



Attachment 11 to Item 2.1.1.

Assessment Report

Date of meeting: 21 November 2024
Location: Audio-visual link
Time: 10am

Section 4.15 assessment report
Environmental Planning & Assessment Act 1979

Development Application No.	DA0421/22
Date Received	23/11/2022
Proposal	Demolition of existing structures, remediation of land, tree removal, subdivision of 1 into 4 rural lots and construction of an access way
Estimated Cost	\$173,300.00
Legal Description	Lot 31 DP 7565
Property Address	457 Bells Line of Road, Kurmond, NSW, 2757
Area	2.37 Ha
Zoning	RU1 Primary Production, SP2 – Infrastructure
Applicant	McKinlay Morgan & Associates Pty Ltd
Owner	Robert M Attard Marilyn A Attard Brenton M Dawson Jennifer R Ross Lyndal M Attard
Exhibition Dates	08/02/2023 – 22/02/2023
Submissions	Nil
Recommendation	Approval subject to conditions

1. Executive Summary

1. Reason for Consideration by Local Planning Panel.

In accordance with the Environmental Planning and Assessment Act 1979, Section 9.1 - Directions by the minister, this application is reported to the Hawkesbury Local Planning Panel for determination, as the Developer has offered to enter into a Planning Agreement.

2. Proposal

The application seeks consent for Demolition of existing structures, remediation of land, tree removal, subdivision of 1 into 4 rural lots and construction of an access way. More specifically:

- Demolition of an old, dilapidated weatherboard cottage and an underground septic tank
- Removal of 7 locally native trees, the total are of native canopy and other native vegetation removal equates to 0.577ha.
- Retention of 21 significant trees
- Remediation of contaminated land to facilitate subdivision
- Subdivision one lot into four rural lots with an access road. The proposal will result in four new rural lots, each with building and effluent disposal areas.

Proposed Lot Sizes:

- Lot 21: 5,497 m² (vacant)
- Lot 22: 5,542 m² (vacant)



- Lot 23: 5,670 m² (vacant)
- Lot 24: 7,118 m² (vacant)

All access to these lots will be from Bells Lane to avoid traffic stopping and turning from Bells Line of Road, even though an existing access is currently being used. Lots 21-24 will have shared access points to Bells Lane, with reciprocal rights of way allowing access over each other's paths and a central driveway constructed. This driveway will be approximately 152m long and 4m wide (with 4.5m access easement on both sides of the driveway). However, the proposal seeks to retain the existing driveway access as an emergency exit to Bells Line of Road to satisfy NSW RFS requirement.

3. Permissibility

The subject site is currently zoned as RU1 Primary Production under the Hawkesbury Local Environmental Plan 2012 and the proposal is permissible with consent.

4. Consultation

In accordance with Council's Community Participation Plan 2019, the Development Application was notified from 8 February 2023 to 22 February 2023. No submissions have been received by Council during this period.

5. Recommendation

Pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979:

That the Hawkesbury Local Planning Panel, exercising the function of the consent authority, grant development consent for DA0421/22 for demolition of existing structure, remediation of land, tree removal, subdivision of 1 into 4 rural lots and construction of an access way at 457 Bells Line Road, Kurmond, subject to conditions of consent.

The reasons for the conditions imposed on this application are as follows:

1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.

2. Site Description & Conditions

The subject site is legally known as Lot 31 DP7565, 457 Bells Line of Road, Kurmond. The site encompasses a total site area of 2.37 hectares and has dual access from Bells Line road and Bells lane. The site currently contains an existing old weatherboard cottage and septic tank. There are scattered native trees exist across the lot. The site is an irregular shape allotment and has a slope from northwest to southwest corner of approximately 30 metres over 252 metres. The site is zoned as RU1 Primary Production and SP2 Infrastructure- Classified Road and is surrounded by other sites currently zoned as RU1 Primary Production, R2 Low Density Residential properties in the locality. It's surrounded by mostly rural lands and remnant bushland. The site is approximately 300m of the Kurmond Village Shopping Centre.

To clarify the location of the application site and specifically that of the subject site, refer to the aerial image in figures 1 below.

The subject site is not to be within an area prone to flooding. However, the site is categorised to be within an area of bushfire prone and with terrestrial biodiversity values under Hawkesbury Local Environmental Plan 2012. Minor areas of biodiversity are mapped on the lot. For further details, please refer to Section 7.2 of this report.



Figure 1. Site location map.

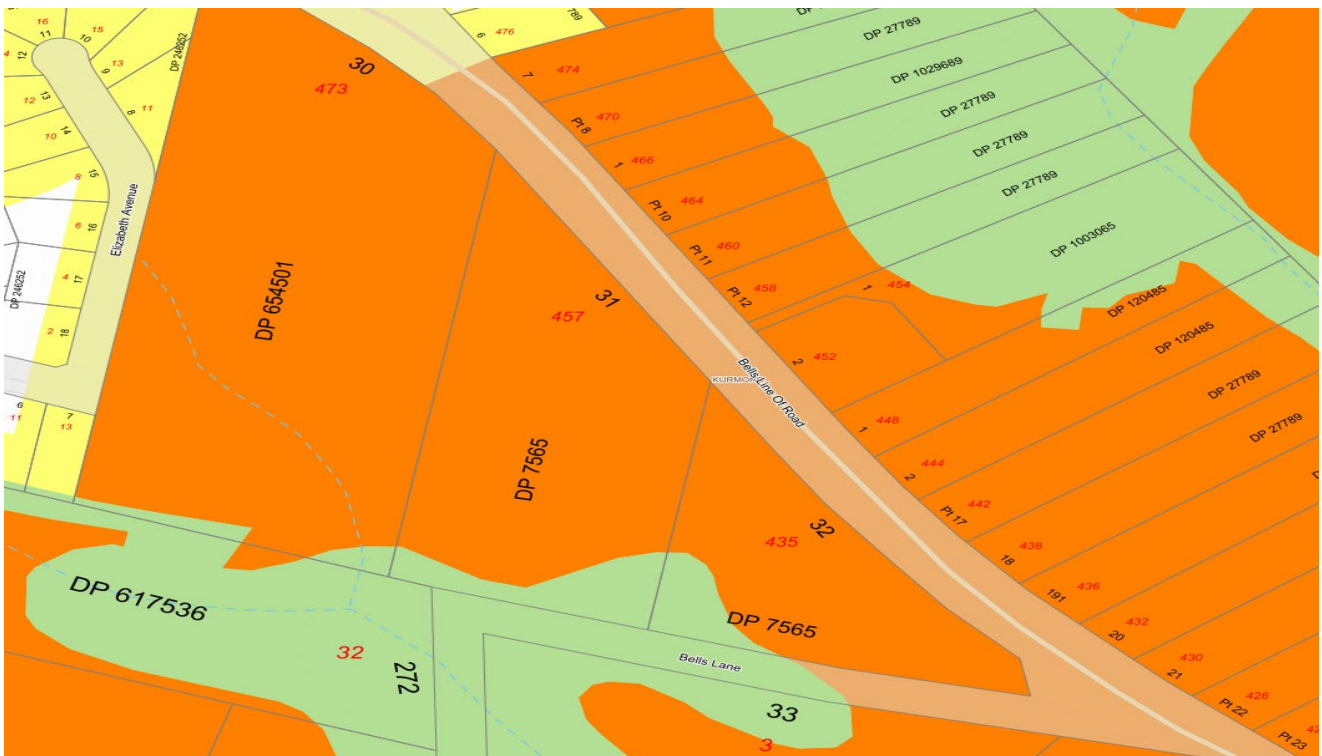


Figure 2. Bushfire & Biodiversity values map.

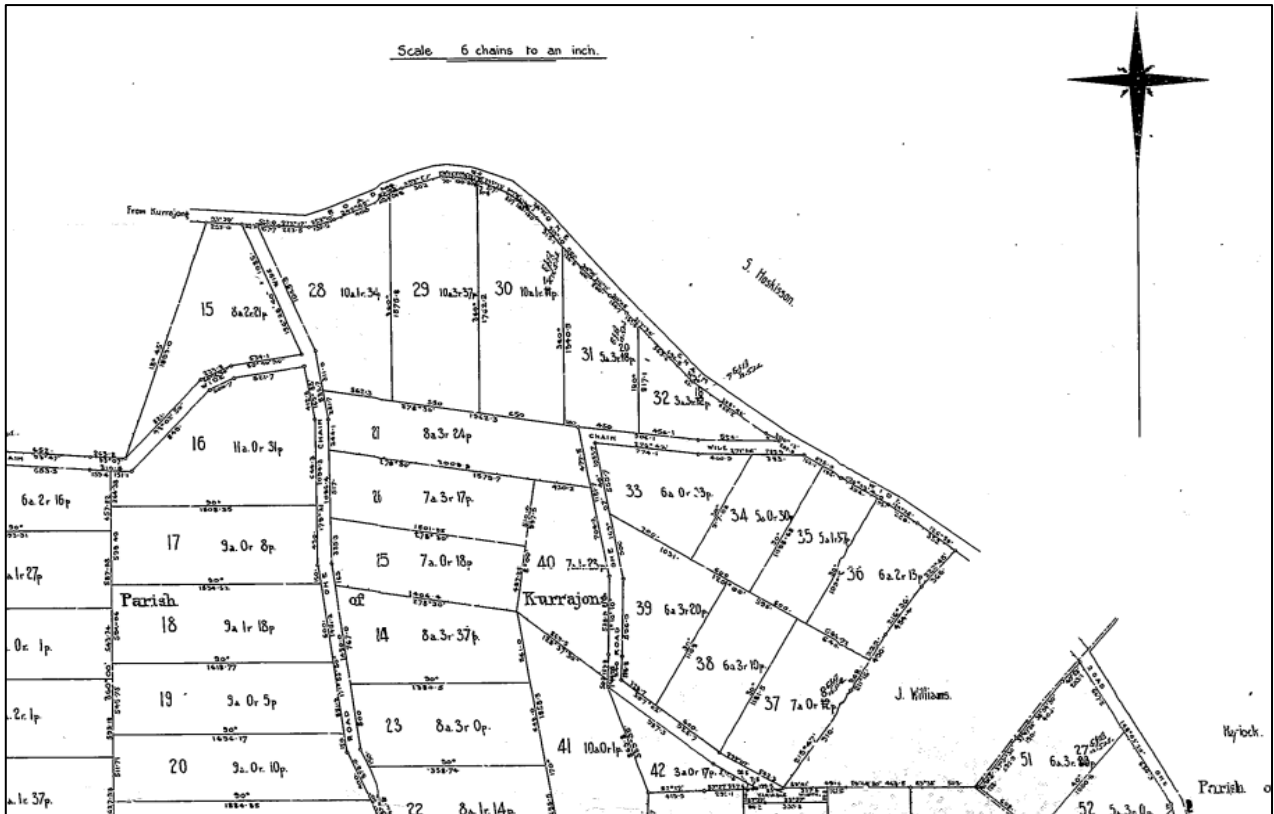


Figure 3. Deposited Plan (DP 7565)

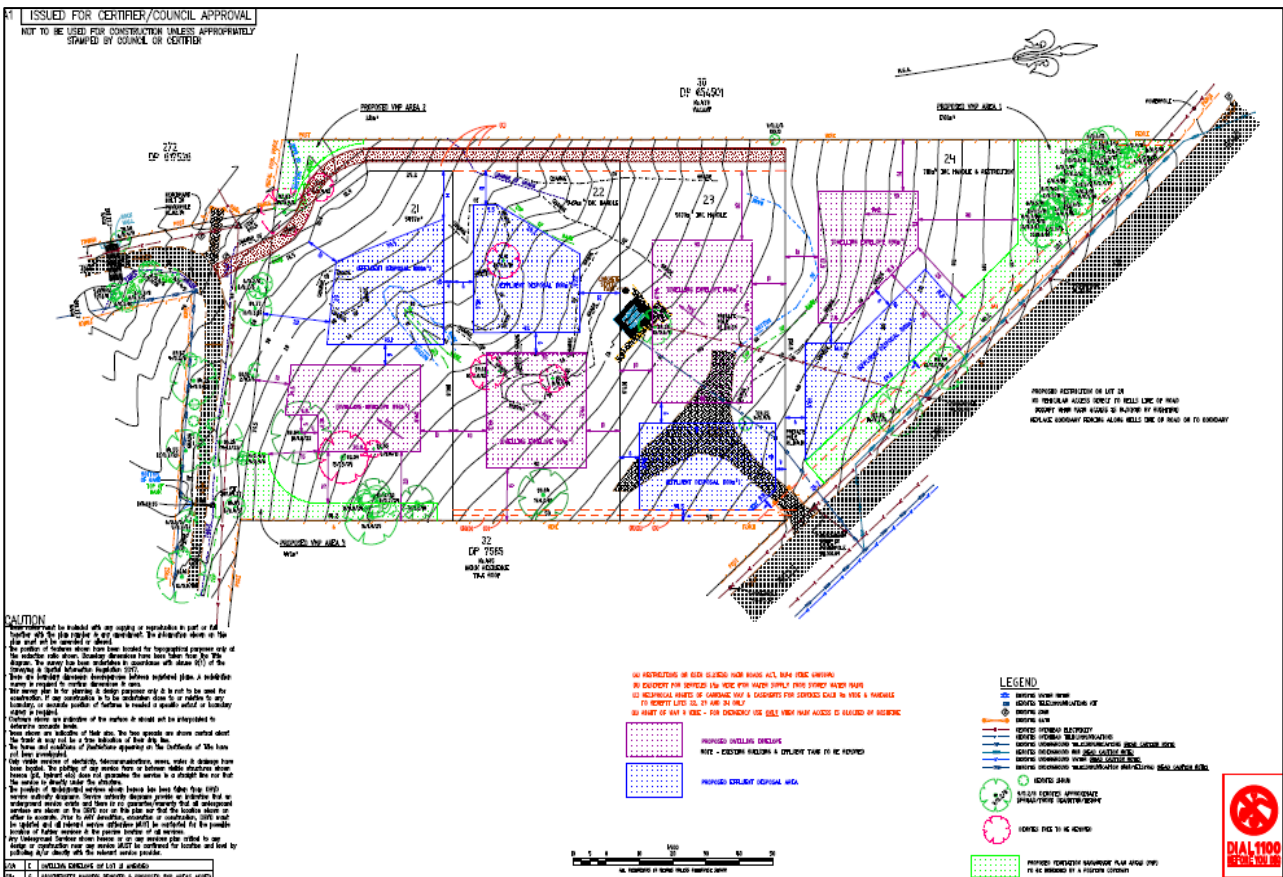


Figure 4. Proposed subdivision Plan



3. Relevant Site History

The site was subject to the following applications:

Application ID	Determined	Comment
LEP002/15 Planning Proposal	26 October 2021	The planning proposal was adopted by Council to amend the lot size map under Hawkesbury Local Environmental Plan 2012.

4. The Proposal

The proposed development seeks the approval for the demolition of existing structures, remediation of land, tree removal, subdivision of 1 into 4 rural lots and construction of an access way. More specifically:

- Demolition of an old, dilapidated weatherboard cottage and an underground septic tank
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5. Relevant Application History

Date	Comment
18/11/2022	Application lodged on the NSW Planning Portal.
08/02/2023	Notification commences
21/03/2023	Additional information requested by Council
15/05/2023	Applicant submitted additional information to address issues raised by Council
17/10/2023	Applicant submitted further additional information
25/06/2024	Applicant submitted amended subdivision plan and other relevant documents to address issues raised by Council
26/08/2024	Additional information requested by Council
20/09/2024	Applicant submitted updated BDAR report to address issues raised by Council

6. Referrals

Stakeholder	Comment
Engineering	Supported subject to the imposition of conditions



Regulatory	Supported subject to the imposition of conditions
SMF	Supported subject to the imposition of conditions
Ecologist	Supported subject to the imposition of conditions
Arborist	Supported subject to the imposition of conditions
External Referrals	
Rural Fire Service	Supported subject to the imposition of conditions
Transport for NSW	Supported subject to the imposition of conditions

7. Environmental Planning Instruments

7.1 Overview

The instruments applicable to this application are:

- Rural Fires Act 1997
- State Environmental Planning Policy – (Biodiversity & Conservation) 2021
- State Environmental Planning Policy (Resilience & Hazards) 2021
- State Environmental Planning Policy (Transport & Infrastructure) 2021
- Hawkesbury Local Environmental Plan 2012 (LEP 2012)
- Hawkesbury Development Control Plan 2002 (HDCP 2002) & 2023 (HDCP 2023).

7.2 Rural Fires Act 1997

Section 100B of the Rural Fires Act 1997 requires that a bush fire safety authority for a subdivision of bush fire prone land that could lawfully be used for residential or rural residential purposes, or development of bush fire prone land for any 'special fire protection purpose'.

The Site is mapped as bushfire prone land. The application seek approval for a Bushfire Management Strategy which proposes to establish the APZs for future residential development. Therefore, this application seeks General Terms of Approval from the NSW Rural Fire Service (RFS).

The Bushfire Hazard Assessment Report and a letter was prepared by Control Line Consulting dated 22 May 2022 and 3 April 2023. This report and letter investigate the impacts of bushfire on the future residential use. The primary bushfire sources are located along the northern boundary and to a lesser degree along the southern boundary (vegetation within the existing lot).

The Report and letter conducted a review of the APZ and Bushfire Attack Levels to ensure compliance with the current Planning for Bush Fire Protection 2019 (PBP 2019). The Bushfire Hazard Assessment report and the letter submitted demonstrates the capability of future development to implement appropriate Bushfire Protection Measures as required by PBP 2019.

This application was referred to RFS seeking seeks General Terms of Approval to establish appropriate Bushfire Protection Measures to be implemented in future residential development. It is noted that on the 13 June 2023, the RFS provided Conditions.

7.3 State Environmental Planning Policy – Biodiversity & Conservation 2021.

The State Environmental Planning Policy (Biodiversity & Conservation) 2021 applies to the site. The aims of the plan are to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of the non-rural areas of the State through the preservation of trees and other vegetation.

The subject site is located on the biodiversity values map. As such, a biodiversity impact assessment report (BDAR) has been prepared to assess the impact on biodiversity because of tree removal and clearing of vegetation.



In the BDAR report, it is noted that the proposed subdivision will require the removal of a minimum of seven (7) locally native trees (see Figure 5 below) and the total area of native canopy and other native vegetation removal equates to 0.577ha. The following trees are being removed,

Tree No.	Botanical Name	Landscape significance
3	Cinnamomum Camphora	Low
6	Eucalyptus Tereticornis	High
8	Eucalyptus Tereticornis	High
14	Eucalyptus Tereticornis	Medium
15	Eucalyptus Tereticornis	Low
17	Eucalyptus Tereticornis	High
27	Ceratopetalum Apetalum	Medium

These 7 trees are highlighted in the figure below.

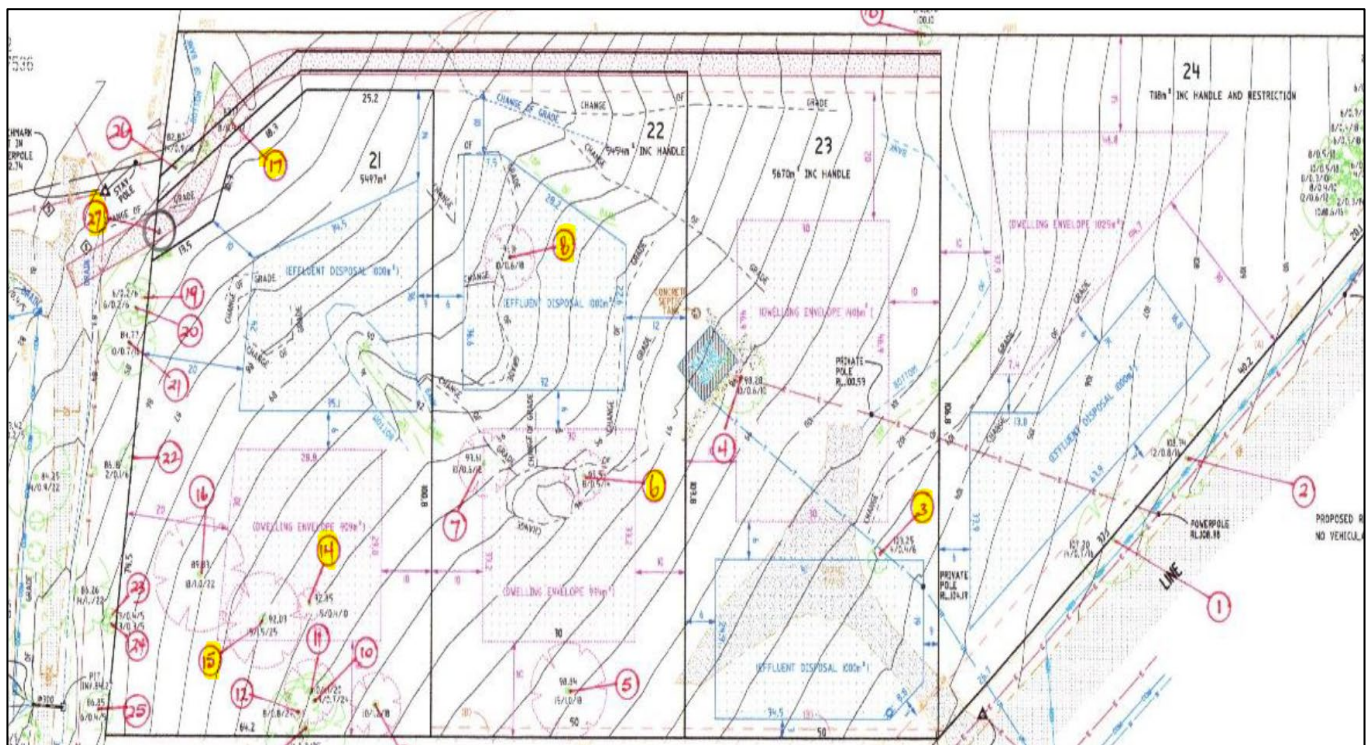


Figure 5: Tree removal plan

However, this is not considered significant compared to the twenty-one (21) native trees that will be retained, protected, and enhanced through a future Vegetation Management Plan (VMP). The subdivision design includes the provision of three (3) VMP areas (see Figure 6 below), where all vegetation will be conserved under a Positive Covenant on the property title, in accordance with the Conveyancing Act 1919. This covenant ensures the long-term maintenance and support of the vegetation. The VMP zones aim to protect habitat corridors and prevent fragmentation of vegetated areas. A separate VMP report will be provided prior to the release of the subdivision certificate, detailing the vegetation management strategies.



Figure 6 Plan showing proposed VMP areas

Council's external ecologist has reviewed the application and is in support of the development subject to any development on the land to be always carried out in line with the approved BDAR report and under the constant supervision of a qualified Ecologist.

7.4 State Environmental Planning Policy – Resilience & Hazards 2021

The requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021 apply to the subject site. In accordance with Chapter 4 of the SEPP, Council must consider if the land is contaminated, if it is contaminated, is it suitable for the proposed use and if it is not suitable, can it be remediated to a standard such that it will be made suitable for the proposed use.

The applicant has submitted a Remediation action plan (RAP) as part of the application, which presents the work strategies and framework to be implemented during the remediation of the identified contamination and the validation of the site.

Based on the previous combined preliminary and detailed site investigation report (prepared by Sydney Environmental Group Pty Ltd), asbestos and stockpile contamination has been identified in shallow surface soils.

The Remediation action plan provides for the land to be remediated to a residential standard under National Environment Protection Measure 2013 Guidelines. It also recommends that after the investigation and remediation activities, a site validation report should be prepared in line with the NSW Environment Protection Authority 2020 Guidelines for Consultants Reporting on Contaminated Sites. The purpose of the validation report is to verify the effectiveness of the remediation and ensure that the resultant condition of the site is suitable for the proposed future subdivision and residential uses.

Council's Regulatory section has reviewed the RAP and other submitted materials and is in support of the development subject to the imposition of conditions.

7.5 State Environmental Planning Policy – Transport & Infrastructure 2021.

The relevant matters to be considered under Chapter 2 of the SEPP for the proposed development outlined below.

Clause	Comment
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Clause 2.48 – Electricity Infrastructure	The proposed development is not considered to be within the vicinity of any electricity infrastructure under clause 2.48 (1).
Clause 2.98 – Development Adjacent to rail corridors	The proposed development does not adjoin in, around or on top of any rail corridors.
Clause 2.119 – Frontage to a classified road	<p>The proposed development fronts a classified road. Although the development fronts the classified road (Bells Line of Road), vehicular access for Lot 21 - 24 are from Bells Lane which is not a classified road. The existing driveway access from Bells Line of road (classified road) is being retained as an emergency exit to Bells Line of Road to satisfy NSW RFS requirement.</p> <p>The application was reviewed by TfNSW where it was supported subject to the imposition of conditions.</p>
Clause 2.120 – Impact of road noise or vibration on non-road development	The subject site does adjoin a classified road. A condition will be imposed for the dwellings to not exceed LAeq levels as per 3 (a) and (b) of Clause 2.120 of SEPP (Transport & Infrastructure) 2021.

8. Hawkesbury Local Environmental Plan 2012

The relevant matters considered under the HLEP 2012 for the proposed development are outlined below:

8.1. Clause 1.2 Aims of plan.

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
- (a) to provide the mechanism for the management, orderly and economic development and conservation of land in Hawkesbury.
- (b) to provide appropriate land in area, location and quality for living, working and recreational activities and agricultural production,
- (c) to protect attractive landscapes and preserve places of natural beauty, including wetlands and waterways,
- (d) to protect and enhance the natural environment in Hawkesbury and to encourage ecologically sustainable development,
- (e) to conserve and enhance buildings, structures and sites of recognised significance that are part of the heritage of Hawkesbury for future generations,
- (f) to provide opportunities for the provision of secure, appropriate and affordable housing in a variety of types and tenures for all income groups in Hawkesbury,
- (g) to encourage tourism-related development that will not have significant adverse environmental effects or conflict with other land uses in the locality.

The proposed development is considered to align with the aims of the plan.

8.2. Clause 2.3 Zone objectives and Land use table.

The site is zoned RU1 – Primary Production under the Hawkesbury Local Environmental Plan 2012. The aims and objectives for the RU5 zone in clause 2.3 zone objectives are as follows:

- To enable sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses in the zone and land uses in adjoining zones.



- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.
- To ensure that development retains or enhance existing landscape values including a distinctive agricultural component.
- To preserve the river valley systems, scenic corridors and wooded ridges, escarpments, environmentally sensitive areas and other features of scenic quality.
- To ensure that development does not detract from the existing rural character or create unreasonable demands for the provision or extension of public amenities and services.

The proposed development would retain the prevailing landscape values of the Kurmond locality and would enhance the inherent rural character which is noted to exhibit a distinctive agricultural context. The proposed development preserves the rural character and aligns with the RUI zoning objectives by carefully limiting tree removal, controlling the layout and density of new structures that reflect the area’s rural aesthetic and maintains Kurmond’s distinctive agricultural feel. The proposal also seeks to avoid fragmentation by creating larger rural lots rather than multiple smaller parcels, which helps maintain the viability of the land for future agricultural use. Additionally, sustainable land remediation process ensure that water quality and soil integrity are preserved. Together, these measures support a balanced approach that supports both the agricultural heritage and natural resources of the area, keeping the rural landscape intact while allowing compatible future residential use. The proposed development is characterised as subdivision for the purposes of creating 4 rural Torrens title allotments.

The term subdivision is defined under the Environmental Planning and Assessment Act 1979 as follows:

“Subdivision of land means the division of land into 2 or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition. The division may (but need not) be effected—

- by conveyance, transfer or partition, or
- by any agreement, dealing, plan or instrument rendering different parts of the land available for separate occupation, use or disposition”.

The proposal is also consistent with the planning proposal which adopted in our HELP 2012 on 26 October 2021. The planning proposal has considered the subdivision against the objectives of the zone and reduced the original proposal of many more lots down to just 4 lots. Subdivision of 1 lot into 4 lots has been proposed as per Clause 4.1G of the HELP 2012. The proposed development is considered permissible pursuant to section 2.6 (1) of the HLEP 2012.

Clause	Comment
Part 4 – Principal development standards	
Clause 4.1 Minimum subdivision lot size Control: 4000sqm.	The proposed Lot 21 – 24
Clause 4.3 Height of buildings Control: 10m	N/A Note: Dwellings are not sought under this DA.
Clause 4.6 Exceptions to development standards	The proposed development does not seek any variation to development standards.
Part 5 – Miscellaneous provisions	
5.1A Development on land intended to be acquired for public purposes	The deposited plans do not demonstrate that the site is or will be subject to future land acquisition by Council. However, an road widening restriction is already existing on the deposited. This portion of the site might be acquired by TfNSW in future. No driveway or



	proposed building envelope have been proposed over that easement.
5.10 Heritage conservation	The site is not considered to be a heritage item. The site is located within any heritage conservation area.
5.21 Flood planning	The site is not considered to be subject to flood development controls.
Part 6 – Additional local provisions	
6.1 Acid sulphate soils	The site is considered to fall under class 5 acid sulphates. Suitable conditions of consent will be provided.
6.2 Earthworks	Council's development engineers have reviewed the proposed earthworks involved and support the application subject to the imposition of conditions.
6.6 Development in areas subject to aircraft noise	The site is not considered to fall within the vicinity of the RAAF base Richmond.
6.7 Essential services Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required— (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road access.	Yes Note: a condition of consent will be imposed regarding the accessibility of water and electricity services to the site. The proposed allotments will have road access via Bells Line of Road (emergency exit only) and Bells Lane.

9. Hawkesbury Development Control Plan 2002

A consideration of Part D Chapter 3 of the Hawkesbury Development Control Plan 2002 is provided below.

Clause	Compliance
Chapter 3 Subdivision	
3.2 Flora & Fauna Protection	Generally compliant. BDAR submitted which has been supported by our external ecologist.
3.3 Visual Amenity	Generally compliant.
3.4 Heritage	N/A Note: the site does not adjoin any nearby heritage listed site.
3.5 Utility Services	Generally compliant.
3.7.2 Residential Accessway Design	Yes Note: Lot 21 - 24 will have access from the Bells Lane. An emergency exit will be from Bells Line of Road.



A consideration of Part D Chapter 3 of the Hawkesbury Development Control Plan is provided below.

Clause	Compliance																							
Chapter																								
<p>3.8.1 Rural Lot Size and Shape</p> <p>(a) The minimum allotment size for land within rural and environmental protection zones are contained within Hawkesbury Local Environmental Plan 1989.</p> <p>(b) Lots should be able to accommodate a building envelope of 2000m² with a minimum dimension of 20 metres. Building envelopes should be located a minimum of 30 metres from significant trees and other significant vegetation or landscape features. Building envelopes would contain the dwelling house, rural sheds, landscaping, and on-site effluent treatment and disposal areas, and bushfire mitigation.</p> <p>(c) In calculating the area of a battle-axe or hatchet shaped allotment, the area of the battle axe handle should be included.</p> <p>(d) The width to depth ratio of allotments should not exceed 1:5.</p> <p>(e) Lot layout shall consider the location, the watercourse vegetation and other environmental features.</p>	<p>The proposed subdivision is sought to facilitate residential development. In this respect, the proposed subdivision remains aligned with the objectives of figure 3.8.1 Rural Lot Size and shape</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Lot</th> <th style="width: 30%;">Building Envelope</th> <th style="width: 20%;">On-site effluent disposal</th> <th style="width: 40%;">Total</th> </tr> </thead> <tbody> <tr> <td>Lot 21</td> <td>1000m² with a min. dimension of 20m</td> <td>909m²</td> <td>1909m²</td> </tr> <tr> <td>Lot 22</td> <td>1000m² with a min. dimension of 20m</td> <td>994m²</td> <td>1994m²</td> </tr> <tr> <td>Lot 23</td> <td>1406m² with a min. dimension of 20m</td> <td>1000m²</td> <td>2406m²</td> </tr> <tr> <td>Lot 24</td> <td>1025m² with a min. dimension of 20m</td> <td>1000m²</td> <td>2025m²</td> </tr> </tbody> </table>				Lot	Building Envelope	On-site effluent disposal	Total	Lot 21	1000m ² with a min. dimension of 20m	909m ²	1909m ²	Lot 22	1000m ² with a min. dimension of 20m	994m ²	1994m ²	Lot 23	1406m ² with a min. dimension of 20m	1000m ²	2406m ²	Lot 24	1025m ² with a min. dimension of 20m	1000m ²	2025m ²
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<p>3.8.3 Rural Road and Accessway Design</p> <p>(a) All internal driveways shall be constructed to an all-weather standard suitable for the expected traffic generation. An all-weather access should also be provided across the footway to any battle-axe lot. Such access should be sealed within the vicinity of existing houses on adjoining lots where dust nuisance may occur and also on steeply sloping land.</p> <p>(b) Where 3 or more individual access handles are proposed, common roads are to be provided.</p> <p>(c) Battle axe handles shall have a minimum width of 6 metres.</p> <p>(d) Accessways should have a maximum grade of 25% (1:4) and be sealed if the grade exceeds 1:6, concrete if exceeds 1 in 5</p>	<p>Internal driveways are all-weather standard and is suitable for the expected traffic generation.</p> <p>An approximately 152m long and 4m wide (with 4.5m access easement on both sides of the driveway) driveway is being proposed.</p>																							
<p>3.8.4 Effluent Disposal</p> <p>(a) An effluent disposal report prepared by a suitably qualified person is required to accompany any development application for rural and rural-residential subdivisions.</p>	<p>An effluent disposal report (Geological & Environmental Services Pty Ltd dated August 2022 submitted with the DA. The report states that the proposed subdivision can cater for the siting of future dwellings and associated arrangement.</p>																							



(b) Any system proposed other than a Household Aerated Wastewater Treatment System is required to be installed prior to release of subdivision certificate.	
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10. Development Contributions

The development is exempt from contributions as the site is subject to a Voluntary Planning Agreement (VPA). The VPA was executed on 3 August 2023.

11. EP&A Regulations 2021

Applicable regulation considerations for compliance with the Building Code of Australia, PCA appointment and notice of commencement of works, sign on work sites, critical stage inspections and records of inspection will be covered under the recommended conditions of consent.

13. The likely impacts of the development

The proposed development seeks the subdivision of land within an established masterplan precinct. In this respect, Council considers the development impact to be minor.

14. Suitability of the Site

The proposed development is similar to other residential subdivisions within the local vicinity.

Pursuant to section 100B of the Rural Fires Act 1997, the proposed development is considered to be integrated development. In this respect, an integrated referral was provided to RFS to which their general terms of approval have been provided.

15. Public Consultation

In accordance with Council's community participation plan 2019, the Development Application was notified from 8 February to 22 February 2023 to which Council received no submission in response.

16. Public Interest

The proposed development is considered to have met the aims of a RU1 Primary Production zone and the relevant sections of Council's development control plan. In this respect, Council does not raise concern with the proposed development being against the public interest.

17. Conclusion

The application has been assessed relative to section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls.

Having regard to the assessment of the proposal from a merit perspective, Council officers are satisfied that the development has been appropriately designed and will provide a suitable service to the public. It is considered that the proposal sufficiently minimises adverse impacts on the amenity of neighbouring properties. Hence the development, is consistent with the intentions of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land. On balance, the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework.



For these reasons, it is considered that the proposal is satisfactory having regard to the matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979 and is recommended for approval subject to conditions.

18. Recommendation

Pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979, that Council grant development consent to DA0421/22 for demolition of existing structures, remediation of land, tree removal, subdivision of 1 into 4 rural lots and construction of an access way at 457 Bells Line of Road, subject to conditions of consent.

The reasons for the conditions imposed on this application are as follows:

1. The proposed development is permissible in Clause 2.6 of the Hawkesbury Local Environmental Plan 2012 and satisfies the requirements of all applicable planning controls;
2. The proposed development would retain the prevailing landscape values of the Kurmond locality and would enhance the inherent rural character which is noted to exhibit a distinctive agricultural context.
3. This application has obtained the General Terms of Approval from the NSW Rural Fire Service to establish appropriate Bushfire Protection Measures to be implemented in future residential development.
4. The development would not create unreasonable demands for the provision or extension of public amenities and services; and
5. For the reasons given above, approval of the application is in the public interest..

Report prepared by

Adiba Kashfi
Executive Planner
Hawkesbury City Council