



Attachment 16 to Item 10.1.1.

Copy of Presentation provided to Hawkesbury Local
Planning Panel Meeting (18 April 2024)

Date of meeting: 11 June 2024

Location: Council Chambers

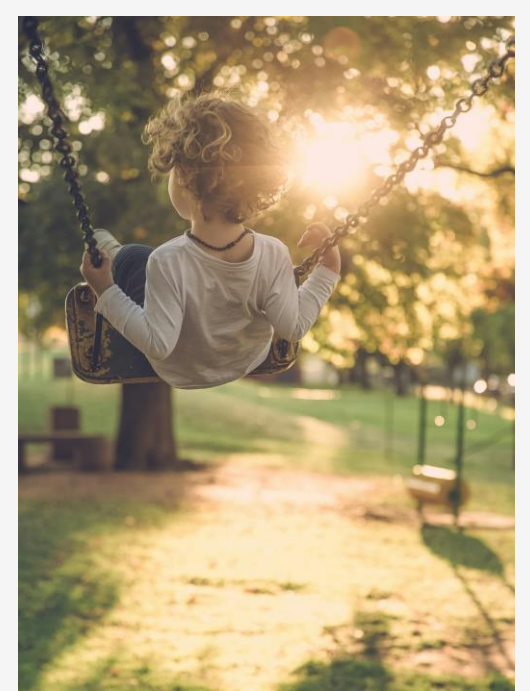
Time: 6:30pm

Belmont Park

Local Planning Panel Briefing



BELMONT PARK
ESTATE



The Kavanagh Family

- Lived and worked in Western Sydney for over 55 years, growing local businesses and supporting the community.
 - Own and run companies which collectively employ over 400 people - majority situated in Western Sydney.
 - Acutely aware of the housing needs of Western Sydney workers and their families - lack of housing diversity in LGA.
 - Belmont Park can deliver housing at approximately ½ the price of currently available new homes in the area.
 - Committed to **20% of the project as Affordable Housing**.
 - The Kavanagh Family, SEED Projects and Urbanco have the financial capacity, experience and capability to deliver housing immediately.
- Family-owned
 - Capacity to deliver cheaper homes
 - Commitment to deliver housing and jobs for the local community
 - Understand the need for more housing diversity and housing options
 - 240 (20%) affordable housing dwellings

Tract

AECOM



altogether.

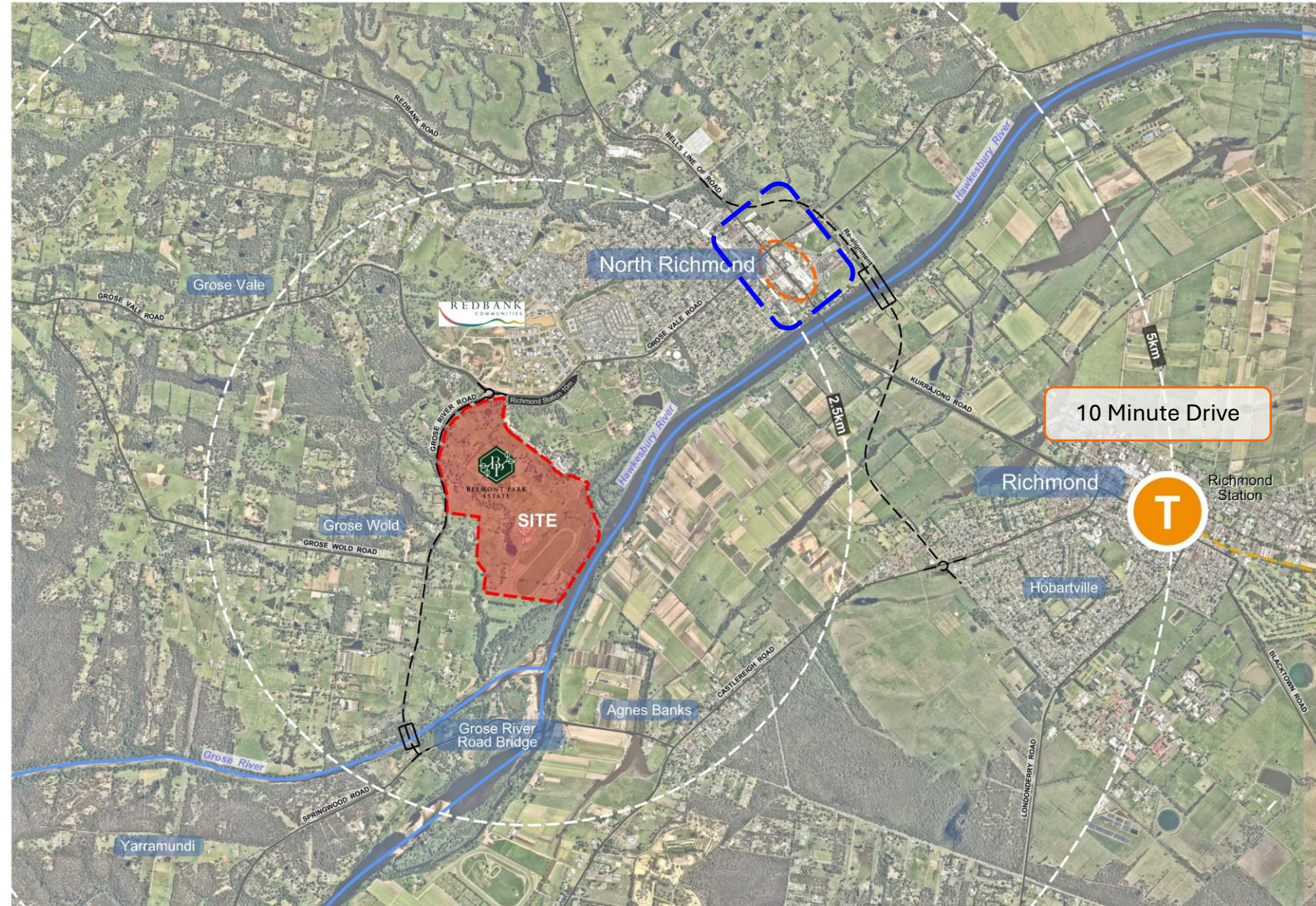
macroplan

INDESCO

ARUP

Site Context

Site Flyover



The Proposal

Rezoning to deliver a new master planned community. Key features include:

- Single ownership
- 1,200 new dwellings
- Housing for Everyone – Housing Diversity
- Affordable Housing and ‘the missing middle’
- New shops
- 100 Acres open space
- Protection and rehabilitation of Steading Creek
- Community Organic Farm and Eco-tourist facility
- Recreation facilities (passive areas, playgrounds, playing fields, walking tracks)
- River Walk and cycleway
- Retain and restored heritage items



Vision and Design Principles

Vision Statement

Belmont Park is to be a sustainable and innovative residential community that responds to its unique landscape setting and cultural heritage on the convergence of three rivers.

Belmont Park will be...

- A **distinct** community – with expansive river front public open space and landscape that anchors the identity and sense of place, celebrating the site’s cultural heritage
- An **inclusive** community – with a range of diverse housing typologies to appeal to a vibrant new community
- A **healthy** community - with best practice urban design principles for a permeable, pedestrian-priority environment that maximises expansive views of the landscape and responds to the dominant topography
- A **resilient** community –with a central local hub, public transport and access to local parks that act as points for connection



Distinct



Inclusive



Healthy



Resilient



Housing Diversity and Affordable Housing

- **Housing Supply** – 1,200 dwellings
- **Housing Diversity** –
 - Medium Density = 520 Dwellings
 - Seniors Housing = 140 dwellings
 - Residential Housing = 540 Dwellings
 - **20% Affordable Housing** as part of the project = **240 Dwellings**
- **Housing Affordability** – Diverse range of housing options – significantly more affordable housing choices than provided via the projected housing stock.
- Aiming to deliver housing at approximately 1/2 the price of what is currently available.
- Can immediately commence and deliver housing.

Housing Diversity Report - Tract

Demonstrates opportunity to provide a diverse range of housing and deliver a distinct, inclusive, healthy and resilient community.



Housing Diversity - Tract

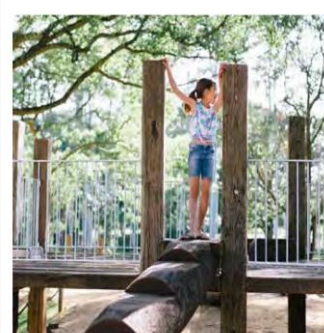


Hamilton Reach, QLD



Vermont Park, VIC

Habitat, Byron Bay



Bangalow Parklands, Byron



Telopea Park Town Houses, ACT



Community Farm & Eco-Tourism Hub

- Community Farm (20+ha) – areas for residents and lease plots (1-2 acres) for local producers.
- Based on local and international models - *The Ecology Centre* (southern California).
- *The Ecology Centre* is an 11ha community-based farm surrounded by urban land.
- Crops, Orchards, Market Garden, Seed Lab, Grain Lab, Kids Farm and Education Centre. Generates \$6m in annual revenue.
- 5 ha Eco-Tourism area adjoining the Community Farm.
- Low impact eco-tourism accommodation and facilities – low scale buildings dispersed in the natural setting.
- Adjoins Community Farm to allow ag tourism – “farm to plate” experiences.

<https://theecologycenter.org/>



Strategic Merit Test

*Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site; **or***

*Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; **or***

Respond to a change in circumstances that has not been recognised by the existing planning framework.

Strategic Merit

Respond to a change in circumstances that has not been recognised by the existing planning framework.

Western City District Plan 2018
Council LHS 2020
Council LSPS 2021

1. Housing Crisis

- National Housing Accord – NSW Target = 75,000 dwellings / year
(NSW currently delivering ½ required homes / year)
- COVID – impacts to housing demand and location
- Macroplan Housing Supply report – **Current data** shows housing undersupply of over 2,200 dwellings.
- Undersupply increasing from 2028

2. Flood Planning

- Hawkesbury-Nepean Flood Evacuation Model (2023) - Significant change to Flood Risk in rezoning and development
- Marsden Park North precinct and Riverstone Town Centre cancelled & West Schofields precinct Revised = 10,400 dwelling reduction in District Plan Area
- Up to 3,600 dwellings in LHS in flood prone areas. *LHS would increase the average annual people at risk by 75%*

Strategic Merit Test

Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/ precinct plans applying to the site; or

Gives effect to District Plan as:

- Delivers housing to meet District Plan targets – supplement 10,400 dwellings removed.
- Protect and revegetate Steading Creek – New Biodiversity corridors and river-edge connections.
- A range of land uses contribute to the regional economy – retail, business, aged care, tourism, agriculture.
- Provides local tourism and viable smaller scale agricultural uses.

Metropolitan Rural Area

- Department of Planning advised
“Metropolitan Rural Area” does not preclude rezoning of land to address local housing supply needs – the land is outside the metro urban area (meeting 11/09/23).
- Macroplan = 2,200 dwelling shortfall.
- 10,400 dwelling removed from NW Growth Centre.
- Extension of the existing urban area to satisfy local housing demand.
- Retention of land along river for open space, rural and tourism uses consistent principles of the MRA:
 - o Retains cultural values
 - o Retain scenic values
 - o Accommodates local housing growth

Strategic Merit

Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or

- Consistent with the housing strategy - deliver housing diversity as part of a master planned “greenfield” project - with development located on flood free land.
- Delivery of housing which allows Hawkesbury Council to meet LHS dwelling targets.
- The site is not mapped as prime agricultural land and borders the urban edge of North Richmond.
- The land does not meet the Exclusionary Criteria under the Rural Land Strategy - addresses the Management Criteria.
- Reduce / alleviate existing land use conflict with rural land directly adjoining an existing private health facility.

Council Adopted LHS (2020)

“additional housing opportunities will need to be identified for growth beyond 2031.” (page 12)

“the greatest opportunity to provide increased housing diversity exists within the greenfield developments”
(page 13)

“Accommodate continued incremental growth in rural villages” (page 13)

Site Specific Merit

The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)

Site investigations completed to inform masterplan and proposed zoning.

Flood Resilience

- Residential housing above the 1:100 year.
- Majority of above the 1:500 year flood.
- Significant area above the PMF flood level.
- Flood free access above the PMF flood level.

Detailed Evacuation Capability Assessment

Water Technology (Aug 23)

- *The site has over 15 hours of warning time for a flood that would require evacuation.*
- *Development would not adversely impact on existing evacuation capabilities.*
- *The proposed development will be capable of timely self-evacuation and would not rely on emergency services to assist in the evacuation of occupants.*
- *The site has flood free access to the Colo High School evacuation centre, 15.7km away.*

Site Specific Merit

The built environment, social and economic conditions

- Diverse range of housing types including Seniors Housing, Low Rise Medium Density, Cluster Housing and Residential Dwellings
- 20% of the project delivered as Affordable Housing (240 dwellings) - providing much needed housing for the community.
- Local Centre to provide a range of employment opportunities.
- Eco-tourism – expand tourism and employment opportunities.

Existing, approved and likely future uses of land in the vicinity of the land to which the proposal relates; and/or

- Support for the proposal will reduce / alleviate existing land use conflict with adjoining sensitive healthcare facility.
- The site is not mapped as Prime Agricultural Land.
- Proposal will retain land along the river edge as open space and a community farm.

Site Specific Merit

Services and infrastructure that are or will be available to meet the demands arising from the proposal

- Infrastructure and servicing report demonstrates the land is able to be serviced.
- Private sewer with recycled water preferred (can connect to STP if required).
- Ensuring that Environmental Sustainability is embedded in the project and future housing is a key principle
- Delivery of recycled water, a local green grid energy scheme, community farm and diverse housing envisaged as part of the project.

Any proposed financial arrangements for infrastructure provision

Anticipated VPA Infrastructure Delivery

- Local Open Space areas and Playing fields
- Working with adjoining landowners to deliver 3.5km pedestrian “Riverwalk” from Navua Reserve to North Richmond Town Centre
- Community room / centre as part of the Central Hub
- Contribution to Grose River Road bridge
- Working with Council to investigate upgrades to Springwood Road to enhance flood resilience

Community Benefit

- Deliver housing for the local community to meet projected housing shortages.
- Enhanced housing diversity and choice for the local community – a key need in Council LHS.
- 240 affordable housing dwellings.
- Provide flood resilient housing.
- New open space, playing fields, community facilities and retail facilities benefit community.
- Retention and re-use of heritage house
- Able to contribute additional funding to key local projects such as the Grose River Bridge.
- Potential to enhance broader community flood resilience through VPA - upgrades to Springwood Road.
- Local infrastructure and facility contributions through VPA.

Conclusion

The Planning Proposal has demonstrated Strategic Merit as follows:

- **The proposal responds to changes in circumstances not recognised by the existing planning framework including:**
 - 2022 National Housing Accord housing target of 75,000 dwellings / year for NSW
 - Current housing data shows undersupply of over 2,200 dwellings from 2028 (Macroplan Residential Needs Assessment 2023)
 - The Hawkesbury-Nepean Flood Evacuation Model (2023) – revised planning approach
 - NSW Government decision on Marsden Park North / Riverstone Town Centre precincts - 10,400 dwelling reduction in District Plan Area
- **The proposal will give effect to the District Plan as follows:**
 - Delivers housing to meet District Plan targets (supplement 10,400 dwellings removed).
 - DoP advice that MRA does not preclude rezoning of land to address local housing supply.
 - Consistent with principles of the MRA: Retains cultural values / Retains scenic values / Accommodate local housing growth .
 - Protect / revegetate Steading Creek – Biodiversity corridors and river-edge connections.
 - Introduce a range of land uses which contribute to the regional economy, provide local tourism and deliver viable smaller scale agricultural uses.



The Planning Proposal has demonstrated Strategic Merit as follows:

- **The proposal is consistent with the principles of the Hawkesbury LHS and other strategies as follows:**
 - Deliver housing diversity as part of a master planned “greenfield” project on flood free land which allows Council to meet LHS dwelling targets.
 - The site is not mapped as prime agricultural land, does not meet the Exclusionary Criteria under the Rural Land Strategy and adjoins the urban edge of North Richmond.
 - The proposal will alleviate existing land use conflict with rural land directly adjoining an existing private health facility.



The Site

St John of God private health facility situated along northern boundary.

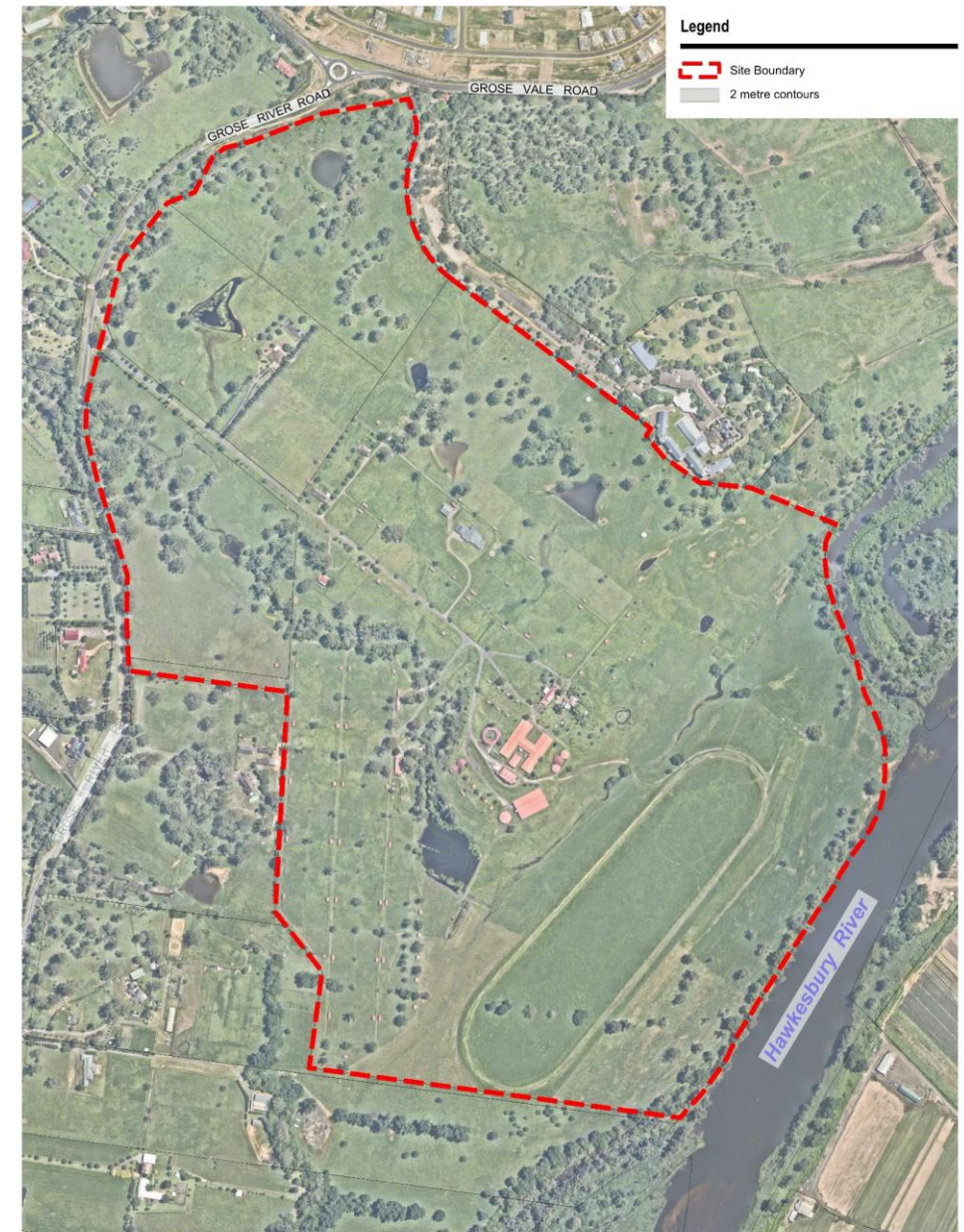
Grose River Road forms the western boundary.
Hawkesbury River forming the eastern boundary.

Rural residential properties along the southern and south-western property boundary.

Vehicle access is via Grose River Road.

Primarily cleared in association with historic rural activities.

Sloping land along the northern edge areas, which transitions to flat land adjacent to the river.



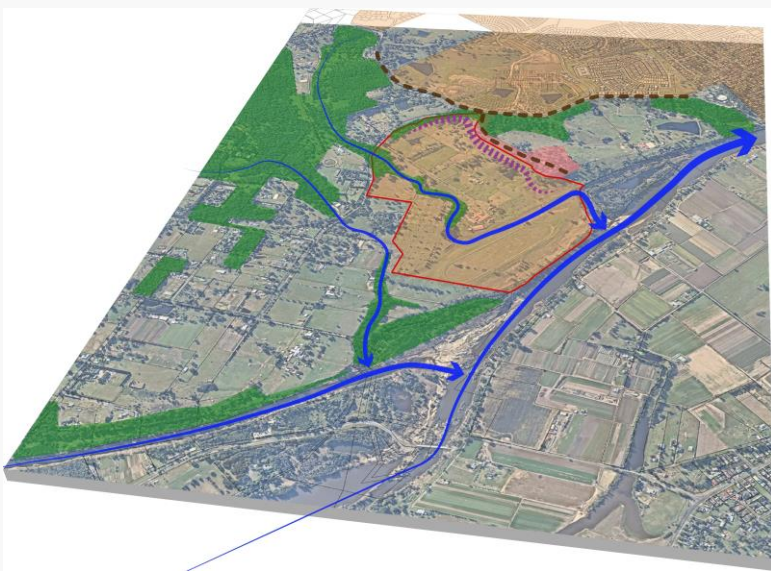
Preliminary Masterplan

A curated modern village nestled in the natural landscape which people of all ages, family types and financial standing will seek out to be a part of.

Where residents will form a unique connection with the land, environment and new community.

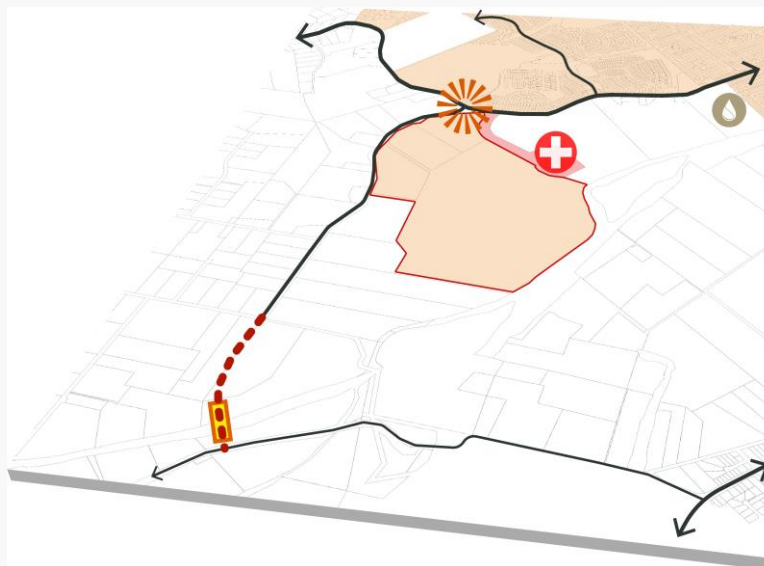
Responding to green / blue connections and landform in the master planning process.

Creek corridors, ridge lines and steeper land



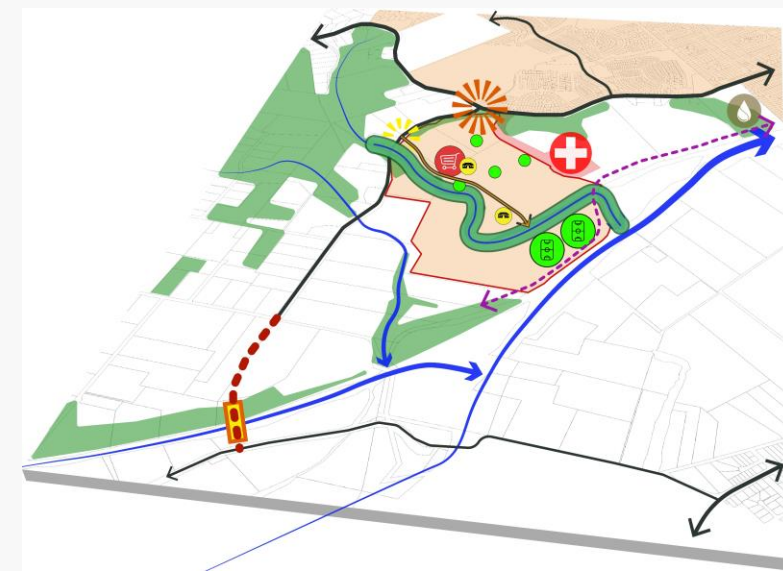
Efficient use of existing infrastructure and planned upgrades.

Project able to provide additional funding to Grose River Bridge



Green Spine as focus – community hub as central heart of new community.

Infrastructure and services benefit the new and existing community.



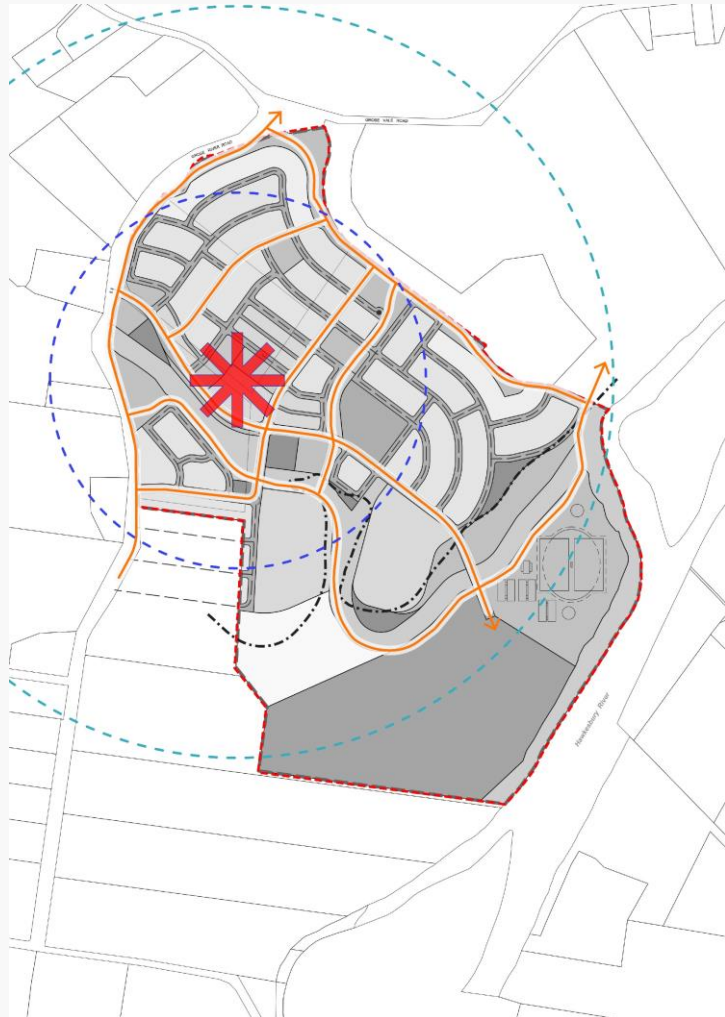
Preliminary Masterplan

- Prepared in collaboration with Tract landscape architects
- Responds to key site consideration and urban design elements to create a unique modern residential village.
- A series of interconnected neighbourhoods accessed from the central road
- Promotes walkability and accessibility to open space, corridors and local facilities - healthy and active neighbourhoods
- Encompasses a range of housing options - Low-rise medium density (the missing middle), cluster housing, seniors housing and residential lots
- Extensive open space / recreation areas and environmental corridors



Preliminary Masterplan

Walkable Site Catchment



Key Roads & Green Links



Preliminary Masterplan

Open Space & Green Streets



Community Farm & Eco-Tourism





Preliminary Zoning Plan

- R2 Low Density Residential zoning for residential housing areas.
- R1 General Residential zone for the Cluster Housing areas.
- R5 Large Lot Residential zoning for large lot areas on the edges of the project.
- E1 Local Centre zoning for the Local Centre – including Low-Rise Medium Density.
- RE1 Public Recreation for open space areas
- C2 Environmental Conservation zone for Riparian Corridor Areas.
- SP3 Tourist for the tourism hub
- Retain existing RU1 Primary Production zoning over the community farm land

