



Hawkesbury City Council

hawkesbury
local
planning
panel
meeting
minutes

date of meeting: 25 June 2020

location: by audio-visual link

time: 10:00 a.m.

HAWKESBURY LOCAL PLANNING PANEL MEETING

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Minutes of the Hawkesbury Local Planning Panel Meeting - Planning Proposal Advice held by Audio-Visual link, on 25 June 2020, commencing at 10:02am.

ATTENDANCE

Present: Alison McCabe, Expert Representative, Chair
John Brunton, Expert Representative
Deborah Sutherland, Expert Representative
Paul Rogers, Community Representative

In Attendance: Mr Andrew Kearns, Manager Strategic Planning, Hawkesbury City Council
Ms Colleen Haron, Senior Town Planner, Hawkesbury City Council
Ms Megan Berrell, Committee Officer, Hawkesbury City Council
Mr Stephen Gouge, Town Planner, Knight Frank Town Planning
Mr Stephen Moore, Urban Designed, Roberts Day
Ms Sharon Veale, Heritage Consultant, GML
Mr Glenn Morris, Applicant's Representative

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SECTION 3 – Reports for Determination

Item: 003 CP - Planning Proposal to Amend Hawkesbury Local Environmental Plan 2012 to Permit Residential Subdivision of Lots 1 and 3 DP 596558, and Lots 209 and 210 DP 260361, 16 William Cox Drive, Richmond - (95498, 144940)

Directorate: City Planning

PLANNING PROPOSAL INFORMATION

File Number: LEP002/19
Property Address: 16 William Cox Drive, Richmond
Applicant: Knight Frank Town Planning Sydney
Owner: Hobartville Stud Pty Limited – Glenn A Morris
Date Received: 15/10/2019
Current Zones: RU2 Rural Landscape and E2 Environmental Conservation
Proposed Zones: R2 Low Density Residential, RU2 Rural Landscape and E2 Environmental Conservation
Current Minimum Lot Size: 10 hectares
Proposed Minimum Lot Size: 115 m² for land proposed to be rezoned to R2
Site Area: Approximately 66.9 hectares of which 9.4 hectares is proposed to be developed

Key Issues:

- Consistency with Greater Sydney Region Plan and Western City District Plan – Metropolitan Rural Area and flooding
- Consistency with Section 9.1 Directions
- Suitability of proposal having regard to:
 - Heritage
 - Character of locality
 - Flood affectation
 - Endangered ecological communities - wetlands

1.0 Overview

The Planning Proposal has been reported to the Panel in accordance with the Local Planning Panel Direction – Planning Proposal dated 27 September 2018.

The Panel's role is to provide advice to Council as the responsible planning authority for their consideration.

The Panel had the benefit of a site inspection of both the site and surrounding locality, review of the detailed Planning Proposal documents, report from Council officers and a presentation from and opportunity to question both Council officers and the applicant's representatives.

The Planning Proposal proposes to rezone part of the Hobartville Stud Farm property to R2 Low Density Residential to permit residential subdivision of the subject site to accommodate 118 dwellings in the form of separate dwelling houses, attached terrace houses and dual occupancies.

The Hobartville Stud Farm property is a heritage item of both state and local significance. Part of the site is affected by the 1 in 100 Average Recurrent Interval flood event, and the entire site is below the Probably Maximum Flood. The subject site contains ecological communities including wetlands.

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Hawkesbury Local Planning Panel Advice

The Hawkesbury Local Planning Panel conducted a site visit on 24 June 2020. The Hawkesbury Local Planning Panel meeting was conducted by Audio-Visual means.

Having considered the matter, the Hawkesbury Local Planning Panel provided the following advice.

2.0 Strategic Merit

In considering the Strategic Merit of the proposal the Panel noted advice regarding Council's Strategic Planning program. Council has progressed their strategic planning in respect to their Local Strategic Planning Statement, Housing Strategy, Rural Lands Strategy and Employment Lands Strategy. These documents are anticipated to be on exhibition in the third quarter of 2020.

These are the documents which will inform the location of housing and the form it will take. It is important that the Council has the opportunity to consider the complex issues of land supply for housing, the role of rural areas, the designation of edges to towns and the interface between urban and rural areas.

In an area of high visual and landscape amenity with an important heritage overlay, how and where the urban edges are defined and how they transition to surrounding rural lands is a matter that needs to be considered holistically.

The Planning Proposal does not in the Panel's view meet the Strategic Merit test and should not proceed for the following reasons:

- It is inconsistent with the prevailing District Plan that recommends no additional rezoning of rural land outside identified growth precincts or in exceptional circumstances;
- Hawkesbury Council's LEP already contains sufficient residentially zoned land to meet and exceed the housing supply targets contained in the District Plan;
- Ministerial Direction 1.2 Rural Lands specifically prevents the rezoning of land from rural to residential.
- Council's 2011 Housing Strategy identifies the area for further investigation. That Strategy has been superseded by the District Plan and further strategic planning.
- Proceeding with the Planning Proposal would be premature until Council has finalised its strategic work.

3.0 Site Specific Merit

3.1 Urban Design, Density and Contextual Fit

The Panel is of the opinion that the development proposed to be facilitated by the Planning Proposal would be out of character with the prevailing settlement pattern of the area and detrimental to the rural and historic character of the property.

Specifically:

- The Master Plan supporting the Planning Proposal does not provide an appropriate built form or density transition between the existing low density residential areas and the rural and riverfront environments on the edge of the settlement of Richmond.
- The 115sqm lots proposed are substantially smaller than the surrounding low density residential development in the adjacent area.

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- Views of the historic rural property from the surrounding area and escarpments will in the Panel's view be impacted, particularly by two storey terraces and dual occupancies on very small lots as proposed.

3.2 Heritage Conservation

The Panel notes that the existing Conservation Management Plan for the property recommends no more subdivision of the land.

The State Heritage listing detail on the Heritage NSW website suggests that the property should be also recognised at a national level:

"Hobartville is of historic significance at a National level as an intact early colonial homestead group for its association with the Cox family and Francis greenway. Its original grant boundaries determined the extent of the 1810 grid layout of Richmond township and it has links, both historic and physical with St Peter's Anglican Church."

The state heritage listing goes on to recommend expansion of the listed area:

"Recommended management:

Expand SHR boundary area to include former drives from Castlereagh Road. Ensure (curtilage) includes the section of the early entry avenue off the Castlereagh Road that was omitted from the former permanent conservation area. Ensure (curtilage) includes the current (entry) avenue off Richmond Road and any remnant plantings along the road (Chapel Street) linking Hobartville to the St. Peter's group and the view of Bunya pines from St. Peter's. Ensure no further subdivision of the Hobartville estate and retain current zoning (Morris & Britton, 2000, 49)."

The Panel noted:

- The exceptional heritage values of the house, outbuildings, grounds, and trees are recognised in statutory listings and the current Conservation Management Plan.
- The inconsistencies between the current Conservation Management Plan and the Planning Proposal.
- The significant constraints that apply to the land as a result of the need to adequately respond to the heritage values.
- The lack of consultation with the Heritage Office.

The Panel are not convinced that the heritage value of the state heritage listed Hobartville will not be compromised or detrimentally impacted by the development envisaged by the Planning Proposal.

The Panel concluded that:

- It is premature to proceed with the Planning Proposal prior to the completion of a revised Conservation Management Plan.
- The use of any land within Lot 3, the prescribed heritage curtilage, for the proposed residential development is not justified and cannot be supported.
- The Planning Proposal does not respect the fundamental relationship the house and outbuildings have with the landscape, including the trees, floodplain, and areas for animal husbandry.

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- The Planning Proposal does not envisage a form of development that appropriately recognises and respects the site's traditional role as the rural property that defines the southern extent of the rural lands beyond the urban boundary of Richmond.

3.3 Flooding and Evacuation

The Panel have concerns regarding the potential flooding and environmental issues that could result from the development envisaged by the Planning Proposal. Until these issues are more fully explored and in particular that additional residents can be safely evacuated from the property in a flood event, additional housing densities cannot be supported.

3.4 Public Benefit




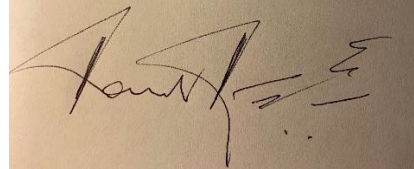
The Planning Proposal made numerous references to public access/ownership of parts of the site. The Panel found that these statements lacked certainty as to what was actually being proposed.

4.0 Panel Recommendation

That the Planning Proposal does not proceed as it does not demonstrate strategic or site specific merit.

Voting

For the Recommendation	Against the Recommendation
Ms Alison McCabe (Chair)	NIL
Mr John Brunton	
Ms Deborah Sutherland	
Mr Paul Rogers	

 Alison McCabe (Chair)	 John Brunton
 Deborah Sutherland	 Paul Rogers

The meeting terminated at 2:11pm.

The signed advice was provided on 3 July 2020.

