mitchell Drive is slowly eroding away and desperately needs curb and guttering. I enjoy the wildlife I see in the area. I imagine so many of them will have to relocate as their homes will be destroyed. We do not need another Jordan Springs in Glossodia.</p>	<p>Control Plan including controls around fences, the built form and landscaping to ensure the development is delivered in line with the rural character of the surrounding area.</p> <p>The Jacaranda planning proposal does not seek to change the minimum lot sizes already zoned, being 1000m<sup>2</sup>, 2000m<sup>2</sup> and 4,000m<sup>2</sup>. These lot sizes are generally larger than the existing residential lots within Glossodia, at approximately 600-700m<sup>2</sup>.</p> <p>The applicant is committed to delivering a quality development outcome in Jacaranda that integrates with Glossodia and includes footpaths, walking and cycling paths and playgrounds that are for the enjoyment of all residents in the Hawkesbury.</p> <p>The community's comments around road infrastructure are acknowledged. It is important to note that the Planning Proposal does not seek to increase the existing density approved for Jacaranda and the applicant remains committed to providing the road contributions that have already been agreed with Council. The Planning Proposal seeks only to amend the existing zoning to create a better outcome from an ecological perspective, including introducing several biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species. The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p>
45.	<p>The Planning Proposal, draft Development Control Plan, draft Voluntary Planning Agreement and Biodiversity application of land at Glossodia known as the Jacaranda development should not be approved.</p> <p>Celestino Pty Ltd is not addressing the most obvious Hawkesbury infrastructure problems which cannot cope at present, an influx of 580 allotments will only increase current local gridlock.</p> <ul style="list-style-type: none"> <li>• Roads and bridges are at saturation point</li> <li>• Hospital and medical facilities are overloaded</li> <li>• Water mains on the western side of the Hawkesbury River are at capacity</li> </ul> <p>The following must happen before Jacaranda (and any other local development) can be approved:</p> <ul style="list-style-type: none"> <li>• Dual lane roads to Windsor Road and Richmond Road BEFORE and not</li> </ul>	<p>The community's comments around road infrastructure are acknowledged. It is important to note that the Planning Proposal does not seek to increase the existing density approved for Jacaranda and the applicant remains committed to providing the road contributions that have already been agreed with Council. The Planning Proposal seeks only to amend the existing zoning to create a better outcome from an ecological perspective, including introducing several biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species.</p> <p>In addition to the road contributions to be made by the applicant, there have been several notable developments in the infrastructure space for</p>

<p>after allotments are available for sale, widening of existing single lane roads will not alleviate current problems</p> <ul style="list-style-type: none"> <li>• Bridges with dual carriage in each direction</li> <li>• At least one guaranteed flood free entry/exit to the western side of the Hawkesbury River with a flyover from Windsor to the high side of Freemans Reach or from Richmond to North Richmond</li> <li>• Additional major supermarket, medical services, primary and high schools on the western side of the Hawkesbury River</li> <li>• Major works to enlarge Hawkesbury District Health Service (Hawkesbury hospital)</li> <li>• Water issues</li> </ul> <p>None of these issues have been addressed.</p> <p>Within the application it states Hawkesbury City Council Development Control Plan does not have any stormwater quality metrics, why not?</p> <p>I, like most residents of the Hawkesbury do not use the Glossodia Community Centre, nor do I use the pre-school and would never enter the Jacaranda development to gather and meet with the Jacaranda community at Lake Park as per the proposal.</p> <p>However, I do drive, use local shops (rarely Glossodia shops), have used the hospital as well as appreciate the mostly rural/agricultural lifestyle of the western side of the Hawkesbury River.</p> <p>Council has convinced Catherine Van Laeren from NSW Planning, Industry and Environment that local convenience retail needs have been met.</p> <p>How can the existing Council owned Glossodia Village meet the needs?</p> <p>The current flood has proven the inadequacies of infrastructure and convenience retail needs on the western side of the Hawkesbury River after the landslide on Bells Line of Road cut off and isolated the area. Food, medical and veterinary supplies are constantly being helicoptered over the river as well as by barge on the river from Windsor to Wilberforce with volunteers driving the supplies to the North Richmond Coles supermarket as well as chemists, medical facilities and veterinarians on the western side of the river. A dentist was ferried over as there was no dentist west of the river.</p> <p>The Gables at Box Hill, originally another Celestino development, is giving parents a choice of public and private with onsite purpose built education. Within The Gables will be a commercial supermarket, shops and restaurants built around a town centre. Until this is completed residents also have close access to the large</p>	<p>the Hawkesbury including that the Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has progressed.</p> <p>The applicant has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>Local education, major infrastructure and hospitals are matters for NSW Government.</p>
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	<p>Rouse Hill Town Centre with most commercial retail businesses as well as being a stone's throw from The Metro, the newest mode of transport in Sydney.</p> <p>What is the Jacaranda development offering? The vague possibility of an on-site café and a few local shops in a small rundown Council owned poorly lit quadrangle. The closest train station to the Jacaranda development is at least 12km away on single lane roads.</p> <p>Glossodia encompasses approximately 385 houses. The elitist Jacaranda enclave will add another 580 houses.</p> <p>A trip between Richmond and Glossodia depending on time of day can now take from 10 to 40 minutes.</p> <p>Council elections will be held later this year, your voters, we ratepayers won't stand for what the current council is proposing to accept with the Jacaranda development.</p> <p>Few ratepayers know last year's purchaser of the Peel family beef property, now renamed Camlot on Terrace Road, North Richmond is Celestino Pty Ltd. Another landbank waiting to be developed.</p> <p>The proposed development of the Jacaranda elitist enclave is not only relevant to Glossodia, it is relevant to the whole Hawkesbury district.</p> <p>I accept progress is inevitable, however Council, please do not think short term with glazed eyes of 580 new rate payments.</p> <p>Think of planning, infrastructure and if done correctly, development.</p> <p>However with many Hawkesbury properties now being landbanked, do not overlook the agricultural benefits and the reason why the Hawkesbury is a sought after commodity.</p> <p>Councillors, stay true to your original word, no further development on the western side of the Hawkesbury River without necessary infrastructure.</p>	
46.	<p>I am writing with an objection with regards to the above proposed development. Please consider the below when assessing the proposal.</p> <p>The development is not in keeping with the area, it does not retain and enhance the character of the area, nor is it sympathetic with the natural environment and the ecological process.</p>	<p>Extensive work has been undertaken to ensure that Jacaranda aligns with the rural character of Glossodia and the wider Hawkesbury. A number of development controls have been included in the draft Development Control Plan including controls around fences, the built form and landscaping to ensure the development is delivered in line with the rural character of the surrounding area.</p>

	<p>Community services are stretched at all points without adding additional residents to the area.</p> <p>Medical services and more specifically the Windsor Hospital does not have the capacity or capabilities to cope with additional requirements. Numerous incidents of being turned away, deaths in emergency and inadequate care have occurred. My brother in law received inadequate care in January ultimately leading to his passing at a young age.</p> <p>The flooding and insolation of this side of the river has highlighted the inadequacy of river crossings and services. Without additional residents there has been a dearth of all services including food, fuel and medical.</p> <p>Public transport services are scarce therefore significant additional road traffic is inevitable. The roads are not capable of adjusting to this additional traffic. The road surfaces are poor, the roads are narrow and once again the river crossing issue has not been solved. Traffic during peak hours is bottle necked at Windsor and North Richmond bridges, as well as on the weekends with tourist and through traffic. Fire and flood evacuation is an important issue.</p> <p>Rural fire services are stretched during emergency periods. Our house has all but burnt down without adding significantly to the work load of the volunteers.</p> <p>Please consider this and other objections not only for our quality of life, the ecological damage that will be caused; but for the quality of life for those who unknowingly have to deal with the lack of services as they see that are buying into a housing estate and will assume services are available. Educational opportunities, police, ambulance, medical care and transport services are not at the ready in this area.</p> <p>If this estate is to be approved then a major upgrade of all of these services and river crossings is a must. No evidence of this being possible is evident.</p>	<p>The Jacaranda planning proposal does not seek to change the minimum lot sizes already zoned, being 1000m<sup>2</sup>, 2000m<sup>2</sup> and 4,000m<sup>2</sup>. These lot sizes are generally larger than the existing residential lots within Glossodia, at approximately 600-700m<sup>2</sup>.</p> <p>The applicant is committed to delivering a quality development outcome in Jacaranda that integrates with Glossodia and includes footpaths, walking and cycling paths and playgrounds that are for the enjoyment of all residents in the Hawkesbury.</p> <p>The applicant has been made aware of the existing boundary conditions and interfaces with adjoining agricultural uses and intends to make our customers aware of surrounding agricultural uses through the sales process. .</p> <p>It is important to note that the Planning Proposal does not seek to increase the existing density approved for Jacaranda and the applicant remains committed to providing the road and other contributions that have already been agreed with Council. The Planning Proposal seeks only to amend the existing zoning to create a better outcome from an ecological perspective, including introducing several biobanking sites (approx. 28ha) that protect higher quality endangered ecological communities and habitat for threatened fauna species.</p> <p>Specifically in relation to transport, in addition to the road contributions to be made by the applicant, there have been several notable developments in the infrastructure space for the Hawkesbury including that the Windsor Bridge has recently been completed, State and Federal Governments have committed \$250M to the Richmond Bridge Duplication Project. Additionally, there is an existing Voluntary Planning Agreement between Council and the developer of the Redbank estate to deliver the Grose River Bridge, planning for which has progressed.</p> <p>Celestino has also entered into a Planning Agreement with the Minister for Planning to provide a contribution of \$10,000 per lot for the provision of dedicated state public infrastructure.</p> <p>Concerns regarding local education, public transport, major infrastructure, policing and hospitals need to be raised with NSW Government.</p>
47.	My husband and I own the property known as 243 Spinks Road Glossodia (Lot 33 DP 214753) adjoining this Planning Proposal.	

	<p>In general we are not opposed to the development but have concerns that the second part of the objectives or intended outcome of the Planning Proposal will not be met. I.e; Ensure that future development on the site creates a natural expansion of the town of Glossodia allowing a seamless southward extension”.</p> <p>Should the existing plan proceed then there will not be the ‘seamless southward extension’ envisaged because we and other larger acreage owners will be trapped between two separate residential subdivision, and this is certain to cause land use conflicts, such as those experienced in the rural area called Bligh Park North separating Bligh Park North and South Windsor.</p> <p>In this area trespass is a common occurrence as people from each residential area take short cuts across the paddocks, the attitude being that they are doing no harm and they have a right to do so. Additionally, any worthwhile pursuit is either curtailed or placed in jeopardy by this expanded residential development.</p> <p>We note that the proposal provides access to the existing developed area of Glodssodia via three Derby Place. This street is at this time a quiet rural location of low traffic volume and it seems unreasonable that the residents of this street should suffer the discomfort of substantially increased use of the street for the new development to access Spinks Road.</p> <p>The rural land in the area between Spinks Road and the proposed development is zoned R2 Low Density Residential and we believe that Council and the State Government should encourage any developer to include this land in any planning proposal before further land is rezoned. This would lead to the outcome previously mentioned being achieved by providing direct connectivity to the main arterial road (Spinks Road) and the already developed Glossodia residential area.</p> <p>We would have liked to have our property connected to the developments sewerage system, and hope in the future that we will be able to subdivide our land, as we have held it for 50 years with that in mind.</p>	<p>The Planning Proposal seeks to develop the subject site adjoining the existing Glossodia Residential Community as a southern extension of the existing Glossodia Residential Community. The exhibited draft Development Control Plan and draft Voluntary Planning Agreement make appropriate provisions to develop the subject site as a southern extension to the existing Glossodia Residential Community.</p> <p>The submission author’s property at 243 Spinks Road and other larger acreage properties referred to in the submission will form part of the future amalgamated Glossodia Residential Community.</p> <p>Once the site has been developed accommodating the planned 580 dwelling houses trespassing may not be an issue.</p> <p>The current concept masterplan has three road access points into the development including two on Spinks Road and one through James Road. It is not proposed to provide a road link between 3 Derby Place and the subject site to access Spinks Road. The exhibited draft Voluntary Planning Agreement makes only a provision to have foot path link between the proposed development and Glossodia shops.</p> <p>The subject has already been zoned for residential purposes, and Council has no intension to rezone land in Glossodia.</p>
48.	<p>Please don’t call it Jacaranda. It is a South African tree here and a weed. Yes pretty. Find an Oz tree thats pretty. Say She Oak, Blue Gum, Waratah, Mountain Devil, but not Jacaranda.</p>	<p>The subject site was previously identified as ‘Jacaranda Ponds’ and now it is identified as ‘Jacaranda’. Therefore the revised name of the subject is considered to be acceptable.</p>
49.	<p>These comments are not collated in a coherent way as they are from notes taken while reading the Proposal and the Proposal is huge and I am just a resident in the Hawkesbury. There seems to be a lot of unclassified woodland (eg in the north and its quite large) on some maps, where the red gum etc are listed and no explanation</p>	<p>Vegetation mapping</p> <ul style="list-style-type: none"> <li>• Figure 10 in the Biocertification Assessment Report (ELA 2021) shows the previously “unclassified vegetation” as mapped to a</li> </ul>

<p>of what unclassified woodland is. It is left up to us to interpret from areal photos or go there and look. It would be nice if the total area of good Cumberland Plain Forest were the same as before when the table of original, lost and added are totalled. You lose 5ha out of 17ha, I think. Maybe it can be made up somewhere. When the riparian areas etc are put aside for hybrid use, the uses should preclude things that will degrade the flora and fauna, ie ecosystem eg flora not looked after and gradually degraded due to attrition over time eg council workers seem not to be trained in managing parks and destroy say native flower beds by mindlessly wippersniping.</p> <p>An ecosystem does not have these activities. Plus no one seems to take responsibility to ensure trees are replaced by young ones. Everything is cleaned up and no saplings grow and the place degrades, eg McMahons Park Kurrajong. Measures to avoid this should be in the plan and not listed as "potential". Pg 65 Tree removal conditions are not appropriate. Why on earth are they not? They are.... the community centre is only "Potential", it should be included for a development of 500 houses. Parks for kids should specifically be included. Why is the community centre and village green areas (nodes) all along the river apart from the NE one. Village greens are in the centre of villages. they form a nice hub for the community, like in Kurrajong, that is why I like Kurrajong. Maybe its an English thing but I think its a good one. Why is a development out this far from Sydney regarded as a part of the third Sydney city, that is ridiculous. Yes it affects Sydney and vice versa but really its the Hawkesbury and its west of the river as well. That takes priority ie the amenity of the Hawkesbury. It should not be degraded. hence it is very important to maintain the overall ecosystems here, ie not lose habitat. This is possible as the land use of this spot has been so poor in that regard. Find that 5 ha please. It will take time to establish especially if you have taken it from moderate grade Cumberland woodland on the development. So we can't do this all over the place at once otherwise we lose nearly half of the remaining habitat at once and if my memory serves me correctly there is only 5% of Cumberland Plain left. It about that anyway. So we need to be careful. The company responsible for managing the area to be funded by the biobank needs goals and rewards stated in advance. ie to make it really and truly even if they have a totally money minded management to ensure the biobanks area is managed in perpetuity (if possible, I hope that does not mean until it is declared bankrupt or sold and stripped) to maintain a natural ecosystem as much as possible ie keep the Australian biodiversity that is indigenous to this area viable. Why are so many (all) of the social bits down as potential? Things like park facilities etc. These should be in it as done and dusted. Do not approve this until that is clear and carried out. The regular money from the bio bank fund should be paid to the council as a tied grant to this site. Companies come and go and are not subject to the democratic control of us through the council. This is important.</p>	<p>vegetation community</p> <ul style="list-style-type: none"> <li>• Descriptions of all vegetation validated by ELA in the BCAA are described in Section 2.2.1 of the Biocertification Assessment Report (ELA 2021)</li> <li>• All impacts to Cumberland Plain Woodland associated with the development footprint have been offset through the establishment of Biobank sites on site. The Biobank sites include the restoration of cleared land to Cumberland Plain Woodland. This is described in Section 6 of the Biocertification Assessment Report (ELA 2021)</li> </ul> <p>Riparian areas</p> <ul style="list-style-type: none"> <li>• The eastern portion of Currency Creek would be managed as part of a Biobank site and use will be restricted. No walking trails or nodes are proposed in this portion of the Biobank site</li> <li>• The Biobank site will include in-perpetuity management which will include managing any indirect impacts associated with the adjacent development</li> <li>• The remaining portion of Currency Creek will be subject to a Vegetation Management Plan (VMP). The vegetation management plan will improve the condition of the vegetation and manage indirect impacts associated with the adjacent development.</li> <li>• Both the VMP and the Biobank Agreement will be implemented by a company skilled and trained in Bush Regeneration.</li> <li>• The Biobank agreement allows for the planting of canopy tube stock and no whipper snippers or similar machinery are permitted to be used in the Biobank sites.</li> </ul> <p>Implementation of the Biobank Agreements</p> <ul style="list-style-type: none"> <li>• A Biobank Agreement is an in-perpetuity agreement between a landholder and the Minister. It is a legally binding agreement.</li> <li>• The landholder is legally obliged to manage the land in-perpetuity such that the ecological values are improved or maintained</li> <li>• The Biobank Agreement includes specific management actions and performance indicators that are designed to either improve or maintain the vegetation present.</li> <li>• The implementation of the management actions is funded by the</li> </ul>
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<p>There are many eggs of unscrupulous company operatives and owners. Environmental goals and objectives will always when push comes to shove be a minor part of their motivations. Making money will be the major part. it is not healthy to have them control this money. I would be very concerned about the salinity and look into that further. At Hawkesbury High School the copper pipes corroded and made major leaks. The same happened in my house. in both cases a blue kind of copper sulfate residue was at the leak sites. I know this is not salt. According to the report its notlikely to be sulfuric acid in the soil due to mobilised pyrite. I'm not sure what caused that but it is to do with our water (possibly a North Richmond water treatment issue from the Hawkesbury River (which I know has very little salt in it, ie its very healthy in that respect I have measured it several times). I've seen salt from the soild affect the aluminium window frames in the shops at Kurrajong and I am sure I have seen its effects locally in bricks. I would be especially concerned about this due to the changes in the water table due to the development. the report says nothing about that it only reports the water tables as they are now. All those spots on the site to distribute storm water will change that. What about the water bought on site for domestic use then recycled as grey water, I assume for gardens, cleaning cars. This will all add to the water table and likely cause salinity if its here already. it occurs when you chop trees down (which you are doing) and add water (which you are) and cause the water table to rise. this needs to be looked at very closely. I would not buy a house there unless I was sure this would not happen and seeing signs of it a s reported is a very big concern. I'd be steering away and buy somewhere else. Salinity is really bad for buildings and roads and pipes. Please study this and be sure its not going to happen either naturally or via appropriate intervention. That is about it, apart from the following. I'm as you have probably guessed a person very much concerned with our wonderful heritage of Oz flora a fauna. its in a bad way and we need to do better if it will be here for our grandchildren etc. I love living in Kurrajong for that reason. I'm not against development just to be against it. We need to do it in a way that improves the habitat for our wildlife. There is plenty of scope for that as our farms have degraded it so much, as indeed this land shows. It is fantastic to see this being taken seriously in this proposal, at least to the extent that ecological surveys are done, the ecosystems understood and seriously considered. We are a part of that ecosystem. We are happiest, most sane and content when the ecosystem around us is and we are part of is healthy. There are peer reviewed psychological research that has been done that proves this. Sorry I cant quote it, my source was professionals talking about city design on radio national. So your process here is very encouraging. Please ensure you don't get hoodwinked by spives though (eg developers trying to pull the wool over your eyes).</p>	<p>landholder. The landholder pays a lump sum "Total Fund Deposit" to the Biobanking Trust fund (administered by the NSW Govt) which is then paid back to the landholder in annual payments to complete management actions throughout the biobank site.</p> <ul style="list-style-type: none"> <li>• The landholder must prepare an annual report which details the implementation of the management actions and whether the performance indicators have been met. If they performance indicators have not been met, then the landholder must ensure they are met.</li> </ul> <p>Tree removal and retention details</p> <ul style="list-style-type: none"> <li>• The Biocertification assessment has identified areas of native vegetation to be removed and conserved. These areas have been finalised and all areas to be impacted have been offset accordingly.</li> <li>• Retention of existing trees in the R5 lots would be determined at the DA stage and controls have been provided in the DCP. Please note, a precautionary approach has been applied, and it is assumed the R5 vegetation would be removed. As such, it has been adequately offset for in the biobank sites.</li> </ul>
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	<p>I guess I should add that a development at Glossodia is an unlikely place really. Its right at the worst place re access you could imagine. Such an awkward place to go to and come from work or shopping etc with few amenities in its own right. You really do need to ensure good community facilities at least. The residents I would imagine were totally cut off in the recent floods. Putty out, North Richmond shops out as Redbank Creek flooded, Bells Line out by land slip, access to Bells Line at Kurmoond and Slopes Rd out due to local floods. NO given this and potential salinity I would not be buying there. Are you sure you want to put people there?</p>	
50.	<p>My previous submission concerned mainly the impact on the flora and fauna also environmental concerns such as effect on water courses, water tables and potential for salinity. Its location is also problematic in that this is a really isolated spot away from amenities. I was not opposed this development, many people have already made successful lives from this spot and are happy there. The second that the name Jacaranda is inappropriate as this tree is an exotic species from South Africa, i think, certainly not Australia or local On thinking about it I have missed very important aspects that need to be commented on, as follows. This is a wonderful opportunity to build a suburban environment to the best standards we know to meet the needs of future residents. This means it needs to take into account the reality of global warming. To build in a way that does not exasperate this. Once this has been done to have created a community that helps reduce the severity and impact of this on the community and the planet. Provision should be made to source materials that have least carbon footprint on planet, ie least embedded CO2. That will be long lasting and easy to maintain. This includes all aspects from the road construction to the houses etc. The colours you have chosen for your eggs of houses etc are dark grey etc. these are close to the black body in physics and the worst for converting the suns light (short wave IR) into heat within the body (house and roads). Which then remit it as long wave IR, via black body principles ie a lot, as a result of heating up themselves. The air is opaque to this and absorbs this long wave IR and heats up. That is the area becomes a heat island with higher temperatures than the surrounding bushland. (I wonder if this adds to bush fire risk, ie dries out the nearby bush more. North Richmond is a nightmare for this, I often fill up my motorcycle there after a run along Bells Line of Road, it maybe say 29C at Kurrajong heights on a summer day and 35C at North Richmond. It is just horrible and every time I do that I feel sorry for the people at North Richmond. Even though the proposed development housing plots are on average about half the size bigger in area than the existing blocks in Glossodia they are still quite small. This means apart from the increased hard surfaces which increase the effects of flood and potentially salinity there will be a lot of black bodies (ie houses) acting as above as opposed to green bodies (trees and grass that reflect the highest energy suns rays back to space and do not have the air absorb it. SO what I am getting at is that the colours of the</p>	<p>The subject site has access to the required infrastructure including water, electricity and telecommunication.</p> <p>The subject site was previously identified as Jacaranda Ponds' and now is identified as 'Jacaranda'. Therefore, the revised name of the subject is considered to be acceptable.</p> <p>The exhibited draft Development Control Plan includes a number of appropriate controls to address climate change, urban heat impacts and resilience and energy efficiency to enable a livable community.</p>

<p>houses (and roads, if possible) should be stipulated to be those that reflect as much suns energy to space as possible, thus making the suburb more comfortable to live in with a greater likelihood kids etc will take advantage of the "green routes" to "green spaces" you are so proud of. They won't if it is hot they will stay inside their energy consuming houses playing computer games getting fat and building up health issues like diabetes, Richmond the 2nd highest incidence in Oz for obesity and Oz one of the highest in the world). I am not sure if building regulations insist on minimum standards for insulation and energy efficiency of the houses. Like say they do in Germany where houses get rated for this and get a certificate which affects their selling price, ie if poor but meets the minimum standards the price to the seller is lowered. Hawkesbury City council should insist that the house are use as much passive design principals as possible to reduce energy consumption to keep cool in the summer and warm in the winter (both issues at Glossodia). Solar panels should be required and if possible a battery system and links for electrical energy exchange be made between houses with there being a community agreement on the prices the owners get when energy is exported from their batteries. This way the community will reduce or eliminate its reliance on the main grid and any CO2 produced via fossil fuel generated electricity. In these ways the community will be more resilient in the face of climate change (global warming due to human production of CO2). It will be cheaper to live and more comfortable for the community and they will not be at the whim of the politics of electricity generation via the big companies and vested interests with monopolistic advantage seeking rentier profits eg when community members need electricity on a hot day they, up the prices). At the same time this community would be helping to ensure we do not reach thresholds that ensure a global catastrophe re climate change ie pass tipping points of no return, such as the tundra melting. If the council is fair dinkum in their commitment to helping avoid this, which I am sure they have stated they are, then they will insist on measures like these. New developments are an opportunity to lead the way and hopefully old ones retrofitted. These also create wonderful employment opportunities. Get on board HHC. Like I said in the previous submissions it is great to see that we have started to move along these lines in this development but will it be fast enough This submission makes some suggestions to help with that. For us all and our grandchildren and indigenous people's grandchildren, the traditional custodians of this land. Brian</p>	
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