



Attachment 1 to Item 10.1.1.

Planning Proposal Kemsley Park

Date of meeting: 10 December 2024
Location: Council Chambers
Time: 6:30pm



PLANNING PROPOSAL

Redbank Expansion Area (Kemsley Park)



Planning Proposal

Redbank Expansion Area (Kemsley Park)

322 Grose Vale Road, Grose Vale

Prepared for



By



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Acknowledgement of Country

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Table of Contents

Executive Summary	vi
Introduction	1
Technical input	1
Structure of the Planning Proposal report	6
Site Analysis	7
Location	7
Site Description	8
Surrounding Locality	9
Planning context	11
Strategic planning background	11
Existing land use controls	15
The Proposal	18
Part 1 – Objectives of the Planning Proposal	23
Part 2 – Explanation of provisions	24
Intended Amendments to the LEP	24
Requirement to Amend Hawkesbury Development Control Plan	24
Amendment to the Codes SEPP	25
Part 3 – Justification of strategic and site-specific merit	26
Section A – Need for the Planning Proposal	26
Section B – Relationship to the Strategic Planning Framework	29
Section C – Environmental, Social and Economic Impacts	40
Section D – Infrastructure (Local, State and Commonwealth)	51
Section E – State and Commonwealth Interests	54
Part 4 – Maps	55
Part 5 – Community Consultation	56
Consultation to date	56
Community Consultation Approach	57
Part 6 – Project timeline	59



Glossary

60

Tables

Table 1: Current LEP controls relevant to the Site	16
Table 2: Consistency with Hawkesbury Community Strategic Plan	31
Table 3: Projected dwelling supply from release areas and existing centres	32
Table 4: Alignment with State Infrastructure Strategy	36
Table 5: Consistency with Chapter 13 of the B&C SEPP	38
Table 6: Planning maps to be amended	55
Table 7: Summary of key consultation outcomes to date	56
Table 8: Project Timeline	59

Figures

Figure 1: Site location identified within broader Sydney Context	7
Figure 2: Aerial view of site in relation to Redbank	8
Figure 3: Site in relation to the original Yobarnie system	9
Figure 4: Site Context within Greater Sydney Region Plan	11
Figure 5: Structure Plan for the Western Parkland City	12
Figure 6: Redbank Expansion area previously identified in Draft Local Housing Strategy	13
Figure 7: North Richmond Future Investigation Areas – Hawkesbury Residential Land Strategy 2011	14
Figure 8: Land Use Zoning Map	16
Figure 9: Proposed Masterplan	18
Figure 10: Proposed Structure Plan Redbank Expansion Area (Kemsley Park)	20
Figure 12: Site Location within LSPS Structure Plan	27
Figure 13: Growth Rate Comparison Hawkesbury vs. Western Sydney LGAs	33
Figure 14: Location of the Site in the CPCP	35
Figure 15: Recommended Corridor Bells Line of Road - Castlereagh Connection	36
Figure 16: Vegetation Zones on the Site	40
Figure 17: Land and Soil Capability of the Site	43
Figure 18: Bushfire Prone Land Map	44
Figure 19: 1% AEP Flood Event Hawkesbury-Nepean	45
Figure 20: PMF Flood Event Hawkesbury-Nepean	45
Figure 21: Existing watercourses and dams on the Site	47
Figure 22: Watercourse 'O' Looking North	47
Figure 23: Aerial View of Peel Park	51
Figure 24: Proposed Richmond System Wastewater Upgrade	53
Figure 25: Key steps in the Planning Proposal Process	57



Appendices

- Appendix A: Masterplan and Urban Design Report
- Appendix B: Aboriginal Heritage Due Diligence Assessment
- Appendix C: Proposed Zoning Maps
- Appendix D: Draft Additional Permitted Use clause
- Appendix E: Consistency with Western City District Plan
- Appendix F: Housing Demand Assessment
- Appendix G: Consistency with Section 9.1 Directions
- Appendix H: Traffic Impact Assessment
- Appendix I: Water Cycle Management Report
- Appendix J: Consistency with State Environmental Planning Policies
- Appendix K: Preliminary Site Investigation
- Appendix L: Biodiversity Development Assessment Report
- Appendix M: Bushfire Assessment
- Appendix N: SES Comment
- Appendix O: Flood evacuation Report
- Appendix P: Geotechnical and Salinity Assessment
- Appendix Q: Riparian Assessment
- Appendix R: Non-indigenous Heritage Assessment
- Appendix S: Economic Impact Assessment
- Appendix T: Utility Servicing Assessment



Executive Summary

This Planning Proposal has been prepared on behalf of Redbank Communities and proposes the rezoning of lands located adjacent to the existing Redbank masterplanned community in North Richmond. The property is generally known as Kemsley Park, however, for the purposes of this planning proposal, will be known as the Redbank Expansion Area (Kemsley Park). The Planning Proposal will facilitate the expansion of the existing village at Redbank and resolves an appropriate land use outcome for the missing piece of land to the east of Grose Vale Road. It will also provide for a modest contribution towards the 2029 housing completion target identified for the Hawkesbury Local Government Area by the Department of Planning, Housing and Infrastructure.

The site is within the Hawkesbury Local Government Area and is located at 322 Grose Vale Road, Grose Vale. It is legally identified as Lot 260 in Deposited Plan 1237271. The surrounding Redbank Community was rezoned in 2013, with the Expansion Land Site not subject to the previous planning proposal despite previous Council support in the 2011 Residential Land Strategy. The Site serves as a logical example of infill development as it is bounded by Redbank on three sides and also Grose Vale Road which runs as a natural ridge line delineating the property from large rural zoned lots to the south west.

The Planning Proposal seeks to rezone the land from RU4 Primary Production Small Lots to R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation. The proposed rezoning would be the final stage of the Redbank development, and would be expected to deliver between approximately 300 to 350 residential lots.

The rezoning of the land and delivery of residential lots will be supported by the expansion of the open space and drainage network. The Site is identified within the Metropolitan Rural Area under the Western City District Plan and associated Hawkesbury Local Strategic Planning Statement. The modest contribution of new homes is considered to be of a scale to meet local supply and presents the expansion of the existing village community at Redbank, consistent with growth envisioned within the Metropolitan Rural Area. The change in land use also serves to remove the potential for land use conflicts and reduction in land fragmentation.

The proposal is for a modest but not insignificant degree of infill development that is vital in ensuring that the Hawkesbury LGA is able to meet its short-term housing completion targets set by both the Local Housing Strategy and the Department. The additional housing supply is able to leverage from the existing Redbank community and its associated road connections, delivery of social infrastructure and essential utility connections, as well as enjoying excellent proximity to retail premises within the emerging Redbank local centre.

Notably for the area, the land is not identified as flood prone and is not significantly constrained from a biodiversity, geotechnical, bushfire, heritage or contamination perspective.

This Planning Proposal is submitted to Hawkesbury City Council to accompany a request to amend the *Hawkesbury Local Environmental Plan 2012* in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979*. This report has been prepared in accordance with the Department's 'Local Environmental Plan Making Guideline' dated August 2023.

In efforts to assist Hawkesbury City Council meet the 2029 housing completion target of 1,300 new homes, it is Redbank Communities' intention to progress the preparation and lodgement of a development application for the initial stages of development under Division 3.5 of the



Environmental Planning and Assessment Act 1979 to run concurrently with this Planning Proposal. This is anticipated to ensure the ability to have lots registered within 12 months of rezoning and additional housing supply prior to 2029.

Redbank Communities has actively engaged with Hawkesbury City Council and key State Government agencies on the Planning Proposal since mid 2023 with feedback used to inform the masterplan and Planning Proposal.

On the basis that an amendment to the LEP is required to deliver the proposed outcomes over the lands, and that the proposal aligns with the key strategic directions that apply under the Western City District Plan, Hawkesbury Local Strategic Plan Statement and Hawkesbury Local Housing Strategy, it is therefore recommended that Council progresses the Planning Proposal for review by the Hawkesbury Local Planning Panel. Pending any feedback, the proposal should be referred to Council for endorsement to submit it to the Department of Planning, Housing and Infrastructure with the intent to secure a favourable gateway determination.



Introduction

This Planning Proposal has been prepared by GLN Planning Pty Ltd on behalf of Redbank Communities (the **Proponent**) for submission to Hawkesbury City Council (**Council**). It relates to a land legally identified as Lot 260 in Deposited Plan 1237271; 322 Grose Vale Road, Grose Vale, to be referred as the Redbank Expansion Area (Kemsley Park) (the **Site**). The Planning Proposal relates to land located adjacent to the existing Redbank masterplanned community in North Richmond. The Planning Proposal will facilitate the expansion of the existing village at Redbank and resolves an appropriate land use outcome for the missing piece of land to the east of Grose Vale Road. It will also provide for a modest contribution of up to 350 new homes towards the 2029 housing completion target identified for the Hawkesbury Local Government Area, supported by local and utility infrastructure.

The Site is currently zoned RU4 Primary Production Small Lots under the *Hawkesbury Local Environmental Plan 2012* (the **LEP**). This Planning Proposal seeks to rezone the Site to R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation to facilitate urban residential development as well as to secure open space and drainage outcomes over the land.

This Planning Proposal is submitted to Council to accompany a request to amend the LEP in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**). A summary of the amendments to the LEP is provided as follows:

- Amendment to LEP maps:
 - Land Zoning Map (sheet 8AA) to apply the R5 Large Lot Residential and R2 Low Density Residential to developable areas of the Site, and RE1 Public Recreation for open space and drainage infrastructure;
 - Minimum Lot Size for Subdivision Map (sheet 8AA) to apply a minimum lot size of 375m² to the R2 Low Density Residential zoned land and 1,500m² to the R5 Large Lot zoned land;
 - Amend the Urban Release Area Map (sheet 8AA) to include the Site within the Redbank urban release area; and
 - Inclusion on the Additional Permitted Uses Map and related amendment to Schedule 1 to allow an additional permitted use over the Site for dual occupancies providing lot requirements are met.

Technical input

This Planning Proposal is supported by a suite of technical studies that form appendices to this report as follows:

Appendix	Technical Study	Key Findings
A	Master plan (Inspire Planning)	Details key site opportunities and constraints identified from the technical studies that have been used to inform the preferred Structure Plan and associated land use regime, and the augmentation of the Redbank social infrastructure network.



Appendix	Technical Study	Key Findings
B	Aboriginal Heritage Due Diligence Assessment (Artefact)	<p>The study area comprising the Site did not record any items listed on the Aboriginal Heritage Inventory Management System (AHIMS) register, with the closest item being recorded approximately 160m northeast of the study area, some of which were previously recorded as part of the rezoning of the surrounding Redbank Estate.</p> <p>One new site was identified during a visual inspection of the Site. The visual inspection confirmed that it is likely potential for further Aboriginal objects to be present such as sub-surface deposits and scarring or carved trees.</p> <p>A full archaeological assessment will be required before future development of the Site is carried out post-rezoning, and if any harm or salvage works are required to Aboriginal objects, then an Aboriginal Heritage Impact Permit (AHIP) will be required.</p>
F	Housing Demand Assessment (Solve Property)	<p>The report provides a demographic assessment considering the existing housing supply and demand in the Hawkesbury LGA and more broadly in the north west growth area. The primary driver of residential growth in the LGA is from the 30-39 year age cohort, with outflows from the 20-29 and over 65 age cohorts, likely in part due to a lack of affordable and diverse options available.</p> <p>A projected supply shortfall across the next five years to 2029 is anticipated with dwelling completions likely to fall below forecast as a result of rising construction costs as well as planning approvals due to environmental constraints such as flooding.</p> <p>The Site is capable of delivering additional housing supply by 2029 due to the availability of existing infrastructure in the area associated with the adjoining Redbank development. The inclusion of dual occupancies, in select locations as an additional permitted use will benefit housing diversity in the area, where detached dwellings are the dominate housing product, given that the Hawkesbury LGA has been excluded from recent reforms under <i>State Environmental Planning Policy (Housing) 2021</i>.</p>
H	Traffic Impact Assessment (SCT)	<p>SCT have undertaken a preliminary assessment of traffic and transport considerations to support the Planning Proposal, which is designed to build from the <i>Redbank Transport Management and Accessibility Plan (TMAP)</i> conducted by AECOM in 2013. The 2013 TMAP which concluded that two intersection upgrades and the construction of a new bridge crossing the Grose River would be required. The Grose River Bridge is being proposed under Part 5 of the EP&A, with environmental assessment expected to conclude in 2024. More broadly, the report also notes that funding has been allocated by both the Commonwealth and State Governments for the duplication of the Richmond Bridge, which will also feature capacity improvements to the intersection of Grose Vale Road and Bells Line of Road.</p> <p>The report included traffic surveys of key intersections, noting that overall traffic volumes along Grose Vale Road were lower than that forecasted in the TMAP.</p> <p>The study concludes that no additional intersection or road widening upgrades are required to facilitate the development.</p> <p>Public transport access is currently available to the Site via the 680 bus route along Grose Vale Road, approximately 250m south of the Site, providing connections to North Richmond and Richmond. Collector</p>



Appendix	Technical Study	Key Findings
		<p>roads have been delivered as part of the surrounding Redbank Estate that could accommodate future bus routes to better service the Site.</p> <p>Cycle infrastructure is currently available along Grose Vale Road and Bells Line of Road, in addition to the collector roads and entry boulevard along that the Site will be able to connect into and augment.</p> <p>Intersection upgrades associated with the Grose River bridge are expected to deliver intersections anticipated to perform at a Level of Service A in the scenario that Redbank delivers 1,399 additional dwellings (currently Redbank is forecasted to deliver a lower yield of at 1,354 dwellings). The proposal will contribute to small number of additional trips using this intersection that would not have a significant impact on service levels.</p>
I	<p>Water Cycle Management Study (JWP & Redbank Communities)</p>	<p>The Site has been modelled as part of the previous Stormwater Management Strategy by J. Wyndham Prince in 2013 to support the rezoning. Subsequent detailed investigations have taken place to support development applications over the surrounding lands.</p> <p>Redbank Communities in conjunction with Orion Consulting has prepared a supplementary addendum to the strategy confirming that the Redbank Expansion Area (Kemsley Park) will connect seamlessly into the existing and approved pit and pipe network to the north and south east. Detailed investigations including OSD sizing and water quality measures will take place to support the concurrent development application to be lodged over the lands.</p>
K	<p>Preliminary Site Investigation (ERM)</p>	<p>A Preliminary Site Investigation has been prepared for the Site and identified 5 Areas of Environmental Concern. These contaminants are considered to be typical of greenfield release areas that have previously been used for agricultural purposes. The assessment concludes that there is no evidence to suggest that contamination is widespread and therefore subject to additional investigations made, the Site should be capable of being suitable for residential development.</p> <p>A Detailed Site Investigation would be prepared to support any development application for future residential development, and if required, a Remediation Action Plan to ensure that the land is made suitable for residential land uses.</p>
L	<p>Biodiversity Development Assessment Report (ESEA)</p>	<p>ESEA have prepared a Biodiversity Development Assessment Report (BDAR) to support the Planning Proposal. On-site surveys confirmed a total of 8.92ha of PCT 3320 – Cumberland Shale Plains Woodland generally comprising remnant canopy trees overlying grazed or disturbed exotic groundcover. The patches of this vegetation were concluded to meet the description of Cumberland Plain Woodland in the Sydney Basin Bioregion (CPW), within the meaning of a Critically Endangered Ecological Community per the <i>Biodiversity Conservation Act 2016</i>.</p> <p>The development will avoid and minimise vegetation removal to retain 1.2ha of CPW via the creation of open space corridors zoned RE1 Public Recreation, whilst overall retaining 5.21ha of land within open space corridors which will allow for substantial revegetation outcomes to deliver native vegetation communities consisting of trees and understorey of a higher vegetation integrity than is existing over land previously used for rural purposes. Additional discussion regarding avoidance and minimisation is provided throughout this report.</p>



Appendix	Technical Study	Key Findings
		The proposal is anticipated to require the offsetting of 67 ecosystem credits for poor and degraded CPW, as well as fauna species credits for the Green and Golden Bell Frog, Square-tailed Kite, Southern Myotis and Matted Bush-Pea. The retention of the existing dam will assist in maintaining foraging habitat for these species and the open space network will enable a degree of connectivity to be retained.
M	Bushfire Assessment (Control Line)	<p>The report considers existing vegetation conditions as well as the additional areas to be revegetated throughout the Site.</p> <p>The report concludes that appropriate bushfire protection measures can be implemented to achieve compliance with <i>Planning for Bushfire Protection 2019</i>. Specifically, the report identifies a regime of Asset Protection Zones located along the southern and western boundaries that can be delivered through a combination of local roads, stormwater infrastructure and on lot setbacks to ensure defensible spaces are provided and to ensure that all dwellings are constructed to BAL-29 or lower.</p> <p>The report also confirms that the preferred Structure Plan provides for appropriate responses to bushfire events including the ability to shelter in place and ability to evacuate via the public road network as well in providing adequate access and egress for emergency service vehicles.</p>
O	Flood Evacuation Report (Molino Stewart)	<p>The Site is situated above both the Probable Maximum Flood (PMF) and 1% Annual Exceedance Probability (AEP) flood events, and therefore is not situated on flood liable land. A previous assessment by Molino Stewart regarding flooding and bushfire evacuation was undertaken to support the previous Redbank rezoning.</p> <p>The State Emergency Service (SES) have since examined this assessment and confirmed that evacuation of the Site is not considered to be necessary during flood events. Additional commentary is provided throughout this report.</p>
P	Geotechnical and Salinity (Geotechnique)	A Preliminary Geotechnical and Salinity Assessment has been undertaken on the Site, involving a site walkover and desktop review of previous investigations undertaken to support the surrounding Redbank development. The Site is mapped as having a moderate potential for salinity, not unexpected from a greenfield site. No significant geotechnical or salinity constraints were found, and the proposal concludes that the land is suitable for residential development subject to additional investigations made at the development application stage.
Q	Riparian Assessment (ESEA)	<p>The report includes an assessment of the existing watercourses mapped along the Site, with consideration of the streams that would be removed or redirected as part of future works. The strategy for retention and removal was informed by previous meetings with the former Department of Water and Energy and previous investigations to 'ground truth' watercourses across the broader Redbank Estate.</p> <p>As part of future development in accordance with the masterplan, one first order watercourse and associated dams are proposed to be retained, whilst four streams and two dams would be removed. These four streams were previously concluded as not meeting the criteria for a river.</p> <p>The retained stream meets the definition of a river as it has a defined bed and bank, albeit being in poor condition.</p>



Appendix	Technical Study	Key Findings
		<p>Future development applications would be expected to require a Controlled Activity Approval to be issued under the <i>Water Management Act 2000</i>. The width of the drainage corridor has been informed by the Natural Resource Access Regulator's <i>Guidelines for riparian corridors on waterfront land</i> and will be capable of retaining the appropriate channel widths and vegetated riparian zones.</p> <p>No parts of the Site are mapped as Key Fish Habitat within the meaning of the <i>Fisheries Management Act 1994</i>.</p>
R	Non-Indigenous Heritage Assessment (Urbis)	<p>The Site is not identified as a local or stage heritage item, however, the broader Redbank Community lies within the curtilage of the Yobarnie Keyline Farm, listed as a state heritage item as the place in which the Keyline system of soil improvement, water storage, cultivation and irrigation on undulating topography was first developed.</p> <p>The assessment concludes that the Site contains three large earth formed dams and associated feeder and irrigation swales, forming part of the original Keyline system, whilst the existing dwelling house on the Site is not of any heritage significance being a late 20th century addition. Remnant keyline plantings may have the potential to be on the Site, however the evidence for these is limited and these are not densely planted in any case.</p> <p>The assessment contends that whilst the landscape at the Site is of equivalent state significant heritage to Yobarnie, that the future development of the Site should have regard to the existing landscape methodology at Redbank, having regard for the Yobarnie Conservation Management Plan (CMP) to conserve key elements, including retention of dams subject to modification or interpretation, dam safety and ecological requirements, retention of open space vistas and ridgeline planting where practicable. The proposal will retain Dam 11, which was a key direction of the CMP, whilst also retaining native vegetation and is also consistent with the principles under the existing Redbank DCP which will apply to the Site.</p>
S	Economic Impact Assessment (Solve Property)	<p>The report provides an assessment regarding the economic benefits of the proposed development. The proposal has the potential to contribute to approximately 6.5-7% of the Hawkesbury LGA's Gross Regional Product (GRP) during the construction phase, supporting 90 to 100 on-site workers and 250 to 260 jobs off-site.</p> <p>The proposal, whilst modest, will also contribute in a useful manner to local housing supply and affordability. Once complete, the development will support additional economic activity through patronage at existing and planned commercial facilities through demand for local goods and services.</p>
T	Utility Servicing Assessment (Orion)	<p>The assessment provides an examination of the ability to augment existing potable water, wastewater, electrical supply and telecommunications infrastructure to service the development.</p> <p>The Site has been included in considerations for potable water supply by Sydney Water since 2015, with potable water connections designed to connect to the Site. New twin reservoirs at North Richmond due to be completed in late 2025 will provide adequate pressure to the Redbank Expansion Area (Kemsley Park).</p> <p>A gravity wastewater main adjacent to Redbank Creek is expected to be delivered to service the development, which would enable connection to existing sewer points at Redbank for eventual transfer to Richmond via a</p>



Appendix	Technical Study	Key Findings
		pipeline to be constructed by Sydney Water. This pipeline is expected to be operational from 2026. There is sufficient existing capacity in the electrical and telecommunications network associated with the existing Redbank development to service the 300 to 350 lots anticipated to be delivered.

Structure of the Planning Proposal report

This Planning Proposal adopts the following structure to respond to the key requirements of the Guideline:

- **Part 1** – Objectives and intended outcomes which should include a statement of the objectives of the proposed LEP
- **Part 2** – Explanation of provisions which should provide an explanation of the provisions that are to be included in the proposed LEP
- **Part 3** – Justification of strategic and site-specific merit which must provide justification of strategic and potential site-specific merit, outcomes, and the process for implementation
- **Part 4** – Maps which are to identify the effect of the Planning Proposal and the area to which it applies
- **Part 5** – Community consultation which details the community consultation that is to be undertaken on the Planning Proposal
- **Part 6** – Project timeline which details the anticipated timeframe for the LEP making process in accordance with the benchmarks in this guideline

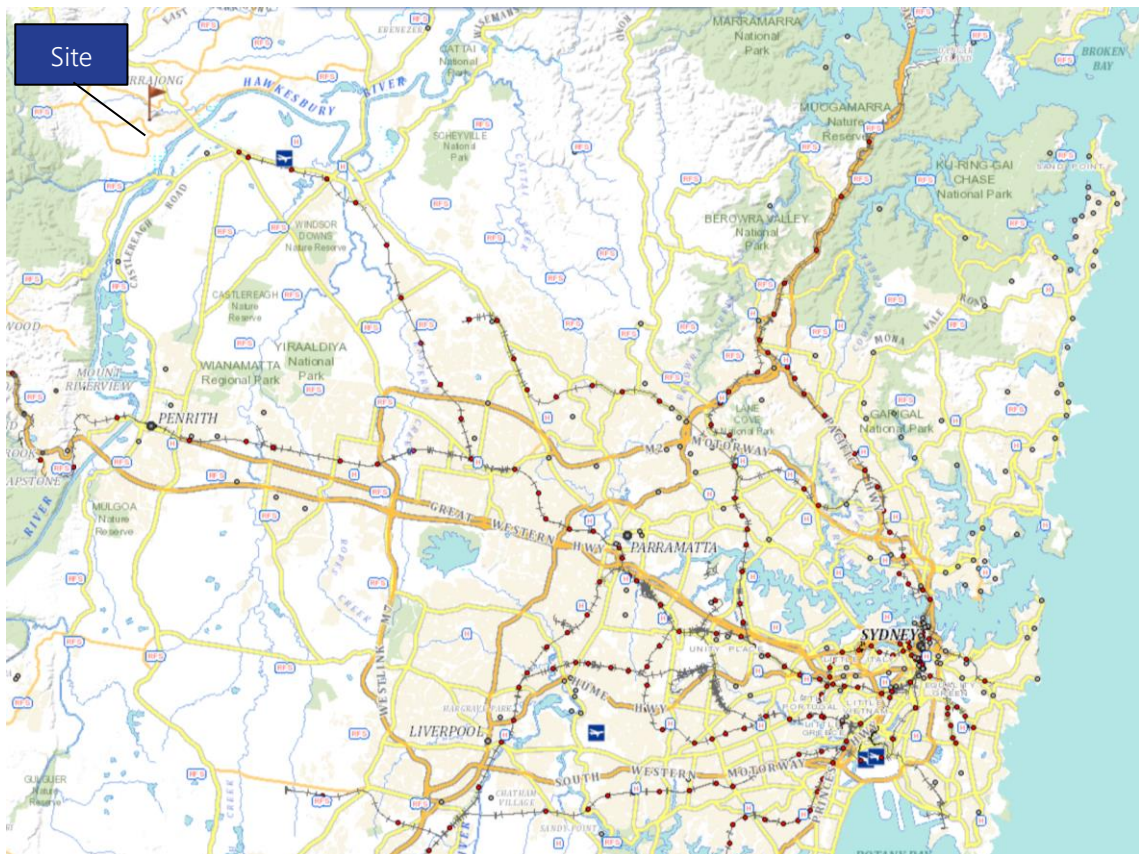
The following sections of this report address this structure.



Site Analysis

Location

The Site is located on the northwestern side of Grose Vale Road, being a single parcel of land within the suburb of Grose Vale, positioned towards the southwestern corner of the Hawkesbury Local Government Area (LGA) and bounded by North Richmond. It is located approximately 50 kilometres northwest of the Sydney CBD (refer to **Figure 1**), 4.8 kilometres northwest of Richmond and 18.5 kilometres north of Penrith. The site is surrounded by the Redbank development on three sides, see **Figure 2**.



Source: Six Maps, 2024

Figure 1: Site location identified within broader Sydney Context



Source: Nearmap, June 2024

Figure 2: Aerial view of site in relation to Redbank

Site Description

The Site address is known as 322 Grose Vale Road, Grose Vale and is legally described as Lot 260 in DP123271 and has historically been known as 'Kemsley Park'. The Site is irregular in shape and has an area of 35.41 hectares with a 590m frontage to Grose Vale Road, north western side boundary length of 513m, south western side boundary length of 819m and rear northern boundary length of 527m. Access to the Site is via a driveway near the midpoint of the Grose Vale Road frontage, and in addition there is a secondary entry via the adjoining site which forms part of the emerging Redbank Estate. The Site has been used predominantly for agricultural and rural residential purposes since it was subdivided as part of original land grants. It contains a single storey residential dwelling, detached garage, freestanding machinery shed, three earth formed dams, rural style timber post fencing and heavily cleared land with a long driveway, traversing across the site, from the dwelling to Grose Vale Road.

The topography of the Site varies from 86m AHD in the southwestern corner to 46m AHD in the northwest, with the land graded to direct water into three existing dams. The majority of the Site has been cleared of vegetation for the recent rural and agricultural land uses, being subject to extensive grazing. Vegetation present on the Site is partly characterised by Cumberland Plain Woodland with planted native vegetation along the driveway and more exotic species planted around the dwelling house.



Surrounding Locality

The Site adjoins the Redbank Estate land which surrounds the Site from the northwest to southeast. The adjoining lands are delivering a variety of housing from low density to medium density housing and seniors housing and are areas identified as an Urban Release Area under the LEP. The adjoining Redbank lands has been planned for an additional 1,400 dwellings once fully developed and the following Redbank precincts surround the Site:

- ‘Belmont’ – rural residential subdivision zoned R5 positioned to the northwest of the Site containing large rural residential lots with detached residential dwellings.
- ‘Ploughman’s, Yeomans, Yobarnie Rise’ – low density subdivision zoned R2 positioned to the north, north east and east of the Site containing residential dwellings.
- Southern Valley – approved subdivision for future low density residential and open space. Bulk earth works have commenced for the formation of the future roads and residential lots.

The surrounding Redbank lands are also listed on the State Heritage Register (Item No. 01826), known as ‘Yobarnie Keyline Farm’. This is where the innovative ‘Yeoman’s Keyline irrigation System’ was designed and installed to assist in the development of improved farm irrigation technologies. The surrounding lands have retained dams and incorporated these elements into their respective recent subdivisions, reflecting the significance of the historical land association with agriculture and production. **Figure 3** identifies the Site in relation to the original Yobarnie system.

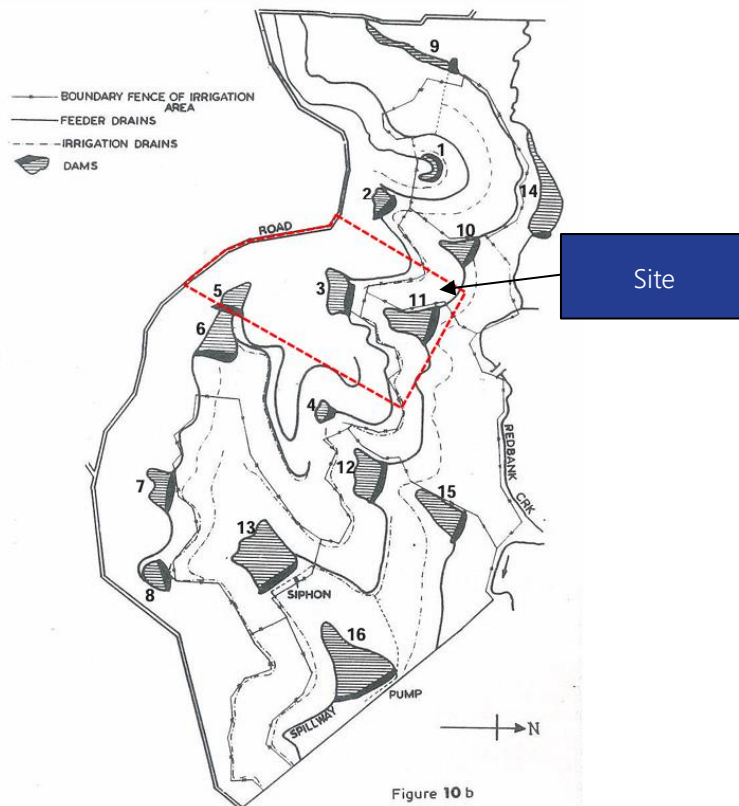


Figure 18 Plan of the original Yobarnie showing the placement of the original dams, feeder, and irrigation swales. Approximate Kemsley Park lot boundary is indicated.

Source: Urbis, 2023

Figure 3: Site in relation to the original Yobarnie system



Land to the south of Grose Road is characterised by rural residential development with fragmented land subdivision varying in size from 9,980m² to 22.67ha, some lots having been cleared for farming whilst others retain more significant tracts of vegetation presenting as a bush fire hazard.

The suburb of North Richmond is positioned further to the east of Redbank and contains developed residential lots. The North Richmond Bridge provides access to the southern side of the Hawkesbury River, connecting to Kurrajong Road which provides road access to the town of Richmond to the southeast.

The Hawkesbury River is positioned approximately 2km to the southeast of the Site, and notably the Site is not affected by flooding as it sits above the 1% AEP Hawkesbury River flood event and PMF.



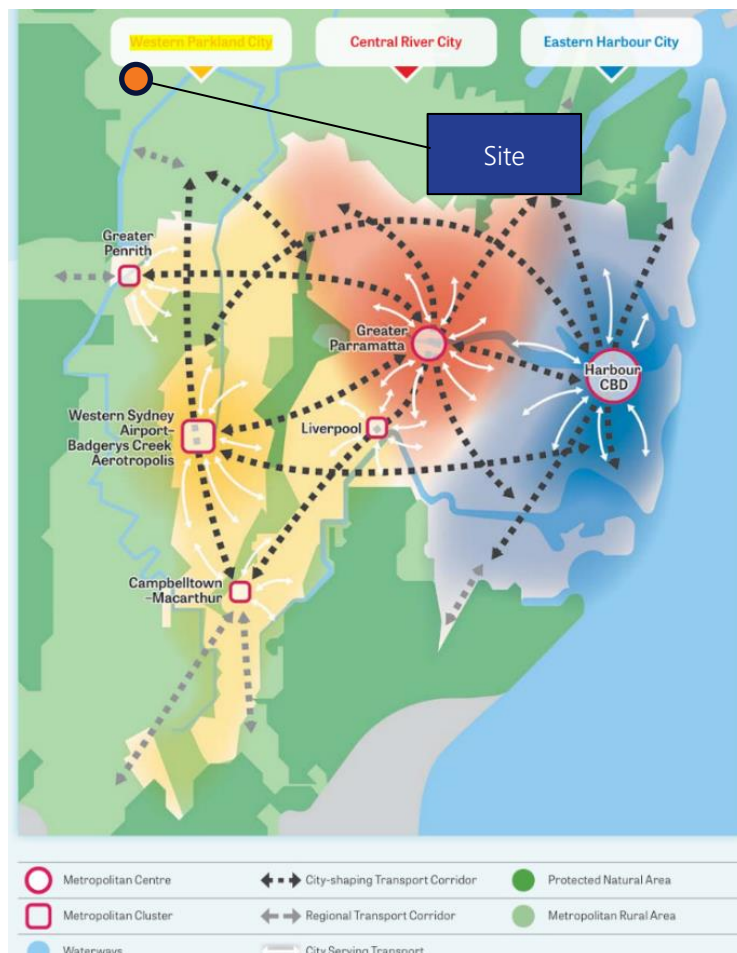
Planning context

This section of the report provides a description of the Site, its physical characteristics and adjoining lands to establish the planning context to support the Planning Proposal.

Strategic planning background

A *Metropolis of Three Cities – The Greater Sydney Regional Plan (Region Plan)* was released by the NSW Government in March 2018, with the intention to manage Greater Sydney's growth, setting targets for new housing and improving affordability through varying housing types, new jobs, infrastructure, whilst ensuring open space and natural elements are protected and enhanced throughout metropolitan Sydney.

The Site is positioned within the Western Parkland City (**WPC**) (refer **Figure 4**), being one of the three cities identified under the Region Plan and is also positioned within the Metropolitan Rural Area (**MRA**) of the WPC. The Region Plan identifies a need for 725,000 new dwellings and 817,000 new jobs by 2036, with the vision to create a 30-minute city to connect people with jobs, schools, and services.

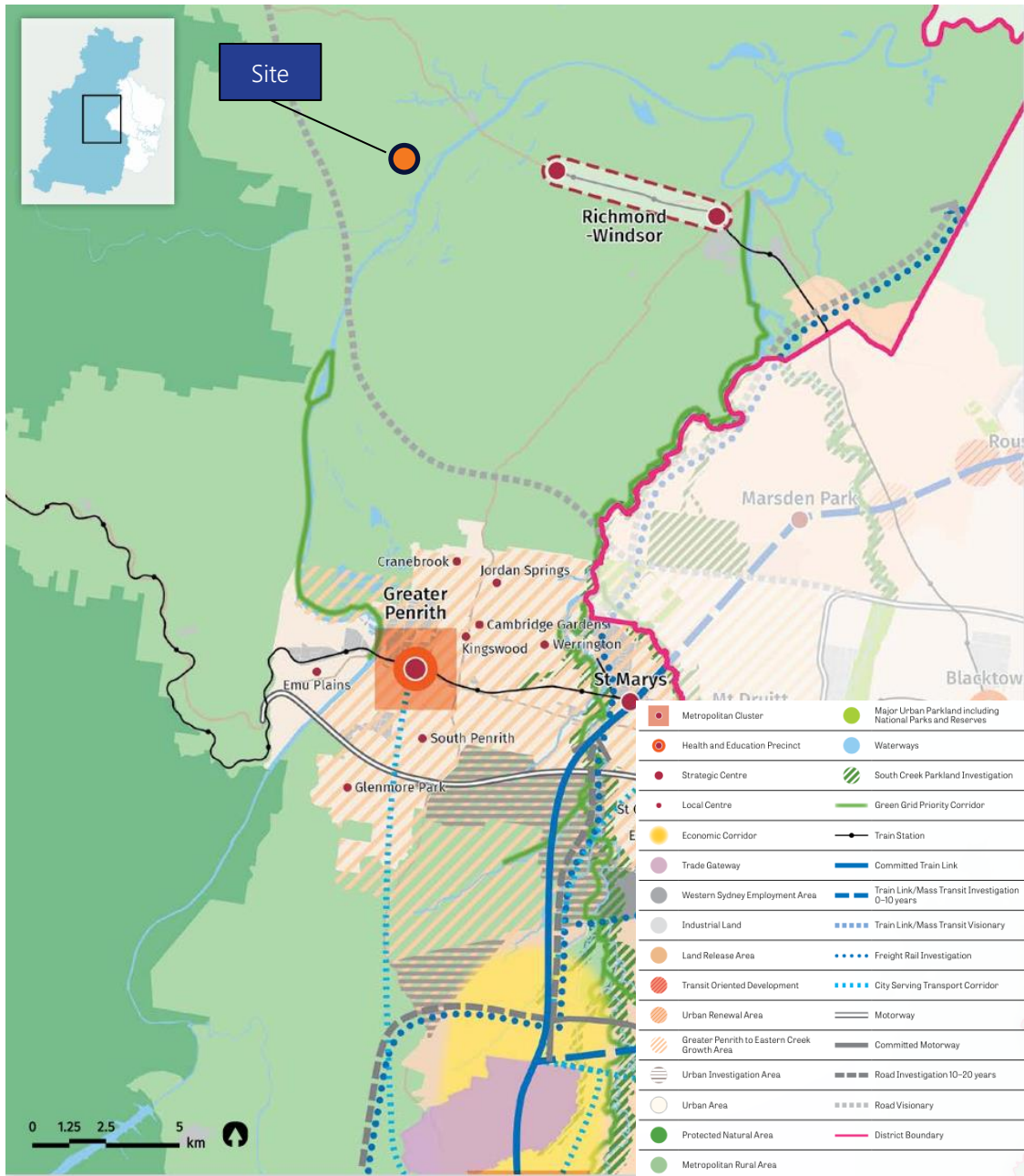


Source: Metropolis of Three Cities – The Greater Sydney Regional Plan

Figure 4. Site Context within Greater Sydney Region Plan



The *Western City District Plan (District Plan)* establishes the planning priorities and actions that have emerged from the Region Plan. The Site is positioned within the northern section of the District Plan (see **Figure 5**).



Source: Greater Sydney Commission, 2018

Figure 5: Structure Plan for the Western Parkland City

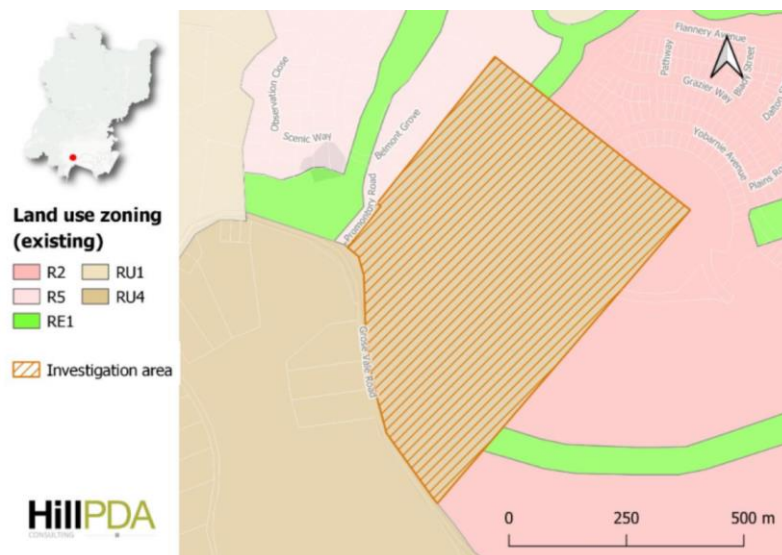
The District Plan more clearly sets out the extent of the MRA lands. This Planning Proposal demonstrates how the rezoning of the land will assist in providing future housing within the Hawkesbury LGA that is complimentary to the existing Redbank community. The housing will assist in the accommodation of local growth without adverse impacts on the wider MRA land, ensuring the proposed zoning is complimentary with the existing lot configuration and structure of the surrounding release area.



The *Hawkesbury Local Strategic Planning Statement 2040 (LSPS)* sets more a specific land use planning vision for the LGA. The LSPS emphasises the need to provide a greater diversity of housing types to meet the needs of the changing Hawkesbury population, which generally has an older population than Greater Sydney. The LSPS also recognises the high value biodiversity values associated with the Hawkesbury region, with Council mapping various areas in terms of their priority for protection.

The *Hawkesbury Local Housing Strategy (LHS)* was adopted by Council in December 2020 and assesses local housing needs in the LGA to accommodate population growth to 2036. The strategy emphasises that the existing Redbank release area is projected to accommodate a substantial proportion of future housing growth, of up to 1,400 additional dwellings. The North Richmond centre is also envisaged to accommodate 730 additional dwellings, with the other existing centres being relatively limited in their ability to handle large growth particularly due to the limited capacity of flood evacuation routes and viability constraints related to medium density housing. Whilst the existing zoned capacity of the release areas and urban centres was envisaged to be adequate, there is a projected shortfall of housing beyond 2031. The LHS emphasises a place-based approach for determining rezonings that would not jeopardise the productivity of the rural environment.

Before finalisation of the LHS and adoption by Council, the Draft LHS prepared by Hill PDA specifically identified the Redbank Expansion Area (then Kemsley Park) to be investigated to be rezoned in accordance with the surrounding Redbank area. Refer to **Figure 6**. The report notes that consideration needs to be given to the appropriateness of the Metropolitan Rural Area over the Site and considering the limited development opportunities throughout the LGA due to environmental constraints such as flood risk. This version of the report was endorsed by Council on 26 May 2020, who concluded that the report was consistent with the aims of Council’s Community Strategic Plan. Following a workshop between Council staff and Councillors, the Redbank Expansion was removed from the LHS. The reasoning as to why the Site was removed from the LHS at this time is not publicly available. We consider that there is still significant merit in the investigation of the Site for rezoning.



Source: Hill PDA, 2020

Figure 6: Redbank Expansion area previously identified in Draft Local Housing Strategy

The LHS notes that the Department of Planning, Industry and Environment’s population projections for the Hawkesbury LGA suggest demand for an additional 8,000 dwellings (around 400 dwellings

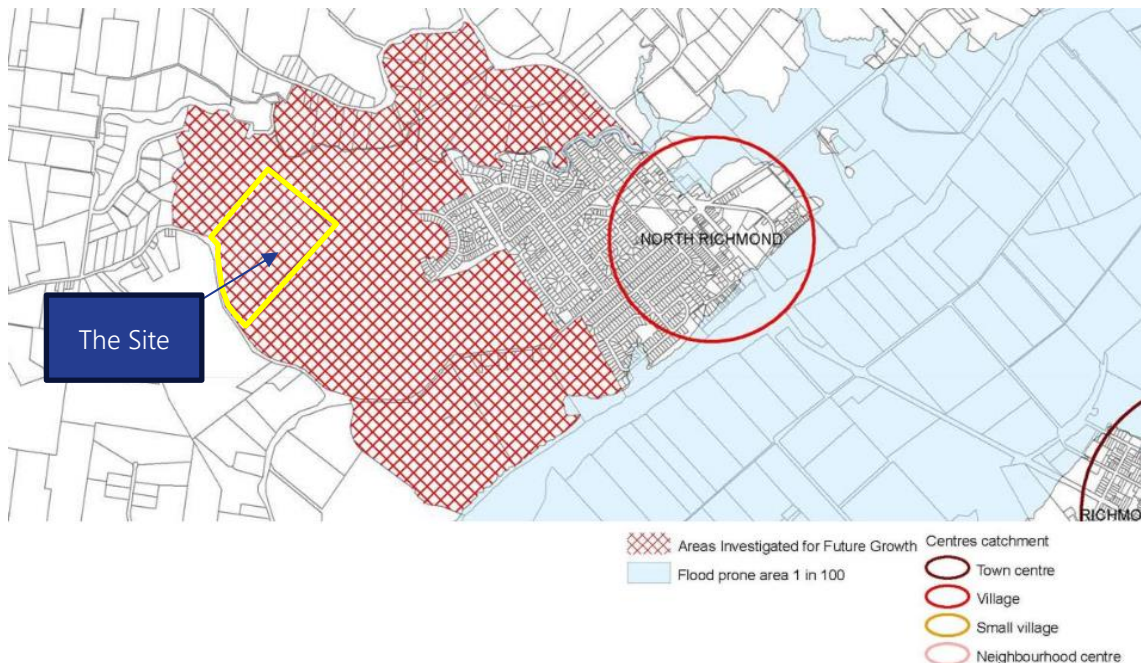


per year) are needed between 2016 and 2036, which is more than double the average historical rate in the years prior to 2016. The completion rate for dwellings across the LGA in the 5 years to June 2023 averaged 179 dwellings.¹ The LHS actually recommends that an additional 10,000 dwellings will be needed up to 2036, with there being issues in the LGA in terms of locating these dwellings outside flood prone areas. The majority of growth is anticipated in existing urban centres as well as the Vineyard Precinct located as part of the then North West Growth Centre.

Commentary in the LHS is provided based on Council's previous *Hawkesbury Residential Land Strategy 2011*. Lands in North Richmond zoned RU4 and RU1, which includes the Redbank Extension Lands are specifically referenced as having the potential for further investigation subject to addressing the constraints of the MRA (refer **Figure 7**). As part of this now superseded strategy, increased density across these lands was identified as being reliant on:

- Resolution of road access, traffic and transport issues
- Investigation into bushfire prone areas
- Detailed structure planning of the village and investigation areas
- Provision of an increased range of services and facilities

All of these items would appear to have been addressed as part of the rezoning and development of the surrounding Redbank lands. Additional commentary is provided throughout this planning proposal.



Source: Hawkesbury City Council, 2011

Figure 7: North Richmond Future Investigation Areas – Hawkesbury Residential Land Strategy 2011

¹ [NSW Government – Greater Sydney Urban Development Dashboard \(2024\)](#)



Recently the NSW Government has reviewed housing targets across the Six Cities Region, and has set a target for an additional 1,300 homes to be completed by 2029 in the Hawkesbury LGA to align with the Commonwealth Government's National Housing Accord. This represents an 18.88% increase on the previous targets set by the Department, rising from 220 annual completions to 260.

The *Hawkesbury Rural Lands Strategy* (2021) aims to assess and preserve rural lands for the purpose of optimising economic development in the LGA whilst balancing this with achieving environmental outcomes. The strategy notes that the MRA does not allow for any major expansion of the urban area of Sydney, however, there may be scope for more 'organic' growth along the lines of population growth whilst maintaining local character and respecting environmental constraints.

There are several strategies relating to the flooding within the LGA and specific to the Hawkesbury-Nepean Valley, including:

- *Hawkesbury Floodplain Risk Management Study and Plan 2012* – Hawkesbury City Council
- *Resilient Valley, Resilient Communities: Hawkesbury-Nepean Valley Flood Risk Management Structure 2017* – Infrastructure NSW
- *Hawkesbury-Nepean Valley Flood Risk Management Strategy: Interim Evaluation to June 2021* – NSW Government
- *Flood Policy 2020* – Hawkesbury City Council

The Site is not situated within any of the Flood Risk Precincts under the Flood Risk Management Study and sits above the PMF level. Council's LHS discussed above focusses much of the growth within the Vineyard Precinct and existing urban centres on lands below the PMF. Following multiple recent flooding events affecting the Hawkesbury-Nepean catchment and the release of the Department's Flood-prone Land Package in July 2021, development below the PMF may not be able to be achieved to the extent envisaged and potentially creating a shortfall in housing supply in the LGA. Related constraints to additional housing supply on flood prone land includes evacuation constraints, infrastructure shortfalls, and increasing home insurance premiums discouraging housing demand in these areas. Additional considerations related to flood risk and evacuation specific to the Site are discussed throughout this report.

Existing land use controls

The LEP controls continue to apply to the Site, with the land currently zoned RU4 Primary Production Small Lots (refer **Figure 8**) and the following land uses are permitted.

1. *Permitted without consent:*

Environmental protection works; Extensive agriculture; Home occupations

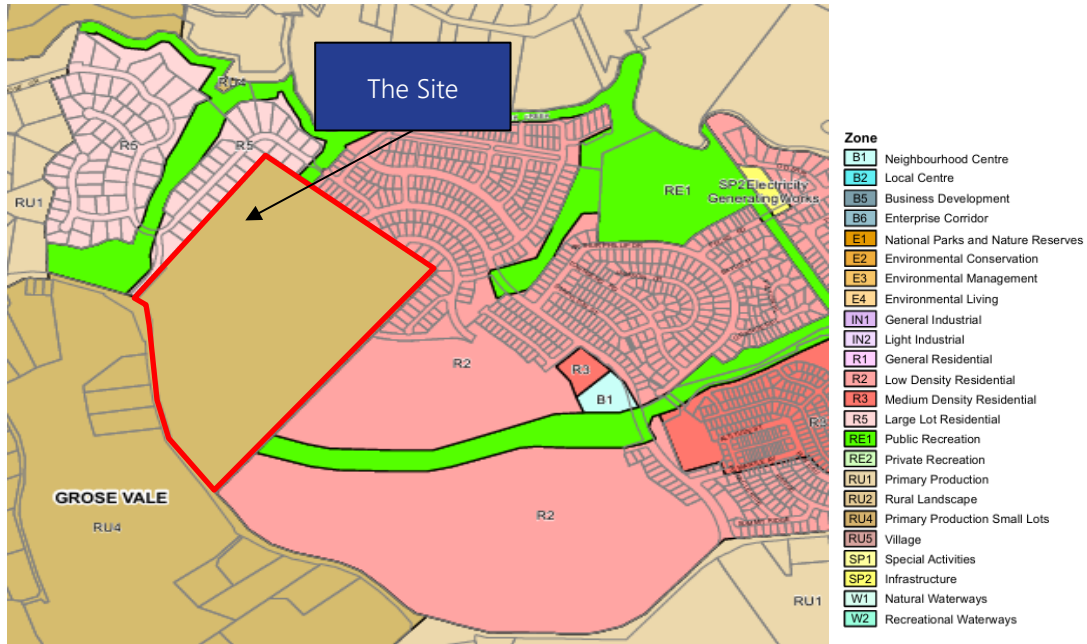
2. *Permitted with consent:*

Agritourism; Animal boarding or training establishments; Aquaculture; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Farm buildings;



Flood mitigation works; Food and drink premises; Home-based child care; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Moorings; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Rural workers' dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water storage facilities

Any development not permitted in item 1 or 2 above are prohibited.



Source: Hawkesbury LEP 2012

Figure 8: Land Use Zoning Map

Other clauses of relevance currently guiding development within the Site are outlined in **Table 1**.

Table 1: Current LEP controls relevant to the Site

Planning Control	Requirements and Map
Clause 4.1 Minimum subdivision lot size	A minimum lot size of 200ha applies to the subdivision of the Site.
Clause 4.1B Additional requirements for subdivision	Development on certain rural, residential and conservation zones requires careful consideration of subdivision lot size and elements including ecological constraints, asset protection zones, servicing etc.
Clause 4.2 Rural subdivision	This clause allows land zoned RU4 to be subdivided below the minimum lot size provided it is for primary production purposes and no additional dwelling entitlements are created.



Planning Control	Requirements and Map
<p>Clause 4.2A Residential development and subdivision prohibited on certain land</p>	<p>This clause prohibits residential development and subdivision on RU4 zoned land if it is a lot resulting from the closure of a road or identified as flood planning land. The Site does not result from the closure of a road, and is positioned above the 1 in 100 year flood and PMF level.</p>
<p>Clause 4.3 Height of building</p>	<p>A maximum building height of 10m applies to the Site.</p>
<p>Clause 5.3 Zoning flexibility</p>	<p>This clause provides flexibility between adjoining zones subject to satisfaction of zoning objectives and can only be a consideration for up to 20m either side of the zone boundary line.</p>
<p>Clause 5.10 Heritage conservation</p>	<p>This clause specifies heritage objectives and controls that relate to identified heritage items, heritage conservation areas, items of Aboriginal significance and archaeological sites. The Site is not identified as a heritage item, however, the adjoining 'Redbank' land is identified as a State Heritage item and consideration will need to be given to any impacts on the significance of this listing.</p>
<p>Clause 5.21 Flood Planning</p>	<p>Contains provision relating to the development of flood prone land relating to flood risk, evacuation and risk to life and property. The Site is situated above the 1 in 100 year flood and PMF and therefore is not flood prone land.</p>
<p>Clause 6.1 Acid sulfate soils</p>	<p>This clause identifies land affected by potential acid sulfate soils, the site is classified Class 5 and positioned more than 500m away from the nearest Class 4 land, nothing further is required in this instance.</p>
<p>Clause 6.4 Terrestrial biodiversity</p>	<p>This clause relates to land identified as containing terrestrial biodiversity, the site has been identified as containing significant vegetation and connectivity between significant vegetation, refer to image below. A biodiversity assessment has been prepared and accompanies this Proposal.</p>



The Proposal

The proposal is for the natural and logical expansion of the Redbank Estate, which can be considered infill development given that the Site is surrounded on most sides by urban zoned lands within an urban release area. The proposal seeks to augment the existing open space network and continue the modified grid road pattern of Redbank. The master plan has evolved following careful consideration of Site’s topography, existing native vegetation, bushfire conditions, availability of services, housing typologies and the heritage significance of the Yobarnie Keyline system.

The masterplan for the Site is shown at **Figure 9** below.



Source: Inspire, 2024

Figure 9: Proposed Masterplan



Key features of the master plan include:

- A development footprint that responds to the areas of significant terrestrial biodiversity positioned across the southwestern edge of the site and continuing through the spine of the Site.
- Capacity for approximately 300 to 350 residential lots to provide for a range of housing and land options including:
 - Primarily R2 Low Density Residential lots
 - R5 Large Lot Residential lots on the western perimeter
 - Commitment towards affordable housing to be delivered in partnership with a Community Housing Provider through dual occupancy typologies
- Delivery of a local road network consistent with the adjoining Redbank development, comprising three access points via new local roads, with no additional access points to Grose Vale Road proposed.
- Open space network aimed at meeting the daily active and passive recreation needs of the community and contribution to higher order active open space facilities off-site.
- Location of open space to maximise appreciation of the Site's land form and views.
- Opportunities to maximise tree canopy via future street tree planting, embellishment of open spaces and drainage corridors.
- Use of road positions and lot depths to manage bushfire planning considerations.
- Utilisation of planned capacity within water, sewer and power networks.

The proposed Structure Plan is provided at **Figure 10** over the page and supplements the Urban Design and Masterplan Report at **Appendix A**. This masterplan has been used to determine the proposed land use zoning of R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation in a manner consistent with the existing Redbank community. Similarly the masterplan has also been used to establish the minimum lot size in the R2 zone of 375m² and 1,500m² in the R5 zone consistent with the existing Redbank community.



Source: Inspire Planning, 2024

Figure 10. Proposed Structure Plan Redbank Expansion Area (Kemsley Park)



The proposal intends to expand on the existing legacy of the Redbank Community, in providing a high level of attention to detail in the landscape design and public domain to foster a thriving local community, and will leverage from the emerging local centre being delivered. The Redbank masterplanning approach aims to capitalise on the natural beauty of the environment and to provide attractive, vast open spaces where people both young and old can physically interact with nature and with one another, share their experiences, coalesce around similar interests and form deep bonds.

Connecting with Country

The Government Architect NSW finalised the Connecting with Country framework in 2023 to establish a framework for developing connections with Country and the Indigenous community through the planning design and delivery of built environment projects in NSW. The commitment of the framework is that all NSW built environment projects will be developed with a Country-centred approach guided by Aboriginal people, who know that if we care for Country, Community will care for us. The framework provides that a built environment project cycle can embrace and bring together familiar project management conventions and Aboriginal knowledge systems as follows:

- Project formation can be understood as an immersive process of starting with Country – the phase at which we start to form an understanding of Country.
- Project design can be understood as a process of imagining with Country.
- Project delivery can be understood as a process of shaping Country.
- Project maintenance can be understood as part of an ongoing continuum of caring for Country.

The framework is intended to be implemented over the life of delivery projects and where possible, engrained in the early stages of projects. In line with the adopted framework, to shape the Masterplan, an Aboriginal Due Diligence Report has been prepared by Artefact to support the Planning Proposal (Refer to **Appendix B**).

Previous development across the Redbank estate identified a series of Potential Archaeological Deposit (**PAD**) sites for further investigation and salvage works. The existing Redbank DCP, which is intended to apply to the Redbank Expansion Area, requires an indigenous heritage management plan to be prepared to support development applications for residential development. To date, Redbank Communities have completed the recommendations of the management plan including:

- Community Consultation with Registered Aboriginal Parties as part of the AHIP process
- Consideration of the landscape at a macro scale and connection to surrounding waterways, landforms and ecology systems, looking beyond the boundaries of the Site and broader regional significance of the land
- Retention of the riparian corridor, including cultural sites along Redbank Creek, in particular a large site that adjoins open space
- The retained cultural area has been highlighted in the landscape through interpretive elements providing key information to the public



Redbank Communities has an existing partnership with Muru Mittigar, an Aboriginal Social Enterprise, which provides employment, education, and training to the local indigenous community as part of the broader management of the landscape and open space areas, including the provision for training apprentices.

It is Redbank Communities intention to further update and expand on the management plans' requirements as needed.

Engagement with community and reconnection with the land will continue following the rezoning through both statutory and non-statutory processes as development proceeds, including through the preparation of an Aboriginal Cultural Heritage Assessment Report (**ACHAR**). Given the nature of the Site, opportunities are likely available to engrain Aboriginal cultural heritage in the planning and delivery of the development. These opportunities could include:

- Working with the Registered Aboriginal Parties to determine the appropriate cultural themes for interpretation and if/how the various areas and items of significance should be presented, accessed or interpreted by the public with reference to *Connection with Country* and *Designing with Country* frameworks.
- Educational and intergenerational learning experiences as part of ongoing archaeological excavations



Part 1 – Objectives of the Planning Proposal

Objective

To amend the *Hawkesbury Local Environmental Plan 2012* to provide for infill residential subdivision of the subject site at 322 Grose Vale Road, Grose Vale to accommodate approximately 300 to 350 Torrens Title residential lots, delivery of essential local infrastructure and conservation of Cumberland Plain Woodland across the Site.

Intended outcomes

The intended outcomes of this Proposal are as follows:

- Provide for the delivery of 300 to 350 residential lots ranging in size from low density to large lot residential to contribute to both housing supply and diversity of land and housing types in Redbank.
- Put appropriate zoning protection in place for land that contains native vegetation and elements of the Yobarnie System to be adapted and interpreted.
- Adopt appropriate zonings for land identified for open space, road and stormwater management infrastructure.
- Enable further housing diversity and affordable housing through the delivery of dual occupancies on strategically located lots
- Establish supporting development controls over the Site to support the land use regime to guide the delivery of future development including:
 - Minimum lot size for subdivision
 - Minimum lot sizes for residential development
 - To include the Site as a nominated release area on the LEP map
 - Requirement to work with Council to prepare and refine a detailed master plan and Development Control Plan. This will confirm the extent of local infrastructure required to support residential development of the land and guide future development.
- Ensure the existing site specific Development Control Plan for Redbank is amended to apply to the Site to provide additional guidance for the delivery of the development.
- Identify the land on the Greenfield Housing Code map to allow the Code's application to enable the delivery of dwelling houses via this pathway.



Part 2 – Explanation of provisions

In order to achieve the intended outcomes of this proposal, it is necessary to amend various maps in *Hawkesbury Local Environmental Plan 2012* as they apply to the Site and specific provisions as outlined below. A copy of each amended planning control map is provided at **Appendix C** and indicative drafting of the amendment to the LEP are provided at **Appendix D**.

In addition to the above, to reflect the greenfield nature of the Site and market expectations for new housing, a minor amendment to *State Environmental Planning Policy (Exempt and Complying Code) 2008 (Codes SEPP)* is also required to facilitate the Greenfield Housing Codes' application to the land.

Intended Amendments to the LEP

- Amend the Land Use Zoning Map (now forming part of the Digital Environmental Planning Instrument) from RU4 Primary Production Small Lots to R2 Low Density Residential, R5 Large Lot Residential to developable areas of the Site and the RE1 Public Recreation to areas where stormwater infrastructure, open space and environmental protection outcomes are sought.
- Amend the Lot Size Map (Sheet LSZ_008AA) from a minimum of 200 hectares to a combination of minimum of 375m² and 1500m².
- Amend the Urban Release Area Map (Sheet URA_008AA) to identify the land as an urban release area.
- Amend Schedule 1 to allow for an additional permitted use within the Site for dual occupancies, subject to meeting lot size requirements, and include the Site within the Additional Permitted Uses Map.

Requirement to Amend Hawkesbury Development Control Plan

The Planning Proposal serves to lock in the key environmental conservation outcomes for the Site and identify a clear extent of land for residential development. The draft masterplan provides a macro level arrangement of intended land uses including the higher order road network, residential uses, open space, water cycle management and connection with the surrounding Redbank development with particular focus on connectivity with adjoining vegetation communities and the State Heritage listed Yobarnie Keyline Farm.

In order to provide certainty to both Council and Redbank Communities, it is recommended that Chapter 8 of the *Hawkesbury Development Control Plan 2002 (DCP)*, requires amendment to incorporate the Site and allow for the same provisions to extend into the Site for continuity as the Site is positioned between existing Redbank properties that are currently being developed in line with this part of the DCP. This provision will require the preparation and adoption of a Development Control Plan prior to the approval of residential development.

Following the lodgement of this Planning Proposal, Redbank Communities intend to commence working with Council to prepare and refine a detailed masterplan for the Site and supporting Development Control Plan to adopt site specific provisions to guide development and secure various



outcomes identified in strategic policy documents that are not appropriate or readily achievable through statutory instruments.

Amendment to the Codes SEPP

For the purposes of clause 3C.1, it is intended to amend the Greenfield Housing Code Area Map for the Hawkesbury LGA to identify the Site to allow the use of the Greenfield Housing Code to provide for consistent housing outcomes with Hawkesbury Council's other greenfield release areas in the LGA. This is also consistent with the existing residential zoned land at Redbank.



Part 3 – Justification of strategic and site-specific merit

The need for this Planning Proposal has arisen as a result the Site being identified as infill residential land that is complimentary to the surrounding release area at Redbank. It will also serve to make a modest contribution to housing supply in the Hawkesbury region, with the first homes able to be completed by 2029 to meet the State Government’s recent housing completion target set for the LGA. The amendments to the land use provisions under the LEP proposed above are critical to these outcomes being delivered. To assist in ensuring that housing completions are able to be achieved by 2029, Redbank Communities, with Council’s support is willing to progress the preparation and lodgement of concurrent development applications to run in tandem to the Planning Proposal.

Notably, the land sits above the 1% AEP and PMF flood event levels, and can be delivered in the short-term to address capacity constraint issues in the supply of land within the Hawkesbury LGA.

The Site is suitable to be brought forward for residential development and this Planning Proposal seeks to formalise the LEP, while also establishing appropriate open space, local infrastructure and conservation outcomes.

This part of the Planning Proposal discusses the need for the proposed amendments to LEP, the relationship with the strategic planning framework, impacts of the proposed changes and State and Commonwealth interests.

Section A – Need for the Planning Proposal

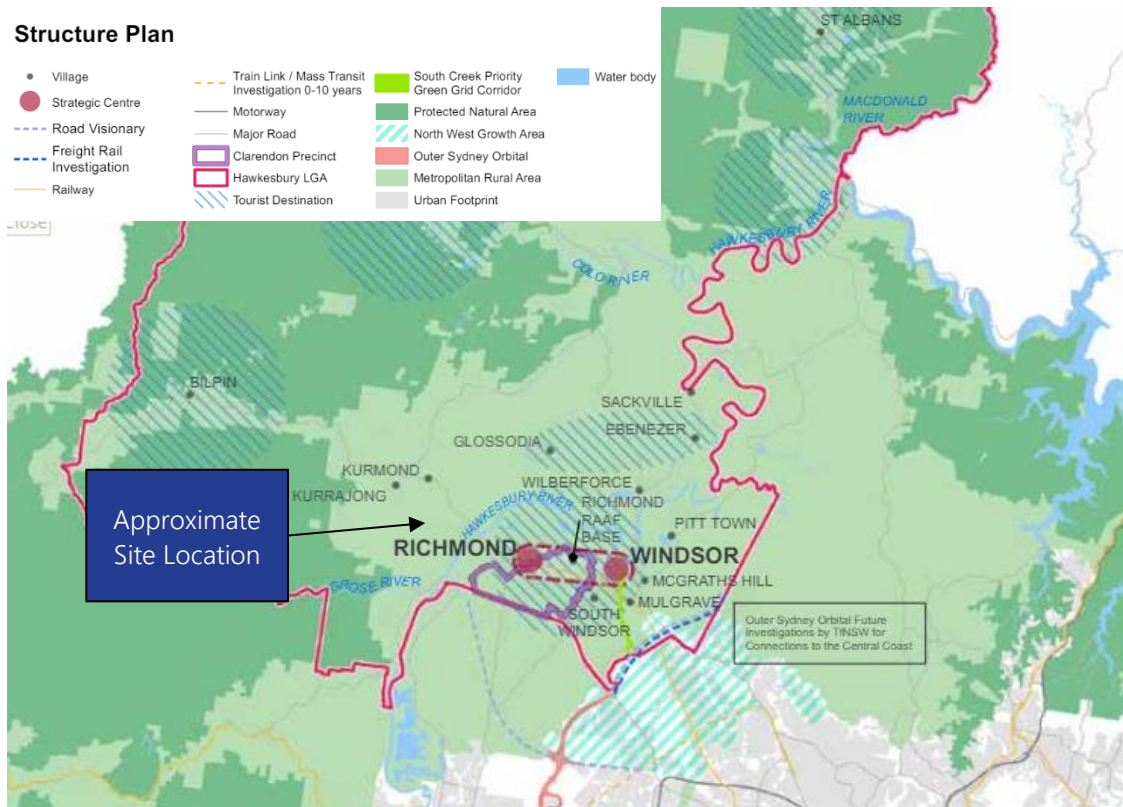
Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Yes. The Planning Proposal has been prepared following Council’s identification of the Site and broader surrounds as part of *Hawkesbury Residential Land Strategy 2011* being recommended as part of a high priority urban investigation area. This identification, whilst less explicit, has been carried over in the Hawkesbury Local Housing Strategy as summarised throughout this report and demonstrated that the proposed residential development remains consistent with the intent of the MRA that can provide for local housing growth.

Hawkesbury Local Strategic Planning Statement

The LSPS details Council’s plan for the community’s social, environmental and economic land use needs over the next 20 years. The LSPS provides context and direction for land use decision making within the Hawkesbury LGA. The LSPS responds to the District and Regional Plans and to the community’s documented aspirations in the Community Strategic Plan (**CSP**).

Figure 11 shows the location of the Site within the Structure Plan, noting that the Site is within the Metropolitan Rural Area, and is not identified on lands identified on or near a tourist area or protected natural area.



Source: Hawkesbury LSPS

Figure 11: Site Location within LSPS Structure Plan

The rezoning of the Site is consistent with the following Planning Priorities under the LSPS:

- **Planning Priority 1 – Ensure infrastructure aligns with current needs and future growth.** The proposal will provide for residential housing in an area supported by existing infrastructure associated with the surrounding Redbank development and currently being delivered by Sydney Water and Redbank Communities. The Site of the rezoning and proposed residential uses are consistent with the 30-minute-city concept, the proximity to the existing centres at North Richmond and Windsor. Further, the majority of residents in the surrounding catchment (which are anticipated to be the majority of new home purchasers in the Redbank Expansion Area) work locally within the Hawkesbury LGA followed by the adjoining Penrith, Hills Shire and Blacktown LGAs.
- **Planning Priority 3 – Provide a diversity of housing types to meet the needs of the changing population.** The proposal promises a range of low density and larger lot housing products that respond to local level demand. Whilst predominately of a detached dwelling form, this is the prevalent demand for housing in the community and the proposal provides for a range of different land sizes that can accommodate a variety of housing stock for different stages of life.

The proposal also provides for strategically located dual occupancies dwellings and provision for affordable housing. Development will be sympathetic and maintain and enhance the local character of the existing North Richmond village and surrounding rural lands. It will also compliment the diversity of housing already delivered in Redbank that



provides for small lot housing down to 180m² and aged care housing in the Kingsford Smith Village.

- **Planning Priority 4 – Protect and promote Aboriginal and European heritage and its transition into innovative, creative and adaptive re-uses.** The proposal will protect and promote Aboriginal heritage through a concurrent development application process, involving an Aboriginal Cultural Heritage Assessment Report and associated consultation. European heritage comprising the significant Yobarnie Keyline Farm dams has been interpreted and will further enhance the heritage conservation of the state heritage item through the retention of native vegetation clusters along ridgelines, retention and reshaping of farm dam 11 and the delivery of the drainage and open space corridor. Future interpretive elements will be developed as part of the development application over the lands. Existing interpretation devices used across Redbank include dam signage, as well as the dedicated heritage interpretation centre located within the Redbank Shopping Village near the existing cafe.
- **Planning Priority 5 – Managing Rural Lands.** The lands are not classified as prime agricultural lands. The Site is not situated on the Department of Primary Industries' Draft State Significant Agricultural Land (**SSAL**) map. Use of the lands for intensive agriculture per the current zoning would conflict with the adjacent residential zones, as the Site is otherwise isolated and fragmented. On account of the Site topography and other environmental constraints there are no economic benefits to maintaining the lands for rural purposes nor does it make a meaningful or significant contribution to livestock or equine agricultural production in NSW.
- **Planning Priority 6 - Manage, enhance and celebrate the distinctive heritage character of our towns, villages and naturally landscaped environment.** The proposal will continue to meet the objectives of the Metropolitan Rural Area as it provides for modest 'infill' development in an area otherwise rezoned for residential land uses. The land serves no functional purpose from a tourism or rural industry perspective. The Site is not readily visible from adjacent towns or villages of a heritage significance, whilst the additional commitment to housing supply will make a modest commitment to the social and economic vitality of nearby surrounding local centres including North Richmond.
- **Planning Priority 10 - An aware and resilient city that can adapt to natural hazards of flood, bushfire and climate change.** The Site is not situated on flood prone lands, and is capable of being designed to mitigate and respond to bushfire risks and climate change consistent with the surrounding Redbank Estate. The proposal involves the rezoning of approximately 5.21ha of land for public recreation purposes that will maintain tree canopy and biodiversity outcomes and contribute to Council's broader 'green grid'.
- **Planning Priority 11 - Protect our rivers, creeks and areas of high biodiversity and environmental values.** The Site contains a series of first order watercourses on hydroline mapping. These watercourses have since been ground truthed for formation, vegetation and function. Where applicable, deemed watercourses are proposed to be protected and rehabilitated as part of a riparian corridor zoned RE1 Public Recreation. It is expected that a Vegetation Management Plan will be prepared at the Development Application stage to support revegetation outcomes being achieved.



Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The amendments to the planning controls are outlined in the Planning Proposal are the most appropriate and best means of achieving the objectives and intended outcomes.

The Site is currently zoned RU4 Primary Production Small Lots, with a minimum lot size of 200 ha.

An amendment to the LEP is required to enable the appropriate rezoning of the Site and associated development standards to guide the delivery of a diverse range of housing and also conservation outcomes.

Section B – Relationship to the Strategic Planning Framework

Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal is consistent with the objectives and actions of the key planning strategies and policies as outlined below:

Greater Sydney Region Plan

The now disbanded Greater Sydney Commission established the strategic direction for Sydney to 2056 under the *Greater Sydney Region Plan – A Metropolis of Three Cities (Region Plan)* and Western City District Plan in March 2018.

The Region Plan identifies the overarching directions and objectives to guide growth in the Sydney region. These directions have then been used to provide more specific detail to guide growth and land use decisions in each of the Districts through the relevant District Plans. As outlined below, the Planning Proposal is consistent with the relevant Objectives of the Directions and Actions in the District Plan and therefore is consistent with the Region Plan.

Western City District Plan

The purpose of the District Plan is to set Planning Priorities and actions to guide future growth in the district as well as establish the criteria for the 'strategic merit test' for pre-Gateway Reviews of Planning Proposals. Section 3.8 (3) of the *EP&A Act* states:

As soon as practicable after a district strategic plan is made, the council for each local government area in the district to which the plan applies must review the local environmental plans for the area and prepare such planning proposals under section 3.33 as are necessary to give effect to the district strategic plan.

Appendix E provides discussion demonstrating that the rezoning of the land is consistent with the relevant Planning Priorities of the District Plan.

As noted throughout this report, the Site is situated within the MRA, which is estimated to cover more than 20% of the Greater Sydney Region. The overarching priority for the MRA lands is to contribute to habitat and biodiversity, support productive agriculture, provide mineral and energy resources, and sustain local rural towns and villages. Urban development within the MRA under the plan is limited to identified urban investigation areas, with the intention to avoid 'ad-hoc' planning



outcomes from site specific planning proposals. Since the dissolution of the Greater Cities Commission, the release of the Department of Planning, Housing and Infrastructure's *Local Environmental Plan Making Guidelines (Guidelines)* provides further guidance and opportunity for land use decision making and a more nuanced approach to the MRA. The Guidelines states:

Limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area. This could include the creation of protected biodiversity corridors, buffers to support investment in rural industries and protection of scenic landscapes.

The proposal undertakes a place-based planning approach consistent with the broader Redbank release area, and proposes the R5 Large Lot Residential zone to act as a buffer between low density residential development and the rural lands to the west, which will prevent the potential for land use conflicts. This is consistent with Council's past land use practices.

Noting the emerging nuance in the application of the MRA, and the crucial need for additional housing supply in well serviced locations, there are several reasons as to why the proposal is not inconsistent with the principles of the MRA:

- **Infill development** - The proposal is effectively an 'infill' development that would otherwise have been logically supported for rezoning by Council as part of the broader Redbank development.
- **Landscape value** – In the context of the above development, and the position of the lands, the Site does not contribute to a broader rural or natural landscape within the area, having no visual connection to adjacent rural lands, and also not being readily visible from adjacent local centres.
- **Rural productivity** – The land on account of its topography and soil types, has been classified as having very poor to extremely poor suitability for rural land uses. The Site in isolation is not suitable for livestock, primary production or other uses, and therefore rezoning would not compromise the peri-urban Western Sydney food bowl as other larger planning proposals have the potential to do. The growth of peri-urban Sydney is dependent on ensuring that lands are zoned for optimal land uses rather than broad-scale restrictions on development.
- **Land fragmentation** – There are no means in which the lands could be consolidated with adjacent lands to form a larger and more productive area for rural land uses that may be more viable than the previous use. The Site area is significantly below the existing minimum lot size under the LEP, which means that further subdivision is currently not possible.
- **Decreased land use conflict** – The existing zoning arrangement, particularly when lands to the east are developed for residential land uses, is likely to lead to land use conflicts, including but not limited to odour, spray and acoustic impacts from agricultural land uses that will disturb the surrounding residential neighbourhood should it be used for rural purposes. The proposed rezoning will ameliorate these conflicts and create a more appropriate buffer being Grose Vale Road.



Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Council has adopted a suite of strategic documents that work together to guide land use planning in the LGA. The rezoning of the Site is consistent with these strategies as follows:

Hawkesbury Community Strategic Plan 2022-2042

The CSP is Council’s guide to direct key resources towards the goals for the local community over 20 years. The rezoning of the Site will assist Council in delivering key outcomes in the CSP as outlined below:

Table 2: Consistency with Hawkesbury Community Strategic Plan

CSP Community Outcome	Planning Proposal Consistency
<p>Outcome 1 Great Place to Live</p>	<p>The Planning Proposal will help to respond to, and facilitate population growth in the LGA through the delivery of increased housing supply with access to high quality social infrastructure at a range of price points, which will also facilitate a healthy lifestyle for residents. The Site is located above the PMF level. The delivery of additional housing within an ‘Infill’ context will help to strengthen and leverage off the existing North Richmond community, potentially through increased diversity.</p>
<p>Outcome 2 Protected Environment and Valued History</p>	<p>The Planning Proposal will protect and enhance the health of waterways via the rehabilitation of riparian corridors and application of conservation zoning to the south where biodiversity values are greater. The Site does not form part of the Yobarnie State Heritage Curtilage area, however, it plays a contributory role which will be enhanced through the proposed redevelopment of the Site.</p>
<p>Outcome 3 Strong Economy</p>	<p>The Planning Proposal will play a modest but not insignificant role in allowing Council to realise its dwelling targets set under the Western City District Plan and Local Housing Strategy. Further, the proposal represents a contribution to the new housing completion targets set for the LGA by 2029.</p> <p>The proposal will not compromise the identity or values of the Metropolitan Rural Area as it is an infill development surrounded on most sides by lands zoned for urban development. The proposal will support and not undermine the North Richmond village as well as the Richmond and Windsor strategic centres, whilst it will also reduce the potential for conflict between rural and urban land uses. The CSP specifically recommends increasing population within the North Richmond town centre.</p>
<p>Outcome 4 Reliable Council</p>	<p>This outcome is generally a matter for Council. The Planning Proposal, if supported would ensure that Council is planning for future growth in an informed manner that balances growth with protection of the natural environment. It is expected that Council will extensively engage with the community on this matter in accordance with the requirements of the Department and Council’s Community Participation Plan. The Applicant has, and will continue to consult with Council and the local community on the proposal.</p>



Hawkesbury Local Housing Strategy

The LHS was adopted by Council in December 2020 and assesses local housing needs in the LGA to accommodate population growth to 2036. The strategy notes that the existing Redbank release area is projected to accommodate a substantial proportion of future housing growth of approximately 1,400 additional dwellings.

The LHS targets the delivery of up to 10,000 dwellings within the LGA by 2036. The projected capacity arising from release areas and existing centres is summarised over the page.

Table 3: Projected dwelling supply from release areas and existing centres

Area	Anticipated additional dwelling yield
Release Areas	
Vineyard (Stage 1)	2,400 dwellings
Redbank	1,400 dwellings
Jacaranda Ponds	570 dwellings
Existing Centres	
Windsor	150 dwellings
South Windsor	1,600 dwellings
Richmond	720 additional dwellings
Hobartville	1,320 additional dwellings
North Richmond	730 dwellings
Total	8,890 dwellings

This growth is likely to meet short-term needs, however, a shortfall of approximately 1,100 dwellings is anticipated to be achieved, which will present as a significant supply constraint beyond 2031. Whilst the LHS identifies the Vineyard Stage 2 Precinct as a key area for investigation, this shortfall is unlikely to be made up in this Precinct due to flood risks and infrastructure constraints. Moreover, development in the existing centres is reliant on upzoning from R2 Low Density Residential to R3 Medium Density Residential, which is also limited by flooding and flood evacuation constraints, as well as the ANEF contours associated with the RAAF Richmond Base. This is also reflected in Council’s recent exemption to the application of *State Environmental Planning Policy (Housing) 2021* adopted to allow for immediate housing supply through the blanket and increased permissibility of dual occupancies within residential zones.

As noted above, while favoured in the LHS, the commercial viability of medium density development within existing local centres has been difficult and a broad take up of excess capacity has not been apparent.

The Redbank Expansion Area present as an opportunity to partly meet this shortfall, delivering approximately 300 to 350 dwellings in an area well serviced by existing infrastructure, at little to no



cost to Council and the NSW Government. With Council’s support, the Applicant is willing to progress the preparation and lodgement of development applications for the first stages of residential subdivision in the Redbank Expansion Area so that dwelling completions can be realised before 2029. The development applications would be lodged pursuant to Division 3.5 of the *Environmental Planning and Assessment Act 1979* to run concurrently with this Planning Proposal.

Solve Property have been commissioned to undertake a Housing Assessment to support this Planning Proposal to assess housing supply and demand in the surrounding area, which is provided at **Appendix F**. The report notes that broader growth in the Hawkesbury LGA is relatively modest compared to Greater Sydney and other LGAs in the Western Parkland City, in part because of a relative undersupply of land and housing that is unable to meet demand. The annual growth rate percentage change in comparison to other LGAs is shown over the page.

LGA	Year		Growth	
	2011	2021	11-21 Growth (%)	11-21 AAGR (%)
Hawkesbury	64,353	67,605	5%	0.5%
Penrith	178,467	217,664	22%	2.0%
Blacktown	301,099	396,776	32%	2.8%
Liverpool	180,143	233,446	30%	2.6%
Camden	56,720	119,325	110%	7.7%
The Hills	169,872	191,876	13%	1.2%
Greater Sydney	4,391,674	5,231,147	19%	1.8%

Source: ABS, Solve Property, 2024

Figure 12: Growth Rate Comparison Hawkesbury vs. Western Sydney LGAs

The broader population trends evident from the analysis across the Hawkesbury LGA include:

- The overall annual rate of increase in population is expected to be greater in the years to 2041 than the previous rate shown above.
- The leading demographic of incoming residents are aged between 30-39 years of age, whilst outgoing residents are predominantly within the 20-29 year and seniors (over 65) age brackets, presumably with employment accessibility, and a lack of diverse and affordable housing options playing a key role in these outbound migrations from the LGA.
- The number of overseas migrants is substantially lower than in adjoining LGAs.
- Generally, the population is ageing with the proportion of residents aged over 65 growing from 8-16% between 2000 to 2021, with the age profile projected to become older by 2041.
- A high proportion of the population of the Hawkesbury workforce are employed in the healthcare and social assistance sector, particularly in aged care and nursing. Similarly a high proportion of the workforce are in the education and training sector. As a corollary of this,



key workers in these relatively modest paying occupations have the potential to be squeezed out of the local housing market, which partly reflects the outgoing population trends and weak population growth in the LGA.

- The predominate dwelling type in the Hawkesbury LGA, comprising 86.8% of dwellings, is detached houses, with a lower proportion (74.4%) across the Richmond – Clarendon Statistical Area Level 2, in part reflecting the urban zonings of Richmond and North Richmond.

Ideally, to maintain and improve housing affordability, and subject to environmental constraints and infrastructure servicing capability, Hawkesbury needs to meet and exceed the housing targets set by the LHS and the Department of Planning, Housing and Infrastructure (DPHI), particularly in an effort to combat rising rental pressures and low vacancy rates rather than maintain the status quo of housing supply. The key considerations for the Redbank Expansion Areas raised in the strategy relate to sewer and water connections, and potential isolation during flood events. These matters are addressed in the following sections.

Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

The Planning Proposal is consistent with key State studies and strategies outlined as follows:

Cumberland Plain Conservation Plan

The Cumberland Plain Conservation Plan (CPCP) establishes a conservation program for Western Sydney, covering an area of approximately 200,000ha, locking in conservation measures to offset impacts to biodiversity that are likely to occur from development and also enabling the biodiversity certification of certain urban capable lands.

The Site is located within the CPCP area under *State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP)*. The lands are not mapped within any of the land categories under the CPCP mapping (Avoided lands, certified urban capable lands), nor is the Site identified as a Strategic Conservation Area with no specific vegetation making a contribution to the broader impacts in Growth Areas that the CPCP has been established for. Refer to **Figure 13**. Consideration of the requirements of the Section 9.1 directions are provided at **Appendix G** of this report.

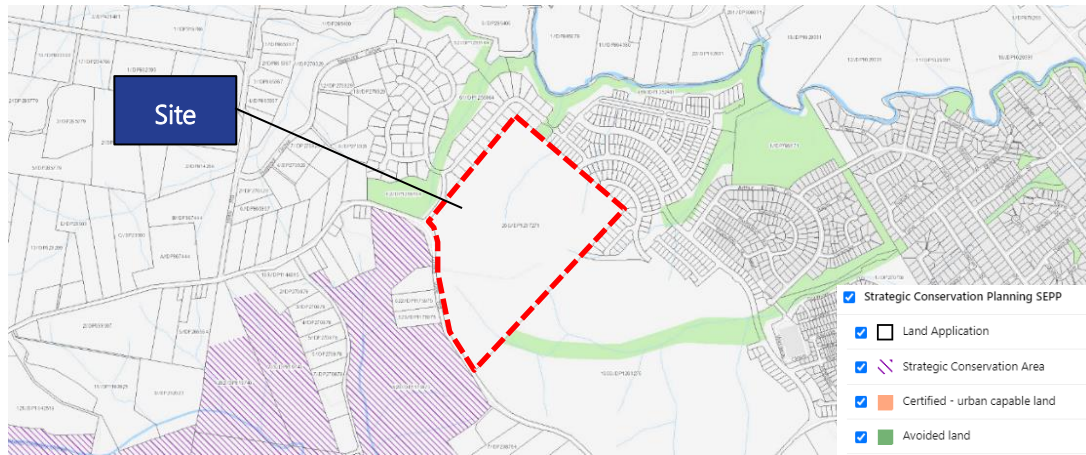


Figure 13: Location of the Site in the CPCP

Future Transport Strategy

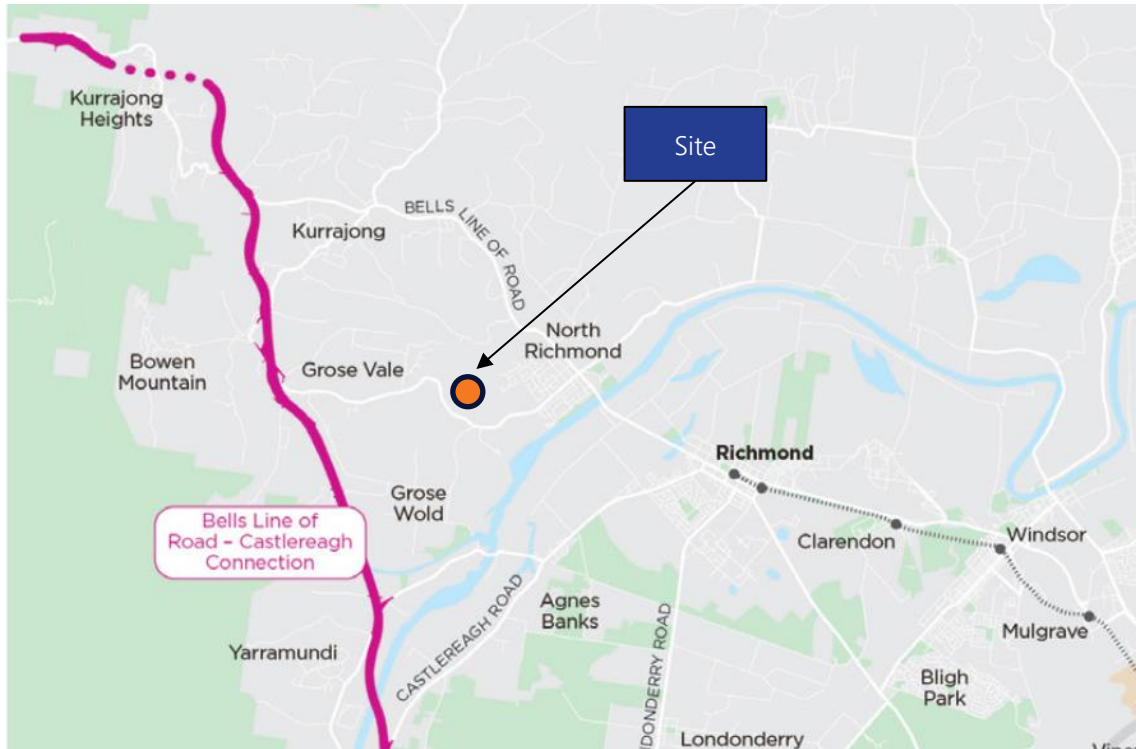
The *Future Transport Strategy* was updated in 2023 sets the strategic direction for transport and infrastructure provision in New South Wales to set the 40 year vision, directions and principles for mobility across NSW. There are no specific measures identified that should affect the proposed planning proposal, and the proposal is consistent with the key principles in the Plan. Notably, the Site is a significant distance from the planned Outer Sydney Orbital, which has affected the progress of investigations into the Vineyard Stage 2 Growth Centre Precinct. The Site is also not identified within or immediately adjacent to the recommended corridor for the Bells Line of Road – Castlereagh Connection. Notwithstanding this, this upgrade is expected to improve connectivity and the broader flood evacuation network across the broader district.

As noted throughout this report, a number of funding commitments have been made by the NSW Government to improve the connectivity and flood evacuation capability for lands in proximity to the Hawkesbury-Nepean River, including in the recent 2024-25 NSW Budget:

- Continuation of the \$377.2 million over the next four years for the new Richmond Bridge and associated intersection improvements, being jointly funded with the Commonwealth Government. As noted in the Traffic Impact Assessment at **Appendix H**, with the preferred option also involving intersection upgrades to the Grose Vale Road / Bells Line of Road intersection which will significantly improve capacity.



- Continuation of the \$36.4 million Bells Line of Road Upgrade program, also jointly funded by the Commonwealth Government. The program of work sets 10 identified sites along Bells Line of Road for overtaking lanes, road widening and slope improvements that will improve safety. Refer to **Figure 14**.



Source: Transport for New South Wales, 2018

Figure 14: Recommended Corridor Bells Line of Road - Castlereagh Connection

State Infrastructure Strategy

The State Infrastructure Strategy details the State’s needs and strategic priorities for infrastructure over the next 20 years. Of relevance to the Site, the Planning Proposal aligns with the following Infrastructure NSW recommendations:

Table 4: Alignment with State Infrastructure Strategy

Recommendation		Alignment
Service growing communities		
10.	Fund and deliver enabling infrastructure to support approved or pending housing supply	The Proponent anticipates that Housing and Productivity Contributions in the order of \$4 million will be provided to the State Government to go towards higher order infrastructure projects in the Hawkesbury Region.
Enhance long-term water security		
28.	Increase resilience of Greater Sydney’s water supply through a full range of options,	The Site is capable of being serviced by the North Richmond Wastewater Treatment Plant. Sydney Water have recently commenced their \$200 million North



Recommendation		Alignment
	including better conservation and more diverse sources	<p>Richmond to Richmond transfer program, which will involve a number of upgrades, notably a 6.9km transfer pipeline connecting the North Richmond system to the Richmond Water Recycling Plant. The Redbank Expansion Area (Kemsley Park) Site has been specifically included in modelling regarding this upgrade and in funding considerations as part of the reintroduction of Developer Servicing Plan charges.</p> <p>Should the opportunity present itself with Sydney Water to facilitate recycled water infrastructure to the Site, the Proponent can deliver reticulation infrastructure through the road network. Otherwise, the other components of an integrated water cycle management approach are expanded upon in the approved Stormwater Management Strategy and proposed infrastructure regime at Appendix I.</p>
Protect our natural endowments		
34.	Expedite development of an NSW Biodiversity Strategy and Biodiversity Holding Fund	The Proponent anticipates that Biodiversity Contributions will be provided as part of future development over the Site via entry into the Biodiversity Offsets Scheme. The Strategic Biodiversity Contribution recently introduced by the NSW Government is not applicable to the Site as it is not biodiversity certified under the CPCP.
35.	Promote the development of a blue-green infrastructure network across NSW	The masterplan and supporting land use zones puts in place the higher order elements of the blue-green grid.
Integrate infrastructure, land use and service planning		
44.	Deliver more housing, jobs, amenities and services in locations where there is spare capacity in existing and planned infrastructure	The Site will contribute approximately 300 to 350 lots to the supply of new housing and be supported by State and Local infrastructure. The Site is essentially ready for connections into the surrounding infrastructure network delivered as part of the Redbank Community.

Greater Sydney Water Strategy

This strategy sets the long term vision, direction and priorities for the delivery of resilient and sustainable water services for greater Sydney. The Strategy does not identify specific projects within the Hawkesbury LGA, but it is clear there is a renewed interest in overcoming barriers to the provision of recycled water services to reduce demand for potable water. Should the opportunity to work with Sydney Water to provide for a recycled water network arise in the future, the Proponent can readily adopt the infrastructure delivery rollout.



Is the planning proposal consistent with the applicable SEPPs?

The Planning Proposal is considered to be consistent with the relevant SEPPs that apply to the Site. A detailed list of the SEPPs and commentary is provided at **Appendix J**. Commentary regarding the most relevant SEPPs is provided below.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of the SEPP provides considerations relating to the contamination and remediation of lands. The Applicant has commissioned ERM to undertake a Preliminary Site Investigation (refer **Appendix K**). The report concludes that there are several Areas of Environmental Concern associated with the previous rural use of the land, consisting of an Underground Storage Tank, former orcharding, farm dams, a chicken coop and storage of machinery and pesticides. These potential sources of contamination are generally consistent with other greenfield development sites.

Evidence of widespread contamination was not present, and ERM have concluded that subject to the preparation of a Detailed Site Investigation, and possible Remediation Action Plan if required that the lands can be made suitable for future residential land uses. These can be prepared to support a development application for future residential development.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 4 of the SEPP establishes considerations relating to Koala habitat protection that applies to the Hawkesbury Local Government Area and future development of the Site.

As part of the BDAR at **Appendix L**, targeted surveys for koalas were undertaken across the Site using the Spot Assessment Technique, supplemented by additional spotlighting surveys which did not record any instances of koalas or evidence of suitable koala habitat within the Site.

The Site falls within the Hawkesbury Nepean River catchment and as such Chapter 6 of the SEPP will apply to future development of the land. As outlined in the Water Cycle Management Report, appropriate infrastructure has been provided for to manage stormwater flows and quality and ensure that there is not an adverse impact on natural recession of floodwaters to the Nepean River.

Chapter 13 of the SEPP contains provisions for strategic conservation planning. The Site is situated within the land application map for the CPCP and therefore the provisions apply. An assessment against the provisions of this chapter are provided in the table below.

Table 5: Consistency with Chapter 13 of the B&C SEPP

Control	Matter	Comment
Part 13.1 Preliminary		
Cl. 13.1	Land to which Chapter applies	The Chapter applies to development on the Site.
Cl. 13.3	Relationship to other environmental planning instruments	The Chapter prevails over another provision of the SEPP or another environmental planning instrument to the extent of any inconsistency.
Part 13.2 Development Controls - General		



Control	Matter	Comment
Cl. 13.6	Koala fences and fauna crossings	Future development would not involve the erection, maintenance or modification of a fauna crossing or koala fence by or on behalf of a public authority.
Part 13.3 Development Controls – avoided land		
Cl. 13.7-13.10	Considerations	N/A – the Site does not contain any lands mapped as ‘avoided’ land.
Part 13.4 Development Controls – strategic conservation area		
Cl. 13.11 – 13.14	Considerations	N/A – the Site is not identified as Strategic Conservation Area.
Part 13.5 Development on certified urban capable land		
Cl. 13.15 – 13.16	Considerations	N/A – the Site is not situated on ‘certified urban capable’ land.
13.5A Applications to modify conferral of biodiversity certification		
Cl. 13.16A – 13.6E	Considerations	N/A – not relevant to a future development application.
13.6 Miscellaneous		
Cl. 13.17 – 13.19	Relevant acquisition authority	N/A – provisions are not relevant to a future development application on the Site.

Is the planning proposal consistent with the applicable Ministerial Directions (Section 9.1 Directions)?

The Planning Proposal is generally consistent with the Section 9.1 directions issued by the Minister for Planning. **Appendix G** provides a statement of consistency against each of the directions.



Section C – Environmental, Social and Economic Impacts

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The majority of the Site (approximately 25ha) is characterised by heavily grazed, weedy groundcover or planted exotic vegetation largely associated with the former rural land uses across the Site. As noted in the BDAR by ESEA at **Appendix L**, parts of the Site contains areas of CPW in the Sydney Region Basin Bioregion (PCT 3320), of low to degraded quality, that is identified as a Threatened Ecological Community under the BC Act. The extent of Cumberland Plain Woodland on the Site is mapped at **Figure 15** below.



Source: ESEA, 2024

Figure 15: Vegetation Zones on the Site

The Site also contains suitable habitat for the Green and Golden Bell Frog, Square-Tailed Kite, Southern Myotis as well as the Matted Bush Pea.

The BC Act requires that for the purposes of the Biodiversity Offsets Scheme, offsets to compensate for impacts on biodiversity values must only be taken after measures are taken to avoid or minimise those impacts first.

The Biodiversity Assessment Method prepared by the then Department of Planning, Industry and Environment advises that avoidance and minimisation can be demonstrated either through:



- Locating the development away from areas with the highest biodiversity values (**Project Location**), and/or
- Designing the proposal to avoid or minimise direct and indirect impacts on native species, threatened species, threatened ecological communities and their habitat (**Project Design**)

Project Location

The Site has been historically used for rural land uses and has been largely cleared accordingly. Whilst the entire Site is proposed for rezoning for various purposes, the location of lands zoned for residential development and road construction are primarily located in cleared sections or on lands identified as containing CPW with the lowest vegetation integrity score, as well as lands consisting of exotic grassland and planted vegetation.

The location of more intensive urban development is primarily located within the vegetation zones surveyed to have the lowest level of vegetation integrity, with 1.2 hectares of higher quality (albeit degraded) Cumberland Plain Woodland able to be retained which contributes to a positive outcome in terms of habitat connectivity and also heritage conservation.

The revegetation and positive ecological outcomes proposed would not be able to be delivered if the land remained zoned for rural purposes.

It is not possible to locate the project entirely in areas where there are no biodiversity values, given that the land consists of a single landholding which has been used for rural purposes. The proposal will represent the ultimate stage of the Redbank estate, as there are no additional lands connecting to the estate that could be used to locate future development of this nature.

No caves or karsts are located within the Site.

Project Design

The design of the masterplan and future residential development will allow for the retention of 1.2ha of existing CPW vegetation.

A total of 5.21ha of land will be retained within open space corridors that will allow for revegetation of the land with greater integrity tree canopy and understorey at maturity than that exists on the Site currently.

As noted in the BDAR, the retained patches of vegetation will contribute and enhance connectivity between the Site and adjacent lands where remnant native vegetation is located to the south. The Site is currently poorly connected via strands of vegetation to adjoining lands of greater biodiversity value due to Grose Vale Road.

Between 1.1ha and 3.45ha of suitable habitat for the abovementioned fauna and flora species will be avoided from direct impacts through the retention of the open space network.

Biodiversity Offsets

Future development of the Site, after first avoiding and minimising impact, would be expected to require the retirement of the following credits under the Biodiversity Offsets Scheme:



- 64 Ecosystem Credits for PCT 3320 – Cumberland Plain Shales Woodland
- 30 Species Credits for the Green and Golden Bell Frog
- 52 Species Credits for the Square-tailed Kite
- 57 Species Credits for the Southern Myotis
- 69 Species Credits for the Matted Bush Pea

Of the ecosystem and species examined under the BDAR, only the removal of CPW has the potential as a Serious and Irreversible Impact candidate. Whilst a matter for the consent authority, the retention of 1.2 hectares of existing higher value CPW and planned revegetation outcomes are intended to actively avoid and minimise this impact. There were no ecological communities to be affected that would require an approval under the Commonwealth *Environment Protection and Biodiversity Act 1999 (EPBC Act)*.

Redbank Communities has liaised with landowners in the broader Western Parkland City and secured the availability and purchase of these credits and their retirement from locations managed by Wallace Partnerships, being the closest available to the Hawkesbury LGA.

Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

In addition to the above discussions, the following section provides commentary on the relevant environmental considerations relevant to the Planning Proposal and the management measures to be implemented, if required, to support future development of the land.

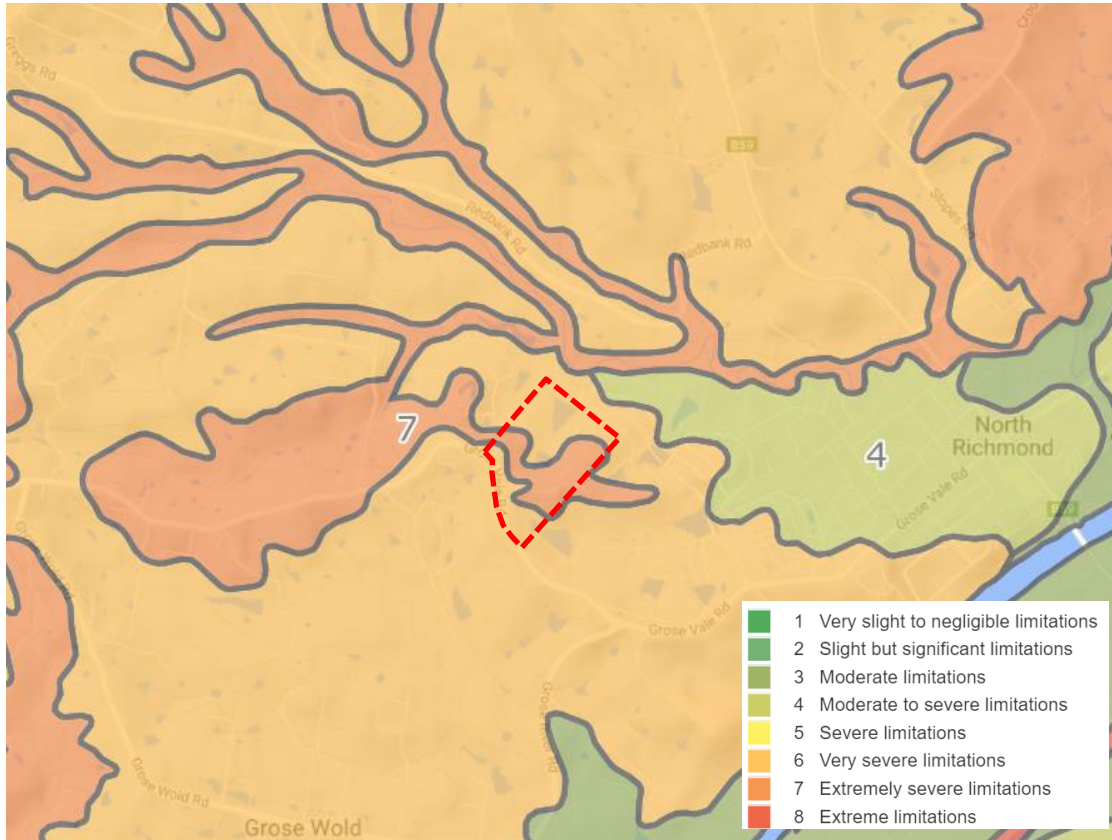
Agricultural land

The land has been investigated as being potentially suitable for residential development as part of the *Hawkesbury Residential Land Strategy 2011* and again in the draft LHS in 2020, with the surrounding Redbank development lands also not being deemed to be warranted to be retained for agricultural uses, and has since been developed for residential purposes.

Whilst the Site falls within the MRA, the land is not identified within the Draft SSAL mapping. The Site does not have any significant view corridors that requires protection through rural zoning, and nor is it used for intensive agricultural uses such as primary production. Persistent rural land uses in the context of surrounding residential development are likely to create land use conflicts.

Figure 16 over the page demonstrates that the Site has been classified as having very severe (Class 6) to extremely severe limitations (Class 7) in terms of soil and land capability for agricultural land uses. Per the Land and Soil Capability Assessment Scheme, lands at a Class 7 or above, covering much of the Site, has severe limitations that makes the land generally incapable of uses for agricultural purposes. Class 6 lands which cover the remainder of the Site involve significant investment and careful environmental management for any agricultural use, which is unlikely to occur given that the Site cannot be consolidated into any adjoining rural lands.





Source: NSW eSPADE, 2024

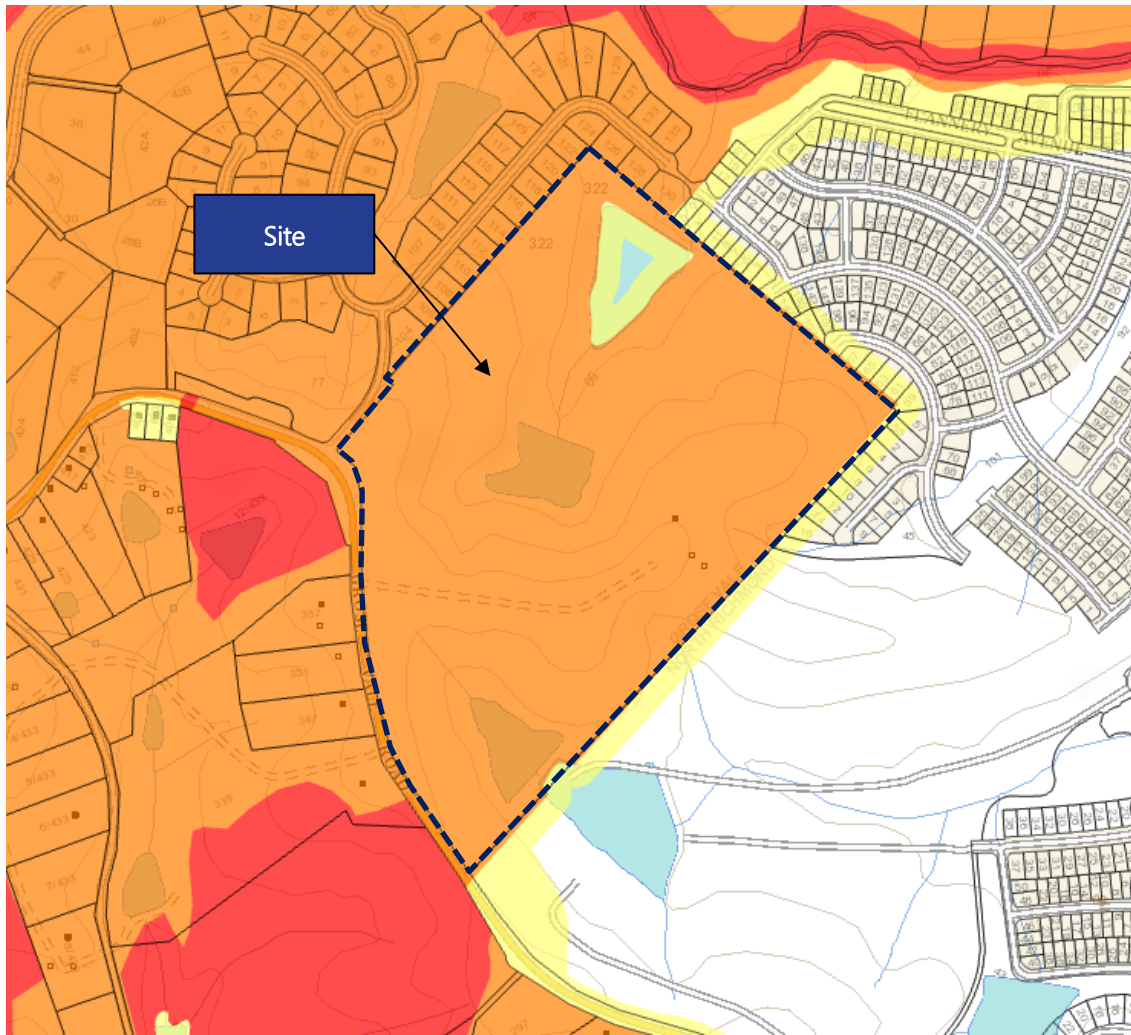
Figure 16: Land and Soil Capability of the Site

Bushfire Hazard

The Site is mapped as containing Bushfire Prone Land including Category 3 vegetation and an associated vegetation buffer. In support of the Planning Proposal, Control Line have prepared a Strategic Bushfire Assessment to consider the requirements of *Planning for Bushfire Protection 2019 (PBP 2019)*. The report is attached at **Appendix M**.

The report concludes that the Site can accommodate suitable Asset Protection Zones (**APZ**) within the boundaries of the Site. The assessment assumes that the retained vegetation within the Site, and that Grose Vale Road functions as a perimeter road to enable firefighting operations to take place in relation to bushfire threats across the rural zoned lands to the west. The APZs can be partly located within this road reserve external to the Site, with encroachments at the south western and south eastern corners of the Site, which the masterplan assumes will be situated within the rear setbacks of residential lots.

The report confirms that the proposed public road network is capable of satisfying the intent of the measures contained in PBP 2019.



Source: NSW Planning Portal Spatial Viewer, 2024

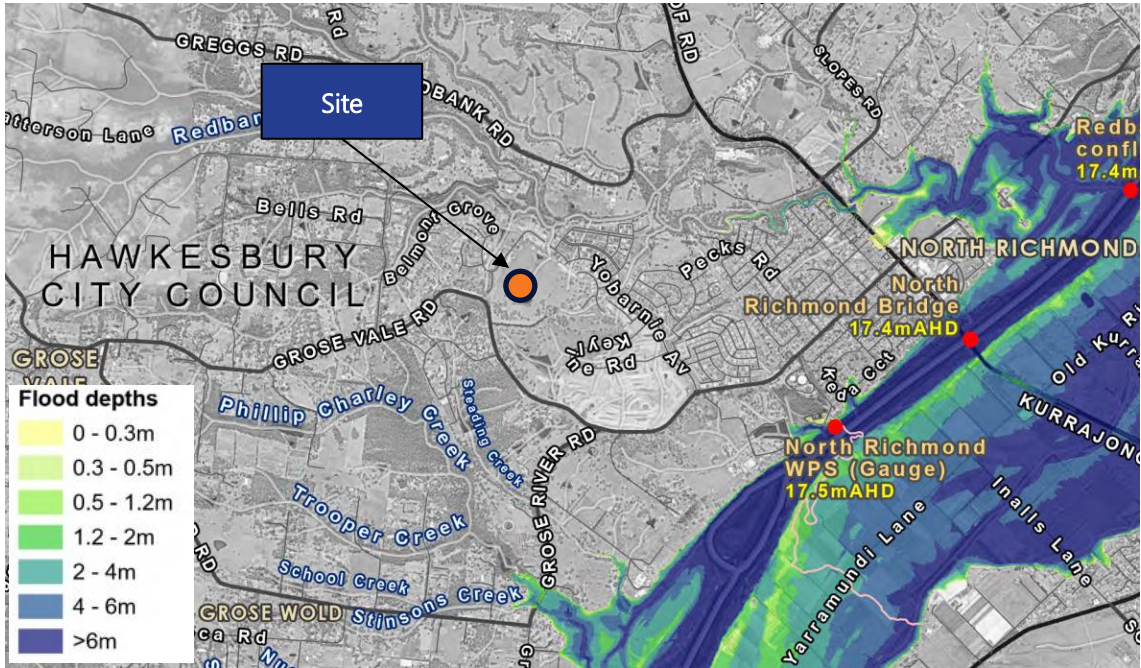
Figure 17: Bushfire Prone Land Map

Contamination

Refer to the above discussions in relation to *State Environmental Planning Policy (Resilience and Hazards) 2021* and the Preliminary Site Investigation at **Appendix K**.

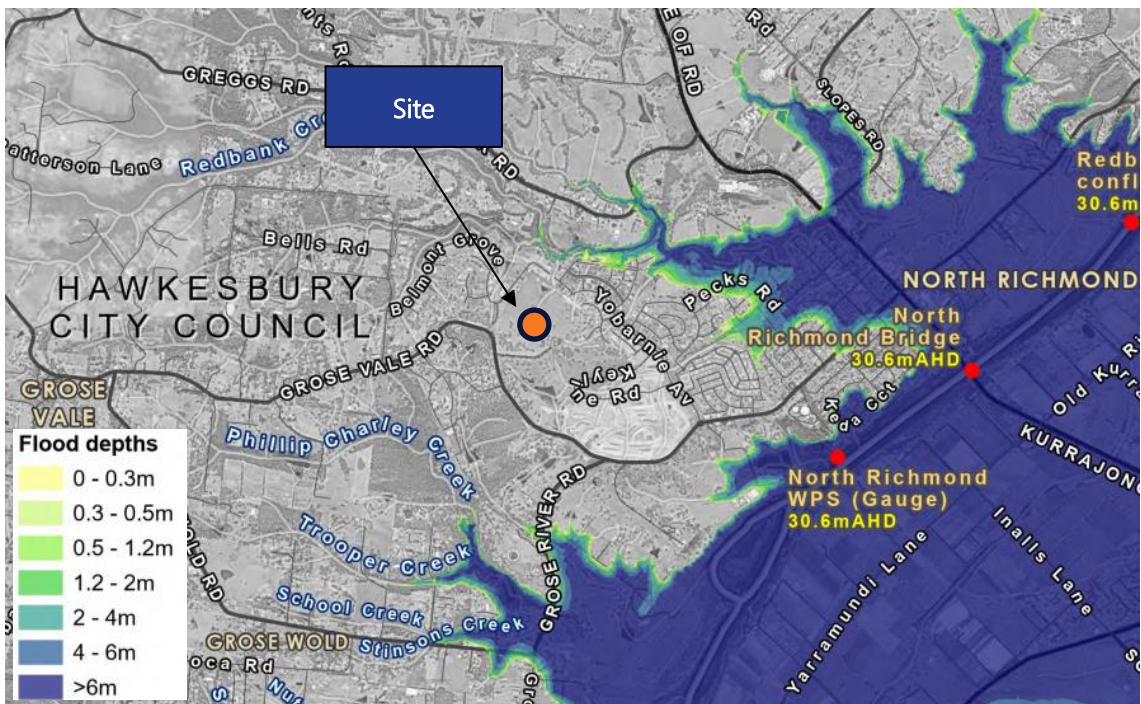
Flooding

As noted above, the Site is wholly situated above the 1% AEP and PMF flood events per **Figure 18** and **Figure 19** per the most recently released Hawkesbury-Nepean River Flood Study. The Site is therefore not flood liable. Redbank Communities have been in continual liaison with various government agencies, including the SES, who have provided a preliminary review of the rezoning Site and provided comment which is included at **Appendix N**. The assessment concludes that subject to additional detailed modelling of Redbank Creek to assess local flood risk, that the lands do not require evacuation during flood events.



Source: NSW Reconstruction Authority, 2024

Figure 18: 1% AEP Flood Event Hawkesbury-Nepean



Source: NSW Reconstruction Authority, 2024

Figure 19: PMF Flood Event Hawkesbury-Nepean

Regardless of the above, the road upgrades involving the Grose River Bridge, Richmond Bridge duplication and associated intersection improvements will improve local flood evacuation capacity and assist in allowing emergency service vehicles to evacuate should it be required.



The previous rezoning of Redbank in 2013 was supported by a Flood and Bushfire Safety Evacuation report by Molino Stewart (refer **Appendix O**), which included consideration of the Redbank Expansion Area lands and an eventual yield of up to 2,000 lots across the completed Redbank Estate. The report considered that evacuation was not necessary during regional flood events, and that the local road network could be managed to accommodate the Redbank development and the remainder of North Richmond during flood events so it did not coincide with urgent evacuations from life threatening flood waters.

Geotechnical and Salinity

A Preliminary Geotechnical and Salinity Assessment has been undertaken on the Site. The Site is mapped as having potential for moderately saline soils, typical of greenfield land in Western Sydney. No significant geotechnical or salinity constraints were found, and the proposal concludes that the land is suitable for residential development subject to additional investigations made at the development application stage. Refer to the Geotechnical and Salinity report at **Appendix P**.

Noise

The Site is not situated on or in close proximity to any classified roads. While Grose Vale Road functions as a sub-arterial road, is only constructed to a single lane rural standard and is not identified for future upgrades that would increase capacity. The Site is also not located within an ANEF contour associated with airports, nor is it located within proximity to rail infrastructure. No additional considerations with respect to noise are required at this time, noting that future development applications for subdivision or residential development might be supported by an acoustic report where located adjacent Grose Vale Road or the central collector road.

Riparian Corridors

As noted in the Riparian Assessment at **Appendix Q**, the report includes an assessment of the existing watercourses mapped along the Site, with consideration of the streams that would be removed or redirected as part of future works. The strategy for retention and removal was informed by previous meetings with the former Department of Water and Energy and previous investigations to 'ground truth' watercourses across the broader Redbank Community.

As part of future development in accordance with the masterplan, one first order watercourse and associated dams are proposed to be retained (Shown as 'O' at **Figure 20**), whilst four streams and two dams would be removed (shown as 'J', 'K', 'M', 'N'). These four streams were previously concluded as not meeting the criteria for a watercourse.

Watercourse 'O' meets the definition of a river as it has a defined bed and bank, albeit being in poor condition.



Source: ESEA, 2024

Figure 20: Existing watercourses and dams on the Site



Source: ESEA, 2024

Figure 21. Watercourse 'O' Looking North



Water Cycle Management

J. Wyndham Prince were previously commissioned by the Proponent to undertake a Stormwater Management Strategy in 2013 to support the rezoning of the Site (**Appendix I**). The strategy provided a consideration of the Site (referred to as the Peel Property) and broader identification of four sub-catchments, of which two main sub-catchments make up the majority of the Site.

Redbank Communities have provided a supplementary letter confirming the broader approach to water cycle management (refer also **Appendix I**). The northern section of the Site is envisaged to connect to the existing the pit and pipe network to the north prior to controlled and treated flows being discharged to Redbank Creek. The southern catchment will discharge via a combination of pipe / overland flow connections that are existing or approved to be constructed within Redbank to the unnamed riparian corridor.

Specific stormwater quality measures to be implemented will be consistent with the adjoining Redbank estate, and will include a number of gross pollutant traps, raingardens as well as bioretention in the retained dam. These will be confirmed as part of the forthcoming development application to be lodged over the Site.

Traffic Transport and Access

SCT have prepared a Traffic Assessment to support the Planning Proposal, which is designed to build from the Redbank TMAP conducted by AECOM in 2013, which concluded that two intersection upgrades and the construction of a new bridge crossing the Grose River would be required. The Grose River Bridge is being assessed by Council under Part 5 of the EP&A Act, with environmental assessment expected to conclude in 2024. More broadly, the assessment also notes that funding has been allocated by both the Commonwealth and State Governments for the duplication of the Richmond Bridge, which will also feature capacity improvements to the intersection of Grose Vale Road and Bells Line of Road.

The report included traffic surveys of key intersections, noting that overall traffic volumes along Grose Vale Road were lower than that forecasted in the TMAP and concludes that no additional intersection or road widening upgrades are required to facilitate the development.

Following an intersection upgrade associated with the Grose River bridge, comprising the delivery of a roundabout, key intersections were modelled to perform at a Level of Service A in the scenario that Redbank delivers 1,399 additional dwellings (currently forecasted to be slightly lower at 1,354 dwellings).

Public transport access is currently available to the Site via the 680 bus route along Grose Vale Road, approximately 250 metres south of the Site, providing connections to North Richmond and Richmond. Collector roads have been delivered as part of the surrounding Redbank development that could accommodate future bus routes to better service the site.

Cycle infrastructure is currently available along Grose Vale Road and Bells Line of Road, in addition to the collector roads and entry boulevard at Redbank. This infrastructure will be augmented and connected as part of a future development application over the Site.

The masterplan has been devised using subdivision design assumptions contained within the controls for the Redbank DCP Chapter. It is expected that future development applications will be



prepared in accordance with these road cross-sections. The proposal also allows for various pedestrian connections to adjacent stages at Redbank.

Indigenous Heritage

Artefact have prepared an Aboriginal Heritage Due Diligence assessment for the Site. The study area comprising the Site did not record any items listed on the AHIMS register, with the closest item being recorded approximately 160m northeast of the study area, some of which were previously recorded as part of the rezoning of the surrounding Redbank Estate.

One new site was identified during a visual inspection of the Site. The visual inspection confirmed that it is likely potential for further Aboriginal objects to be present such as sub-surface deposits and scarring or carved trees.

A full archaeological assessment will be required before future development of the Site is carried out post-rezoning, and if any harm or salvage works are required to Aboriginal objects, then an AHIP will be required.

Non-Indigenous Heritage

Urbis have prepared a heritage statement to support the proposal which is attached at **Appendix R**. The Site is not identified as a local or stage heritage item, however, the broader Redbank Community lies within the curtilage of the Yobarnie Keyline Farm, listed as a state heritage item as the place in which the Keyline system of soil improvement, water storage, cultivation and irrigation on undulating topography was first developed.

The assessment concludes that the Site contains three large earth formed dams and associated feeder and irrigation swales, forming part of the original Keyline system, whilst the existing dwelling house on the Site is not of any heritage significance being a late 20th century addition. Remnant keyline plantings may have the potential to be on the Site, however the evidence for these is limited and these are not densely planted in any case.

The assessment contends that whilst the landscape at the Site is of equivalent state significant heritage to Yobarnie, that the future development of the Site should have regard to the existing landscape methodology at Redbank, having regard for the Yobarnie Conservation Management Plan (**CMP**) to conserve key elements, including retention of dams subject to modification, dam safety and ecological requirements, retention of open space vistas and ridgeline planting where practicable.

The report concludes that the masterplan and future associated works will be sympathetic to the heritage values of the former Yobarnie farm in the following ways:

- The proposal will retain and reinterpret Dam 11, which is a key direction of the CMP and also consistent with the DCP in integrating water cycle management with the principles of the Yeoman's Keyline system where possible
- The proposal will retain native vegetation, being remnant 1.2 hectares of Cumberland Plain Woodland at key ridgelines as part of a generous open space corridor
- Open valley vistas will be achieved between the former Dam 3 and the reinterpreted Dam 11
- The demolition of the existing dwelling and associated structures, which are not of any heritage significance



Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal will not result in any adverse social or economic effects. The Planning Proposal will provide positive social and economic impacts to the wider North Richmond community and Hawkesbury LGA through further supporting employment opportunities during the construction and completion of the development, and will contribute to additional housing supply and the completion of the Redbank Community. The provision for housing supply will be enhanced by the delivery of affordable rental housing to be managed by a Community Housing Provider and rented to either very low, low or moderate income households.

Population and Housing

Over the last 10 years, the Hawkesbury LGA has experienced average annual growth in the order of 0.5%, significantly lower than the average for Greater Sydney. This is part is attributable to a constraint in the supply of new housing. DPHI's latest forecasts anticipate growth in the order of 14.4% in the LGA to 2040 or an increase of nearly 10,000 residents. This increase will largely come from migration of people from adjoining LGAs.

Of the anticipated growth, increases in the cohort in the age of 30-39 is expected to continue, and the proposed housing typologies in the Redbank Expansion Area will cater for the strong demand and market preference for detached homes. It is also anticipated that the higher degree of home ownership (74%) will continue in the LGA in this time.

Whilst inward migration of the cohort in the age of 20-29 is expected to continue, without opportunities for different market entry points, the LGA may continue to suffer from the near equal outward migration of this cohort as alternative housing options are provided in other LGAs and greater access to employment opportunities. The Redbank Expansion Area provides for a range of residential lot sizes and market entry points for new home buyers and downsizers, this in turn can free up existing housing stock elsewhere in the LGA. The proposal also provides opportunity for affordable rental housing in the form of dual occupancies where criteria are met that will further improve the diversity of tenure and housing stock available in the LGA, noting that approximately 22% of housing stock in the LGA is rented.

Further detail on the anticipated demography and housing pipeline is provided in the housing demand study at **Appendix F**.

Retail demand

The development of the land would not generate demand for a significant stand alone local centre or neighbourhood shops, noting that Stage 2 of the Redbank Village commercial centre is under construction and will consist of an IGA neighbourhood supermarket at 600m². An additional full-line Coles and Aldi supermarket are located at North Richmond and a wide range of additional retail opportunities are available at Richmond, Windsor and McGraths Hill. Assuming an occupancy rate of 2.7 persons, consistent with the rate for detached homes in North Richmond in the 2021 census, the development would result in an additional population of up to 945 persons. This population will be suitably serviced by the existing retail uses in North Richmond and emerging Redbank Village.



Employment

An Economic Impact Assessment has been prepared which is provided at **Appendix S**. The report provides an assessment regarding the economic benefits of the proposed development. The assessment identifies that the development of the Redbank Expansion Area has the potential to contribute to approximately 6.5-7% of the Hawkesbury LGA’s Gross Regional Product during the construction phase, supporting 90 to 100 on-site workers and 250 to 260 jobs off-site.

This will also be supplemented by work from home patterns of employment that have been more prominent since the COVID-19 pandemic.

Section D – Infrastructure (Local, State and Commonwealth)

Is there adequate public infrastructure for the planning proposal?

Local Infrastructure

The proposal involves the dedication of 5.21ha of lands to be zoned RE1 Public Recreation, which will consist of a drainage reserve and a small local open space for informal active and passive recreation opportunities. The masterplan has been designed to leverage from the existing open space facilities at Redbank, particularly the extensive local open space and cycle network and higher order facilities like Peel Park, which is a large 6ha multi-use recreation area, which was upgraded to a regional open space by Redbank Communities as part of the Redbank Voluntary Planning Agreement with Council in 2023. The upgrade included:

- Two sporting fields, netball/basketball courts and cricket nets
- Playground and skate plaza
- Picnic facilities, shelter and an off-leash area



Source: Redbank Communities, 2024

Figure 22: Aerial View of Peel Park



Inspire Planning have prepared a scoping study in the provision of social infrastructure as part of the masterplan investigations and is attached at **Appendix A**. The development of the existing Redbank Community has involved the direct delivery of more than \$65 million in social infrastructure including open space.

The intention is for future residents of the Redbank Expansion Area and existing Redbank Community to collegiately enjoy the existing and future open spaces on offer. The proposal by itself on account of the 300 to 350 dwellings proposed does not warrant the delivery of additional sporting fields given the regional facilities provided above. The proposal is for a blue-green open space grid, in addition to a hilltop local open space. All residents are anticipated to have access within 400 metres to a local open space, being either space delivered as part of the proposal, or existing facilities, consistent with the Government Architect NSW's Greener Places Design Guide, with district and regional open space needs fulfilled by Peel Park.

Private operators have also delivered a child care centre which is a requirement of the Redbank VPA, which has an 88 place centre within the Redbank Community. Two existing centres are also at North Richmond comprising 82 places and 39 places respectively, and another 60 place centre is under construction opposite the North Richmond shopping centre. Other centres within a short drive are available at Kurmond, Richmond, Clarendon, Agnes Banks, Windsor and Bligh Park.

Per the Traffic Assessment by SCT, the proposal alone will not trigger additional intersection upgrades, noting that several upgrades will take place as part of state and local road upgrade projects.

Redbank and Orion Consulting have confirmed that the local and trunk stormwater drainage network can be augmented to support the rezoning of the lands.

Redbank Communities intends to submit a Letter of Offer to amend the existing Voluntary Planning Agreement with Council to provide for the delivery of the additional local open space and community infrastructure as part of future development of the Site. As demand for complete active open space and community facilities are not generated by the scale of the development, the Proponent intends to negotiate with Council to determine an appropriate contribution to be made to the provision of this infrastructure external to the Site.

State and Commonwealth Infrastructure

The Planning Proposal would be expected to be referred to School Infrastructure NSW for comment. Enrolment numbers in local schools have been declining broadly in recent years, which will ensure that no additional schools or school upgrades will be required as a result of the Planning Proposal. The rates of enrolment change between 2019 and 2022 were:

- Colo High School – 8.2% decline
- Grose View Public School – 5.8% decline
- North Richmond Public School – 2.5% increase

In support of broader development in the Hawkesbury region, the proposal will generate increased demand (albeit not significant) for state infrastructure including traffic and transport facilities and education facilities. The proponent anticipates that contributions will be made under the Housing and Productivity Contribution (**HPC**). The development would be expected to generate up HPC



contributions of approximately \$4 million, noting that the future affordable housing dwellings would likely be exempt.

Utilities

A Servicing Assessment has been prepared by Orion which is attached at **Appendix T**. The assessment provides an examination of the ability to augment existing potable water, wastewater, electrical supply and telecommunications infrastructure to service the development.

The Site has been included in considerations for potable water supply by Sydney Water since 2015, with potable water connections designed to connect to the Site. New twin reservoirs at North Richmond are under construction and due to be completed in late 2025 which will provide adequate pressure to the Redbank Expansion Area (Kemsley Park).

A gravity wastewater main adjacent to Redbank Creek is expected to be delivered to service the development, which would enable connection to existing sewer points at Redbank for eventual transfer to Richmond via a pipeline to be constructed by Sydney Water. This pipeline is expected to be operational from 2026. The existing North Richmond Wastewater Treatment Plant will be decommissioned and the Richmond Water Recycling Plant will be upgraded.



Source: Sydney Water, 2021

Figure 23: Proposed Richmond System Wastewater Upgrade

There is sufficient existing capacity in the electrical and telecommunications network associated with the existing Redbank development to service the 300 to 350 lots anticipated to be delivered.



Section E – State and Commonwealth Interests

What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Consultation with relevant public authorities will be undertaken as part of the exhibition of the Planning Proposal, as directed by the Gateway Determination.

Commonwealth authorities

It is not anticipated that any Commonwealth agencies will have an interest in the Planning Proposal. Per the BDAR report, development would not be expected to require an approval under the EPBC Act.

State authorities

As outlined earlier, the proponent has been engaging with Council, DPHI and the SES which will continue during the assessment of the Planning Proposal.

The views of other State government agencies would be confirmed as part of the pre and post Gateway Determination process. In this regard, it is anticipated that Council will be requested to consult with the following State government agencies:

- Sydney Water
- Endeavour Energy
- Transport for New South Wales
- NSW Rural Fire Service
- School Infrastructure NSW
- State Emergency Service
- Department of Climate Change, Energy, the Environment and Water
- Department of Primary Industries



Part 4 – Maps

The following maps are proposed to be amended as part of the Planning Proposal:

Table 6: Planning maps to be amended

Map	Tile Number(s)
Land Zoning	N/A – amendment will take place to Digital EPI mapping to rezone land to R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation.
Minimum Lot Size	Sheet LSZ_008AA
Additional Permitted Uses	Add new Sheet APU_008AA
Urban Release Area Map	URA_008AA

The proposed land zoning and other maps relevant to this Planning Proposal are attached at **Appendix C**.



Part 5 – Community Consultation

Consultation to date

Redbank Communities has been actively engaging with Council and various agencies regarding the proposal since 2023. Key meetings are summarised below:

Table 7. Summary of key consultation outcomes to date

Consultation with Key Agencies and Bodies	
1.	<p>Meeting with Greater Cities Commission (GCC) 22 May 2023</p> <ul style="list-style-type: none"> ○ Included Kim Samuel (Director Western Parkland City) and Anna Bardsley (Director Housing and Land Use Policy) ○ Purpose of meeting to discuss previous submission by Redbank to GCC on 27 October 2022, including Redbank Final Stage. ○ Achieved general agreement that Redbank Final Stage considered infill development within North Richmond township despite MRA
2.	<p>Meeting with GCC 12 December 2023</p> <ul style="list-style-type: none"> ○ Included Lee Mulvey (Executive Director, Region Plan) ○ Purpose of the meeting was to foreshadow the Planning Proposal for the Redbank Final Stage. ○ No objections from GCC, noting that up to Council to determine the strategic merit of the application to proceed to Gateway Application
3.	<p>Meeting with Department of Planning and Environment and Hawkesbury City Council 14 December 2023</p> <ul style="list-style-type: none"> ○ DPE attendees included Ian Bignell (Manager Place and Infrastructure – Central Western). ○ Council attendees included Sunehla Bala (Strategic Land Use Planning Coordinator). ○ Pre-lodgement meeting for the Planning Proposal facilitated by DPE. ○ DPE recommended detailed assessment on flood risk and evacuation, biodiversity, status of Grose River Bridge, strategic planning merit as part of the PP. ○ Council did not object to the lodgement of a Planning Proposal, having considered Site in previous strategic studies. Noting that Site was removed from LHS following Council meetings in 2020.
4.	<p>Liaison with Infrastructure New South Wales (INSW) 10 July 2023</p> <ul style="list-style-type: none"> ○ Redbank Communities has liaised with Infrastructure New South Wales regarding the Hawkesbury Nepean Valley (HNV) Flood Evacuation Road Resilience Program, which identifies required road infrastructure improvements at key low points of the Hawkesbury-Nepean Valley. ○ INSW have confirmed that the North Richmond/Redbank lands were not identified under this Program as they are not at risk from localised flash flooding events.
5.	<p>Liaison with State Emergency Services (SES) 17 July 2024</p> <ul style="list-style-type: none"> ○ Redbank has continually liaised with the SES during the development of the Redbank Community.

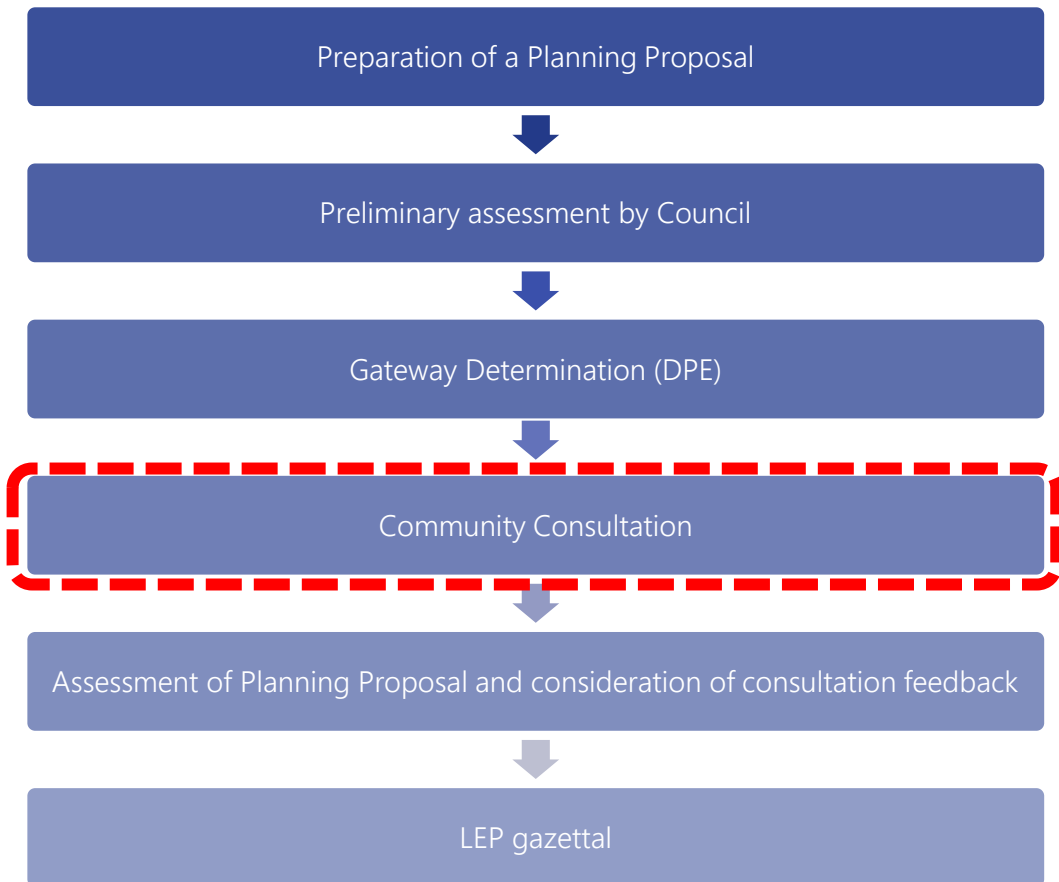


Consultation with Key Agencies and Bodies	
	<ul style="list-style-type: none"> o The SES have already provided preliminary comment on the Redbank Expansion Area, acknowledging that as the Site is located above the 2024 Hawkesbury-Nepean PMF, and that the Site accordingly is not likely to require evacuation during flood events.
6.	Liaison with Link Wentworth Australia (ongoing) <ul style="list-style-type: none"> o Redbank Communities is in preliminary discussions with Link Wentworth to deliver and manage a portion of the release as affordable rental housing per the meaning of <i>State Environmental Planning Policy (Housing) 2021</i> o Redbank have received a letter of offer from Link Wentworth to enter into an agreement to manage the affordable housing on Redbank's behalf

Community Consultation Approach

Schedule 1, clause 4 of the EP&A Act requires the relevant planning authority to consult with the community for Planning Proposals to amend an LEP in accordance with the Gateway determination.

The key steps in relation to the Planning Proposals are outlined below showing when community consultation occurs in the process.



Source: GLN, 2023

Figure 24: Key steps in the Planning Proposal Process



The Gateway Determination will outline the community consultation to be undertaken. Should Council and the Department deem it necessary, then it is anticipated that in line with Council's Community Participation Plan, an exhibition of at least 28 days will be required. Per the participation plan, the following forms of community engagement and consultation will be required:

- Referral and consultation with State government agencies
- Notification letters to adjoining property owners
- Listing on Council's web page
- Listing on DPHI's Planning Proposal Portal



Part 6 – Project timeline

The project timeline provides a mechanism to monitor and resource the various steps required to progress the Planning Proposal through the plan making process. **Table 8** provides the estimated timeframes for the various steps of the process and assumes that the Planning Proposal will be categorised as a 'Complex' proposal.

Table 8: Project Timeline

Step	Anticipated Date
Planning Proposal request lodged with Council	August 2024
Consideration by Council	August 2024 to January 2025
Council decision to proceed to Gateway	January 2025
Gateway Determination	March 2025
Lodgement of concurrent DA, with agreement from Council	April 2025
Post Gateway Actions	March 2025 to July 2025
Commencement and completion of the public exhibition period	Start Late July 2025 End Late August 2025
Consideration of submissions and assessment	August to December 2025
Council decision to adopt Planning Proposal	December 2025
Submission to the Department for finalisation (where applicable)	Late January 2026
Gazettal of the LEP amendment	March 2026



Glossary

Abbreviation	
ACHAR	Aboriginal Cultural Heritage Assessment Report
AEP	Annual Exceedance Probability
AHIMS	Aboriginal Heritage Inventory Management System
AHIP	Aboriginal Heritage Impact Permit
APZ	Asset Protection Zone
B&C SEPP	<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>
BDAR	Biodiversity Development Assessment Report
CMP	Conservation Management Plan
Codes SEPP	<i>State Environmental Planning Policy (Exempt and Complying Development) 2008</i>
Council	Hawkesbury City Council
CPCP	Cumberland Plain Conservation Plan
CPW	Cumberland Plain Woodland
CSP	Community Strategic Plan
DA	Development Application
DCP	<i>Hawkesbury Development Control Plan 2002</i>
District Plan	<i>Western City District Plan</i>
DP	Deposited Plan
DPHI	Department of Planning, Housing and Infrastructure
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
GCC	Greater Cities Commission
Guideline	<i>Local Environmental Plan Making Guideline 2023</i>
HPC	Housing and Productivity Contribution
LEP	<i>Hawkesbury Local Environmental Plan 2012</i>
LGA	Local Government Area
LHS	<i>Hawkesbury Local Housing Strategy</i>



Abbreviation	
LSPS	<i>Hawkesbury Local Strategic Planning Statement 2040</i>
MRA	Metropolitan Rural Area
PAD	Potential archaeological deposit
PBP 2019	<i>Planning for Bushfire Protection 2019</i>
PMF	Probable Maximum Flood
Proponent	Redbank Communities
Region Plan	<i>A Metropolis of Three Cities – The Greater Sydney Regional Plan</i>
SES	State Emergency Service
Site	322 Grose Vale Road, Grose Vale; Lot 260 DP1237271
SSAL	State Significant Agricultural Land
TMAP	<i>Redbank Transport Management and Accessibility Plan</i>
WPC	Western Parkland City



APPENDIX A: MASTERPLAN AND URBAN DESIGN REPORT



APPENDIX B: ABORIGINAL HERITAGE DUE DILIGENCE ASSESSMENT



APPENDIX C: PROPOSED ZONING MAPS



APPENDIX D: DRAFT ADDITIONAL PERMITTED USE CLAUSE



D.1: Proposed Additional Permitted Use Clause

The following drafting is indicative only and subject to further review by Council, DPE and legal drafting by Parliamentary Counsel. The drafting has been informed by existing provisions in the LEP to minimise the introduction of additional definitions and maintain general consistency with the LEPs operation. Where amendments are made to existing clauses, additions are shown in bold italics.

Schedule 1 Additional Permitted Uses

Insert after Section 20

21 *Use of certain land at 322 Grose Vale Road, Grose Vale*

(1) *This Clause applies to land at 322 Grose Vale Road, Grose Vale, being Lot 260, DP1237271 zoned R2 Low Density Residential.*

(2) *Development for the purposes of a dual occupancy is permitted with development consent if:*

(a) *the lot is a corner lot; and*

(b) *the lot has a minimum area of 600m²*



APPENDIX E: CONSISTENCY WITH WESTERN CITY DISTRICT PLAN



E.1: Consistency with Western City District Plan

Planning Priority		Comment
W1	Planning for a city supported by Infrastructure	<p>The HPC will apply to the Site. The purpose of the HPC is to help fund the delivery of infrastructure in high growth areas such as transport, education, health, emergency, justice and open space and conservation.</p> <p>The Planning Proposal will benefit from the provision of existing local and state infrastructure provided as part of the adjoining Redbank Estate, in addition to the delivery of the future key road upgrades including the Grose River Bridge, intersection upgrades, Bells Line of Road upgrades and the Richmond Bridge duplication.</p> <p>The utility servicing assessment concludes that existing or planned upgrades to potable water, sewer, electricity and telecommunications will ensure that the proposed 300 to 350 lots can be serviced at the time of rezoning.</p> <p>The rezoning of land presents a logical infill expansion of the Redbank development that is being progressively completed. The land falls within both the same drainage and serving catchments, and future residents will benefit from access to local infrastructure being delivered in Redbank.</p> <p>The proposed residential development will be supported by appropriate open space, transport and drainage infrastructure on Site and will make contributions to infrastructure off-site via a planned Voluntary Planning Agreement to make arrangements for the delivery of necessary local infrastructure.</p>
W2	A collaborative city	<p>The Proponent is proposing to continue a collaborative planning approach to deliver infrastructure as necessary. The Proponent will readily work with Council to refine the masterplan to achieve the best outcome for the Site and deliver on the objectives of the District Plan, the Region Plan and the LSPS.</p>
W3	Providing services and social infrastructure to meet people's changing needs	<p>The Site is generously serviced by local and regional open space infrastructure, comprising Peel Park and supporting local open spaces within less than 800 metres walk of the Site. The proposal will provide for additional open space, pedestrian, cycleway and drainage infrastructure to compliment the existing network at Redbank, ensuring that each resident has access to a local open space within 400 metres of the land. Suitable capacity is available throughout the surrounding catchment in terms of child care centre and school places as verified in the scoping report by Inspire Planning at Appendix A.</p>
W4	Fostering healthy, creative, culturally rich and socially connected communities	<p>Appreciating both natural environment and heritage has been key to shaping the masterplan for the Site. The masterplan provides for a well-connected series of localised and linear open spaces providing linkages to the surrounding Redbank Estate for pedestrians and cyclists to compliment connections in the road network.</p>



Planning Priority		Comment
W5	Providing housing supply choice and affordability, with access to jobs, services and public transport	<p>The rezoning of this land will make a contribution of approximately 300 to 350 new homes to contribute to local housing supply. The masterplan identifies areas of traditional low density residential and large lot residential living whilst provisions are proposed that will allow for affordable rental housing.</p> <p>Following the lodgement of this Planning Proposal, the Proponent intends to work with Council to adopt site specific provisions in accordance with the existing Redbank DCP governing the design of dwellings and the broader subdivision.</p> <p>In terms of the Site's contribution to housing supply, it is anticipated that the Site will be able to register its first lots within 1-2 years of being rezoned and align with Council's 5-10 year housing delivery targets.</p> <p>With dwellings starting to be completed within 12 months of the rezoning and serve to contribute to Council's housing completion target of 1,300 new homes by 2029.</p>
W6	Creating and renewing great places and local centres and respecting the district's heritage	<p>The rezoning of the land for residential development will serve to increase the residential population in the area and support the viability of the emerging Redbank local centre.</p> <p>The Planning Proposal will also put in place appropriate zones that seek to incorporate the natural and built heritage of the Site and surrounding district, particularly the Yobarnie Keyline Farm and clusters of existing mature native vegetation.</p>
W7	Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	<p>The proposal is consistent with the broader structure plans for the area under the District Plan, and will benefit from the Grose River Bridge, Richmond Bridge duplication and other road improvements to be carried out in the area.</p>
W8 to W11	Jobs and skills for the city	<p>Whilst designed to meet the needs of the future local community, the Site will be serviced by public transport providing connection to the North Richmond and Richmond communities.</p> <p>As noted above and in the Economic Impact Assessment, the development will generate a significant portion of the Hawkesbury's Gross Regional Product during construction and will support additional jobs through induced demand from residential growth in the area and associated demand for local goods and services.</p>
W12 to W18	A city in its landscape	<p>The Planning Proposal is accompanied by an Integrated Water Cycle Management Strategy designed to manage changes to impervious areas and ensure stormwater quality targets are achieved to manage water quality and health of the Hawkesbury-Nepean River catchment.</p> <p>An Aboriginal Due Diligence Report (Appendix B) was carried out to development an understanding of areas of cultural and archaeological sensitivity. The masterplan responds to this area, whilst provision for future salvage,</p>



Planning Priority		Comment
		<p>interpretation can be undertaken as part of an AHIP and associated ACHAR.</p> <p>The Urban Design Report (Appendix A) prepared in support of this Planning Proposal nominates areas of open spaces that will provide for a range of recreation uses.</p> <p>The masterplan utilises environmental management techniques to support environmental protection in concert with the provision of public open space and stormwater management. This includes the protection and rehabilitation of the riparian corridor, which will be integrated into the stormwater management network.</p>
W19	Reducing carbon emissions and managing energy, water and waste efficiently	<p>Future development applications for residential development across the Site will need to meet BASIX requirements under <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>. Provisions are included in the design guidelines for dwellings by Redbank Communities for minimum landscape treatments and design treatments such as low absorptance roofing to minimise the urban heat island effect and minimise energy use associated with cooling the environments.</p> <p>Current policy and pricing of recycled water infrastructure continues to provide a barrier to the implementation of stormwater harvesting and recycled water schemes in a greenfield context. Should this policy position change, the Proponent is willing to work with Sydney Water to investigate means to implement a scheme for the Site.</p>
W20	Adapting to the impacts of urban and natural hazards and climate change	<p>A suite of technical studies have been prepared to refine the Planning Proposal and to quantify any specific natural and urban hazards and determine appropriate management measures. These studies include:</p> <p>Bushfire Risk Assessment (Appendix M)</p> <p>Geotechnical Assessment (Appendix P)</p> <p>Preliminary Site Investigation (Appendix K)</p> <p>The masterplan and supporting Urban Design Report identify the key pillars of the Green Grid and open space network and supported by key principles to provide for the future delivery of tree planting and other initiatives to mitigate urban heat island impacts from development of the land. As part of the preparation of the final masterplan, the Proponent intends to progress these initiatives with Council through the refinement of the detailed masterplan.</p> <p>The Site is notably situated above the 1% AEP and PMF flood events therefore is not flood prone land, presenting as an optimal location in comparison to other investigation areas identified in the LHS and previous residential studies.</p>



APPENDIX F: HOUSING DEMAND ASSESSMENT



APPENDIX G: CONSISTENCY WITH SECTION 9.1 DIRECTIONS



G.1: Consistency with Section 9.1 Directions

Direction	Comments
Focus Area 1: Planning Systems	
1.1 Implementation of Region Plans	The Planning Proposal supports the intended outcomes within the <i>Greater Sydney Region Plan: A Metropolis of Three Cities</i> , as discussed within Part 3 of this Planning Proposal.
1.2 Development of Aboriginal Land Council Land (previously 5.11)	Not applicable. The Site is not identified on the Land Application Map of chapter 3 of <i>SEPP (Planning Systems) 2021</i> .
1.3 Approval and Referral Requirements	No unnecessary referral or concurrence conditions are proposed as part of the Planning Proposal.
1.4 Site Specific Provisions	<p>The inconsistency is of minor significance.</p> <p>Site specific provisions are proposed to permit additional permitted uses, being dual occupancies, in the R2 Low Density Residential zone in prescribed circumstances (i.e. where on corner lots that have a minimum area of 600m²). This avoids the wholesale amendment of the permissible uses in the R2 zone and confines the use to the intended outcome. Whilst it represents a restriction on the type of dual occupancy that is permissible, it is considered appropriate for the Site's and LGA's context and the inconsistency with the Direction is of minor significance.</p> <p>It is noted that a number of environmental planning instruments limit the form of permissible uses within Schedule 1, including the LEP that limits permissibility under Schedule 1 to certain parameters in Vineyard and Glossodia.</p>
1.4A Exclusion of Development Standards from Variation	This Planning Proposal does not propose to exclude any development standards from variation under Clause 4.6 of the LEP.
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable. The Site is not located in the <i>Parramatta Road Corridor Urban Transformation Strategy</i> area.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable. The Site is not located in the North West Priority Growth Area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable. The Site is not located in the Greater Parramatta Priority Growth Area.
1.8 Implementation of Wilton Growth Area Interim Land Use and	Not applicable. The Site is not located in the Wilton Growth Area.



Direction	Comments
Infrastructure Implementation Plan	
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable. The Site is not located in the Glenfield to Macarthur Urban Renewal Corridor.
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable. The Site is not located in Western Sydney Aerotropolis.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable. The Site is not located in the Bayside West Precinct Plan area.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable. The Site is not located in the Cooks Cove Precinct area.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable. The Site is not located in the <i>St Leonards and Crows Nest 2036 Plan</i> area.
1.14 Implementations of Greater Macarthur 2024	Not applicable. The Site is not located in the Greater Macarthur Growth Area.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable. The Site is not located in the <i>Pyrmont Peninsula Place Strategy</i> area.
1.16 North West Rail Link Corridor Strategy	Not applicable. The Site is not located in the North West Rail Link Corridor Strategy area.
1.17 Implementation of the Bays West Place Strategy	Not applicable. The Site is not located in the <i>Bays West Place Strategy</i> area.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable. The Site is not located in the Macquarie Park Innovation Precinct.
1.19 Implementation of the Westmead Place Strategy	Not applicable. The Site is not located in the <i>Westmead Place Strategy</i> area.
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable. The Site is not located in the <i>Camellia-Rosehill Place Strategy</i> area.



Direction	Comments
1.21 Implementation of the South West Growth Area Structure Plan	Not applicable. The Site is not located in the South West Growth Area.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable. The Site is not located in the <i>Cherrybrook Station Place Strategy</i> area.
<p>Focus Area 2: Design and Place</p> <p>At the time of drafting this Planning Proposal, no Directions were listed.</p>	
<p>Focus Area 3: Biodiversity and Conservation</p>	
3.1 Conservation Zones	The Planning Proposal is consistent with this direction and does not affect any lands zoned for conservation purposes. Environmental conservation outcomes will be achieved via the use of the RE1 Public Recreation Zone.
3.2 Heritage Conservation	The Planning Proposal is consistent with this direction. The Site is not listed as a local or State heritage item, nor is it affected by an interim heritage order. As noted above, the Site is located directly adjacent the Yobarnie State Heritage item and contains dams associated with the associated Keyline Irrigation System. As noted throughout this report, the proposal is consistent with the broader approach at Redbank to interpret and conserve the key landscape features associated with this item.
3.3 Sydney Drinking Water Catchments	<p>The Site is not located within the Sydney Drinking Water Catchment.</p> <p>The Site is not identified as a 'Special Area'.</p> <p>The Planning Proposal will not have any impact upon the broader drinking water catchments.</p>
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The Site is not located on the Far North Coast.
3.5 Recreation Vehicle Areas	Not applicable. The Planning Proposal does not seek to make provisions to utilise the land as a recreation vehicle area.
3.6 Strategic Conservation Planning	The Site is located within the land application map under Chapter 13 of the B&C SEPP. The land is not identified as containing any avoided lands or strategic conservation areas. An assessment against the relevant provisions of the B&C SEPP is provided in Table 5 .
3.7 Public Bushland	The Site is located within a relevant local government area, however, does not currently contain any public bushland. The proposal has been supported by a BDAR commissioned by ESEA which seeks for the retention of 1.2ha of CPW across the drainage and riparian corridors that will be dedicated to Council.



Direction	Comments
3.8 Willandra Lakes Region	Not applicable. The Site is not situated within the Willandra Lakes Region.
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable. The Site is not situated within the Sydney Harbour Foreshores and Waterways Area.
3.10 Water Catchment Protection	The Site is situated within the Webbs Creek catchment as part of the Hawkesbury Nepean Catchment Map within the meaning of <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> . Appendix I contains the high-level strategy for stormwater management for the broader Redbank release area, including the Site, which has been confirmed as to ensure that local catchment peak flows at the 1% AEP event are not greater than pre-development levels. The concurrent development application will be required to satisfy the requirements under the B&C SEPP, and will provide specific measures regarding on-site detention and water quality measures.
Focus Area 4: Resilience and Hazards	
4.1 Flooding	The Planning Proposal is consistent with this direction. The Site is not located within the flood planning area as it is situated above the 1% AEP and PMF flood events. Consideration of flood impacts and evacuation is provided at Part 3 of the report, and the Site has been considered as part of the previous flood investigations into the Redbank Estate by Molino Stewart as provided at Appendix O .
4.2 Coastal Management	Not applicable. The Site is not identified in the coastal zone.
4.3 Planning for Bushfire Protection	The Planning Proposal is consistent with this direction. The proposal has been supported by a bushfire assessment by Control Line which is provided at Appendix M . Additional commentary is provided at Part 3 of this report.
4.4 Remediation of Contaminated Land	The Planning Proposal is consistent with this direction. A Preliminary Site Investigation has been prepared by ERM which is provided Appendix K . A number of Areas of Environmental Concern have been identified, however, these are localised and not suspected to cause widespread contamination that would render the Site as unsuitable for residential land uses. A Detailed Site Investigation and if necessary, a Remediation Action Plan will be prepared to support future applications for residential development, which will render the Site suitable for residential land uses if required.
4.5 Acid Sulphate Soils	The Planning Proposal is consistent with this direction. The Site is mapped on the Acid Sulfate Soils Map as Class 5 lands. Future development applications would not be expected to further consider any impacts as the Site is located more than 500 metres from Class 1, 2, 3 and 4 lands, and development would not be anticipated to lower the water table below 1 metre.
4.6 Mine Subsidence and Unstable Land	The Site is not situated within a Mine Subsidence District. The geotechnical assessment at Appendix P did not find there to be any significant constraints



Direction	Comments
	across the Site from a slope stability perspective and concluded that the Site is suitable for residential development.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The Planning Proposal is consistent with this direction. The proposal has been supported by a traffic assessment by SCT which concludes that suitable private and public infrastructure is available to residents and that urban land uses are co-located with essential goods and services throughout North Richmond. The design of the masterplan and proposed structure plan aligns with the <i>Improving Transport Choice – Guidelines for planning and development</i> and <i>The Right Place for Business and Services – Planning Policy</i> .
5.2 Reserving Land for Public Purposes	The Planning Proposal is consistent with this direction. The proposal does not reduce or alter existing areas of land identified for acquisition by Council of State government agencies.
5.3 Development Near Regulated Airports and Defence Airfields	The Site is not located within an area identified as being affected by the 20 ANEF contour for the RAAF Richmond air base.
5.4 Shooting Ranges	Not applicable. The Site is not in proximity to a shooting range.
Focus Area 6: Housing	
The Principles for housing foster long-term, strategic-led and evidence-based approaches to guide a strong supply of well-located homes. They support the delivery of safe, diverse, affordable and quality designed housing that meets the needs of Aboriginal and local communities.	
6.1 Residential zones	<p>The Planning Proposal is consistent with this direction. It uses the R2 and R5 zones and various minimum lot sizes for subdivision to identify suitable areas for additional housing supply at different densities, whilst an additional permitted use for dual occupancies and a commitment to affordable rental housing will deliver opportunities for increased housing diversity.</p> <p>The existing Redbank DCP will be augmented to guide the design of new housing, prior to development consent being able to be issued.</p> <p>In addition, clause 6.16 of the LEP requires Council to be satisfied that appropriate arrangements have been made for utility services to be provided.</p>
6.2 Caravan Parks and Manufactured Home Estates	Not applicable. The Planning Proposal is not seeking to identify land for caravan park or manufactured home development.
Focus Area 7: Industry and Employment	
7.1 Employment Zones	Not applicable. The Planning Proposal does not alter any lands zoned for employment purposes.
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable. This direction does not apply to the Hawkesbury LGA.
7.3 Commercial and Retail Development	Not applicable. This direction does not apply to the Hawkesbury LGA.



Direction	Comments
along the Pacific Highway, North Coast	
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable. The Site is not identified for mining or extractive development, and would not be suitable for these uses given the proximity to existing residential development.
Focus Area 9: Primary Production	
The Principles for primary production support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.	
9.1 Rural Zones	<p>The Planning Proposal is inconsistent with this direction.</p> <p>The Site is currently zoned RU4 Primary Production Small Lots under the LEP and proposes to rezone the lands for residential land uses. However, in line with the criteria allowing inconsistency with the direction, the proposal is consistent with the aims of the LHS and LSPS, and will not degrade the metropolitan rural area given that the Site is hemmed in by urban development and serves no purpose from a strategic rural purpose. The proposal is generally modest in allowing up to an additional 300 to 350 homes and therefore is of minor significance to the overall quantum of rural lands within the LGA.</p>
9.2 Rural Lands	<p>The Planning Proposal is consistent with this direction.</p> <p>As noted above, the proposal is consistent with the Region Plan and District Plan, in addition to the LSPS and LHS. The lands are not identified as being of any state significance from an agricultural perspective. Biodiversity values have been retained across the Site where practicable through the use of the RE1 Public Recreation zone to maximise existing vegetation communities, noting that these are of a poor to degraded state across the Site generally, in part due to historical rural clearing.</p> <p>The constraints of the land have been considered through the mixed use of zones and the masterplan, and further subdivision of the land would not introduce fragmentation as the Site is already disconnected from other rural lands by Grose Vale Road. The existing lands, if continued to be zoned for rural land uses, results in increased conflicts between rural and urban land uses. The proposal will deliver increased social, economic and environmental outcomes throughout the locality via the delivery of increased housing supply, additional economic activity throughout the local area via construction of and settlement of housing,</p>
9.3 Oyster Aquaculture	Not applicable. The Site is not identified as a Priority Oyster Aquaculture Area.
9.4 Farmland of State & Regional Significance on the NSW Far North Coast	Not applicable. This direction does not apply to Hawkesbury LGA.



APPENDIX H: TRAFFIC IMPACT ASSESSMENT



APPENDIX I: WATER CYCLE MANAGEMENT REPORT



APPENDIX J: CONSISTENCY WITH STATE ENVIRONMENTAL PLANNING POLICIES



J.1: Consistency with State Environmental Planning Policies

SEPP	Chapter	Consistency	Evaluation
SEPP (Biodiversity and Conservation) 2021	2 Vegetation in Non Rural Areas	Yes	The rezoning of the Site will not preclude the operation of this part of the SEPP that establishes requirements for approval to remove certain vegetation at the development application stage. Where required, development approval will be sought for limited vegetation removal to facilitate urban development.
	3 Koala habitat protection 2020	Not applicable	This part of the SEPP does not apply to the land as it is zoned RU4 Primary Production Small Lots.
	4 Koala habitat protection 2021	Yes	The Hawkesbury LGA is situated within lands affected by this Chapter. The BDAR has included targeted surveys which did not identify any koalas or evidence of koalas on the Site or surrounds.
	5 River Murray lands	Not applicable	This part of the SEPP does not apply to the Hawkesbury LGA.
	6 Water Catchments	Yes	<p>The Site is within the catchment draining to the Hawkesbury Nepean River system and as such the provision of this chapter applies.</p> <p>Future DAs for the Site will ensure that the proposed works have a negligible impact on the Hawkesbury Nepean River System.</p> <p>During the activity period, the works will be closely monitored to ensure that all mitigation measures identified in the Erosion and Sediment Control Plan have been installed correctly and are working effectively throughout the project's construction.</p>
	13 Strategic conservation planning	Yes	<p>The Planning Proposal is not inconsistent with this SEPP which would apply to certain aspects of future development of the Site given that the land is located within the land application map for the CPCP. The Site is not mapped as containing certified urban capable or avoided lands.</p> <p>The Biodiversity Development Assessment Report details measure to avoid and minimise impacts and provision of appropriate offsets in certain parts of the Site.</p>
SEPP (Sustainable Buildings) 2022	N/A	Yes	The Planning Proposal does not include any provisions which impede the operation of this SEPP over the Site. This SEPP will apply to any future DAs on the Site for built form.
SEPP (Exempt and Complying Codes) 2008	N/A	Yes	<p>The Planning Proposal is not inconsistent with this SEPP which would apply to certain aspects of future development of the Site.</p> <p>It is intended to make minor amendments to the SEPP to allow the application of the Greenfield</p>



SEPP	Chapter	Consistency	Evaluation
			Housing Code consistent with the adjoining Redbank Community.
SEPP (Housing) 2021	2 Affordable housing	Yes	Refer to discussion in Part 2 and 3. The Planning Proposal includes minor amendments to facilitate the ability to deliver certain housing types under the LEP, as well as ultimately making for affordable rental housing, that would be expected to be retained for a period of at least 15 years in accordance with the requirements of the SEPP.
	3 Diverse housing	N/A	The proposal would likely not result in any developments that would deliver housing under this planning pathway, but is also not inconsistent with the provisions under the SEPP.
SEPP (Industry and Employment) 2021	2 Western Sydney Employment Area	Not applicable	This part of the SEPP does not apply to the Hawkesbury LGA.
	3 Advertising and signage	Yes	The Planning Proposal does not compromise the application of this part of the SEPP. Any future advertising or signage will need to comply with the requirements of the SEPP.
SEPP No 65 – Design Quality of Residential Apartment Development		N/A	Not applicable, as the R2 Low Density Residential and R5 Large Lot Residential zones do not permit residential flat buildings under the LEP.
SEPP (Planning Systems) 2021	2 State and regional development	Yes	The Planning Proposal does not compromise the application of this part of the SEPP.
	3 Aboriginal land	N/A	This part of the SEPP does not apply to the site.
	4 Concurrences and consents	Yes	The Planning Proposal does not compromise the application of this part of the SEPP.
SEPP (Precincts – Central River City) 2021		Not applicable	This SEPP does not apply to the Hawkesbury LGA.
SEPP (Precincts – Eastern Harbour City) 2021		Not applicable	This SEPP does not apply to the Hawkesbury LGA.
SEPP (Precincts – Regional) 2021		Not applicable	This SEPP does not apply to the Hawkesbury LGA.
SEPP (Precincts – Western Parkland City) 2021		Not applicable	The Site is not situated on lands affected by the SEPP.
SEPP (Primary Production) 2021	2 Primary production and rural development	Yes	The Site is not identified as State significant agricultural land per the draft mapping by DPI. The land is not in the area of operations of an irrigation corporation.



SEPP	Chapter	Consistency	Evaluation
			<p>The Planning Proposal does not provide any restraint on the ability for nearby rural land to carry out development that would permit development that would temporarily contain livestock.</p> <p>The Planning Proposal does not restrict the ability to carry out aquaculture development that would otherwise be subject to the requirements of this SEPP and a separate DA.</p> <p>The Planning Proposal does not compromise the application of the relevant sections of the SEPP regarding the consideration of development on oyster aquaculture.</p>
	3 Central Coast plateau areas	Not applicable	This part of the SEPP does not apply to the Site.
SEPP (Resilience and Hazards) 2021	2 Coastal Management	Not applicable	This part of the SEPP does not apply to the Site.
	3 Hazardous and Offensive Development	Not applicable	The Planning Proposal does not suggest the use of the land for hazardous or offensive development and does not compromise its ongoing application to the land.
	4 Remediation of land	Yes	Refer to discussion in Part 3.
SEPP (Resources and Energy) 2021	2 Mining, petroleum production and extractive industries	Yes	The Site and surrounds is not known to have any evidence of current or previous underground coal mining, petroleum production or extractive industries.
	3 Extractive industries in Sydney area	Yes	There are no current or previous extractive industries associated with the Site.
SEPP (Transport and Infrastructure) 2021	2 Infrastructure	Yes	<p>Future development of the Site will need to be consistent with the relevant provisions of this SEPP, with future DAs referred to Transport for NSW where necessary.</p> <p>The Planning Proposal does not preclude the operation of this part of the SEPP that applies to infrastructure approval pathways for key utilities and services that will need to be delivered to the Site.</p>



APPENDIX K: PRELIMINARY SITE INVESTIGATION



APPENDIX L: BIODIVERSITY DEVELOPMENT ASSESSMENT REPORT



APPENDIX M: BUSHFIRE ASSESSMENT



APPENDIX N: SES COMMENT



APPENDIX O: FLOOD EVACUATION REPORT



APPENDIX P: GEOTECHNICAL AND SALINITY ASSESSMENT



APPENDIX Q: RIPARIAN ASSESSMENT



APPENDIX R: NON-INDIGENOUS HERITAGE ASSESSMENT



APPENDIX S: ECONOMIC IMPACT ASSESSMENT



APPENDIX T: UTILITY SERVICING ASSESSMENT

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