



Attachment 2 to Item 10.1.1.

Masterplan and Urban Design Report

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

REDBANK EXPANSION AREA (KEMSLEY PARK)

322 GROSE VALE ROAD, NORTH RICHMOND



URBAN DESIGN AND MASTER PLANNING STUDY

PREPARED FOR



Project 24640, 29 JULY 2024

REDBANK EXPANSION AREA URBAN DESIGN AND MASTER PLAN STUDY



Presentation to Hawkesbury City Council of a vision for a new use for Kemsley Park in the Redbank Expansion Area, 322 Grose Vale Road North Richmond

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1.0 Introduction



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> View of Redbank Farm Dam

1.1 Why This Vision?

Since 2011 Redbank Communities has been constructing and delivering homes in North Richmond. It's master planned community at Redbank comprises a 180 hectare vision to integrate a mix of housing choices with environmental conservation areas, community facilities, retail services and memorable and attractive open spaces and public domain areas.

The development of the Redbank Estate to date illustrates the quality of the outcome and is testimony to the achievement of the vision. Less visible is the intangible benefits of a contribution by the project of over \$65 million to community infrastructure and increased housing supply at a time that it is desperately needed.

Every local Government area, including Hawkesbury, is under pressure to provide more housing opportunities. Redbank Communities is embarking on the planning for the future delivery of the last stage of the Redbank project – a 35 hectare extension into Kemsley Park.

The focus of the zoning of the Redbank Expansion Area is housing and environmental conservation, and specifically the creation of a land supply that can ultimately accommodate an estimated 300 - 350 new homes and 4.8 hectares of parkland and environmental conservation area.

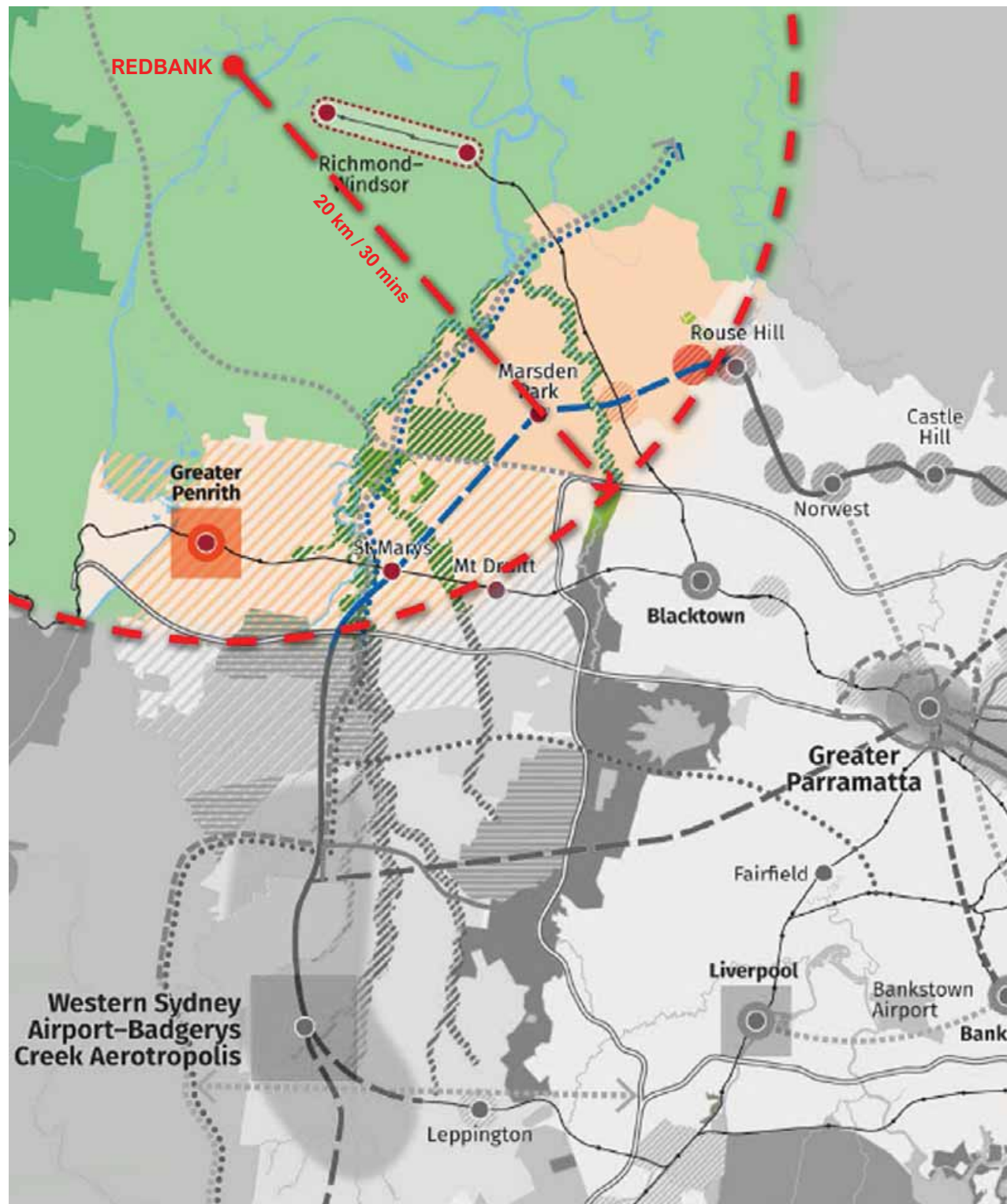
The Redbank Expansion Area can easily be serviced by road and bus based public transport. It can efficiently be serviced by sewer, water and power as planned augmentation by utility agencies progresses. Construction of the new Grose River Road bridge and duplication of the Richmond Bridge are planned to commence in the near future.

Significantly, the property has been identified for planned urban development and it is surrounded by existing urban development. Therefore it is a leading candidate for rezoning to urban purposes.

In essence the short and longer-term values of this remarkable site will revolve around fundamental but difficult questions, namely:

- What uses is the site suitable for (i.e. its land development capability)?
- What activities - type, intensity, and location could be located there and what are their needs (i.e. the demand upon the land and buildings)?
- Are the uses that seek, or are likely, to go there, their form and character and the development required the most appropriate given the attributes of the area, its environs and other objectives?
- What is the most appropriate planning and design framework to guide development?
- How can/could the site contribute to the enhancement of Hawkesbury's assets and quality of life (e.g. by provision of some public uses/facilities/amenities or helping to resolve other local or wider issues)?
- What is likely to be the most appropriate balance between development and wider public use and hence distribution and enjoyment of benefits (direct and indirect)?

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> Figure 1: The Site 30 mins / 20km in the Greater Sydney Region Plan (Plan source: DPE)

The above questions confirm the emphasis on the need for a thorough appreciation of the opportunities and constraints - and means of overcoming those constraints - associated not just with the site but also with its environs.

The most appropriate method to address these questions lies in the preparation of an Urban Design Vision. It forms part of the rezoning planning proposal package.

This document introduces the vision and proposed plans prepared by Redbank Communities for the future use and development of the Redbank Expansion Area (Kemsley Park) as a resilient urban community. The vision and proposed plans are conceptual only. They are presented to support the rezoning planning proposal submitted to the Hawkesbury City Council. They may change following guidance and advice by the Hawkesbury City Council, the NSW State Government, the North Richmond community and other stakeholders.

1.2 The Context of the Vision

The Redbank Expansion Area (Kemsley Park) is located in North Richmond in the north west sector of the Greater Sydney Metropolitan Area. It is located 5.5 kilometres from the Richmond Town Centre. The centre is anchored by higher order retail, commercial and community facilities including the Richmond Railway Station. These assets support a range of employment opportunities that are supplemented by the presence of the RAAF Base Richmond that adjoins the centre and the ongoing development and new employment opportunities in the North West Growth Area 16 kilometres to the south at Marsden Park and Vineyard.

However, these opportunities are only one part of the context for the vision.

There are housing areas planned for the North West Growth Area Precincts in the Hills and Blacktown local government areas.

However, these areas are now subject to emerging concerns regarding flood impact, the planning for which will curtail the availability of significant areas of land for new housing. This has particular relevance as:

- the supply of new housing in the Growth Precincts do not offer choice and variety. The proposed housing areas will be comparatively conventional, all be it well planned and ultimately well serviced, urban environments. The entrepreneurs and business owners who will invest in, and nurture, employment opportunities in the North West Growth Area and Hawkesbury local government area need a home in which to live close by; within convenient travelling distance to their business; and
- one of the key objectives and intended outcomes for any contemporary residential development is to facilitate the delivery of a significant quantum of land for housing and facilitate housing that is affordable for a broader range of households to alleviate the pressures on housing supply and ease affordability.

Closer to home in the Hawkesbury local government area there are new expectations placed upon development. For example:

- Council's Urban Greening Strategy 2023-2033 "Greening the Hawkesbury" seeks to build a resilient network of urban green spaces that will continue to thrive in future climatic extremes, ensure a diversity of tree species and ages to maximise resilience against pest and diseases, provide shade and cooling to reduce heat absorption by the built environment and increase urban biodiversity for future generations; and
- The adopted Hawkesbury Local Housing Strategy August 2020 seeks to accommodate steady growth with a five year target of 1,150 dwellings and growth to continue to 2036 on land free from a wide range of constraints including flooding, bushfire, RAAF Base Richmond noise contours, high biodiversity, and cultural heritage. New housing needs to offer diversity and affordability through the maintenance of a long term supply of residential land by investigating potential new urban areas.



Thus the habitual polarity that pits development against the environment is not necessary or desired. At the Redbank Expansion Area there is an opportunity to foster a 'smarter community' that will continue to prosper into the future because it recognises Country and benefits the economy, the environment, social equity, community life and personal quality of life of Hawkesbury's residents– all at the same time.

1.3 The Scope and Objectives of the Vision

The scope of the Vision and its primary objectives are to:

At the outset:

1. Consider important interface opportunities and the approach to the disposition of land uses, built form and access and relationships of uses to the site's natural, landform, environmental assets, neighbouring uses and infrastructure via a thorough understanding and analysis of the site and its context.

Specifically:

2. Be sensitive to the needs of pedestrians, cyclists, motorists and promote connections/integration with Grose Vale Road, the adjoining Redbank Estate, neighbouring future developments, movement patterns and the area's public transport facilities;
3. Be sensitive to and recognise and promote connections with the areas environmental assets, particularly areas of connected vegetation that may act as inviting and productive flora and fauna corridors through the area and the presence of Redbank and Steading Creeks immediately beyond the boundary of the site;
4. Encourage a sustainable urban ecology by understanding landform, views, microclimates, spatial quality, built form and sun and shade patterns;
5. Identify some enduring uses and places of significant public benefit that would enhance the total character, amenity and viability of the site and its surroundings; and

Finally:

6. Present recommendations that will indicate development potential and illustrate compelling development concepts, which are economically and environmentally sustainable, and based on sound marketing, financial, social, environmental and physical analysis of the area.

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2.0 The Site



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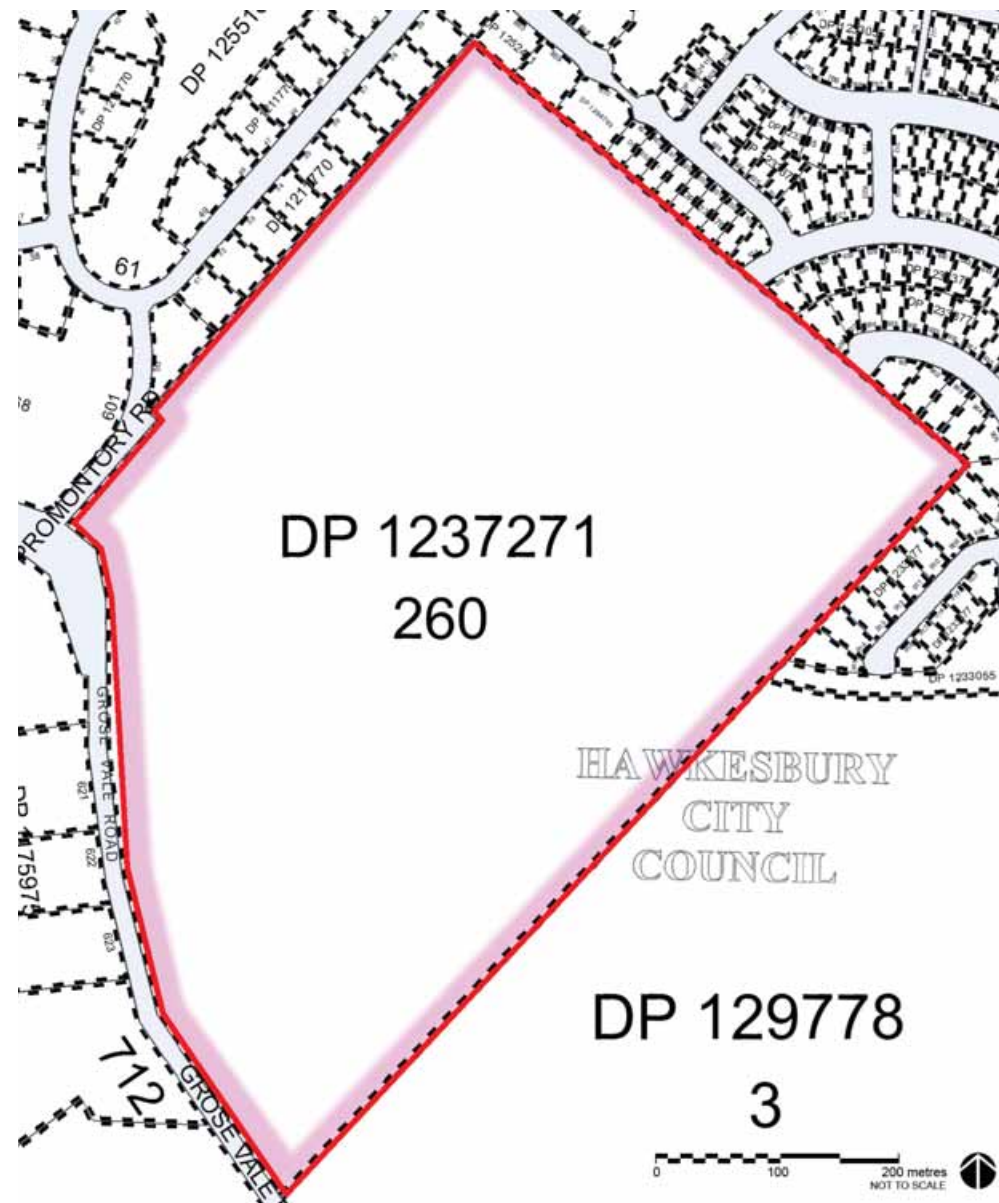
2.1 Site Description

The site comprises one lot known as No. 322 Grose Vale Road and is legally described as Lot 260 in DP 1237271. It is located in the suburb of Grose Vale in the Hawkesbury Local Government Area in north west Sydney.

The Site comprises a regularly shaped rectangular parcel of land generally situated along a south west to north east alignment. It has an area of approximately 35 ha and is bounded by Grose Vale Road to the south and the Redbank Estate to the north west, north and east and south that is developed or identified for future development.

> Figure 2: The Site in the Redbank Estate

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2.2 Land Use Character and Heritage

The site has limited potential for agricultural use as a result of its small size, isolation, surrounding uses and steep topography. This has restricted the history of the agricultural use of the site to low-key grazing. It contains buildings associated with its agricultural use including the dwelling and machinery sheds. Fencing and farm dams are also scattered across the site.

Part of the land contains remnant vegetation and there is a prominent corridor of trees through the western half of the site.

The site also contains a number of buildings and the dwelling that have no recognised heritage significance. The dwelling and outbuildings form a small cluster on a ridge in the eastern part of the site. They obtain access to Grose Vale Road by a long driveway through the site.

> Figure 3: Site Details
Extract from Cadastral Plan - LPI (Left)
Aerial Photograph - Nearmap (Right)

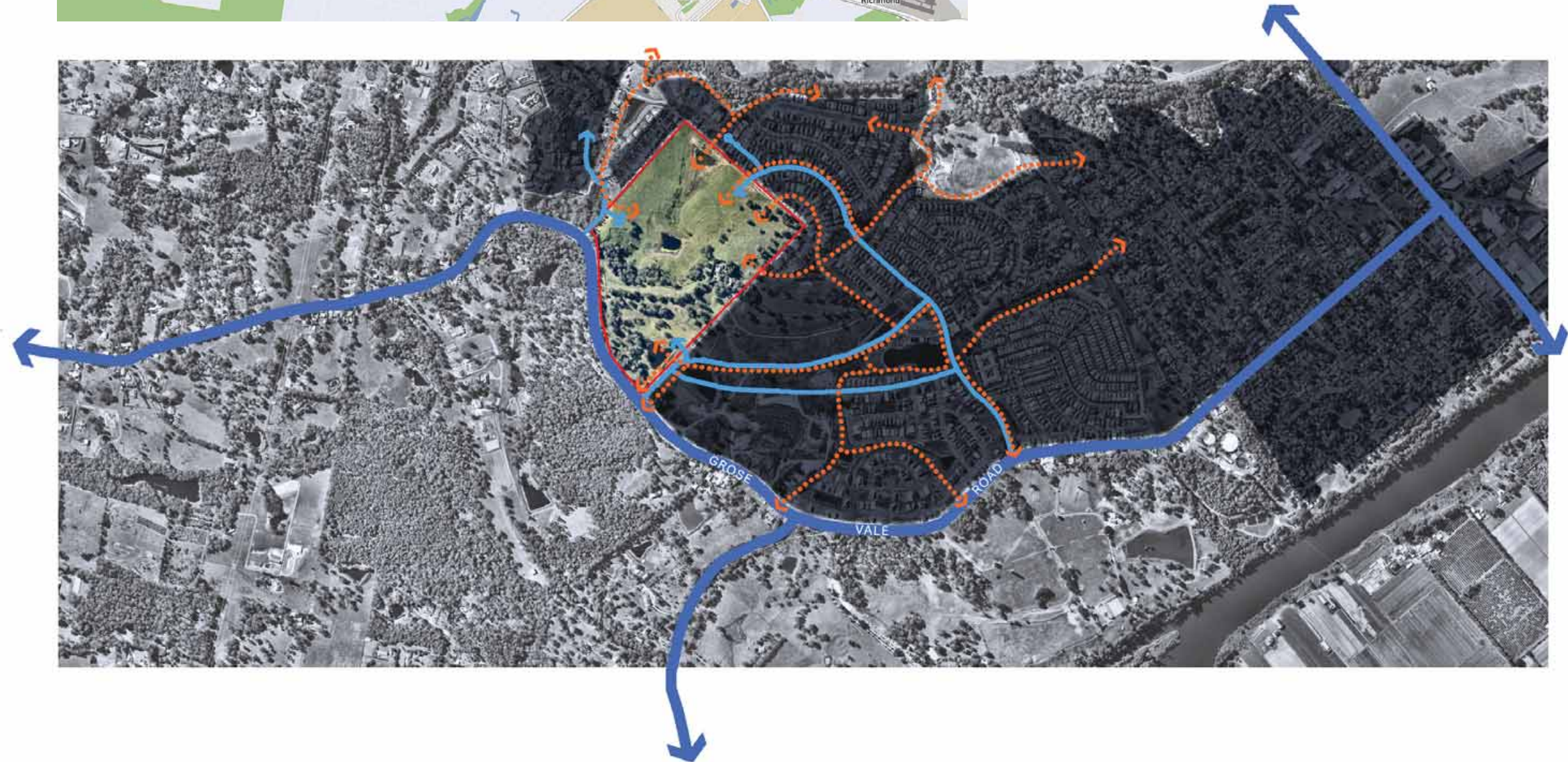
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2.3 Access and Connectivity

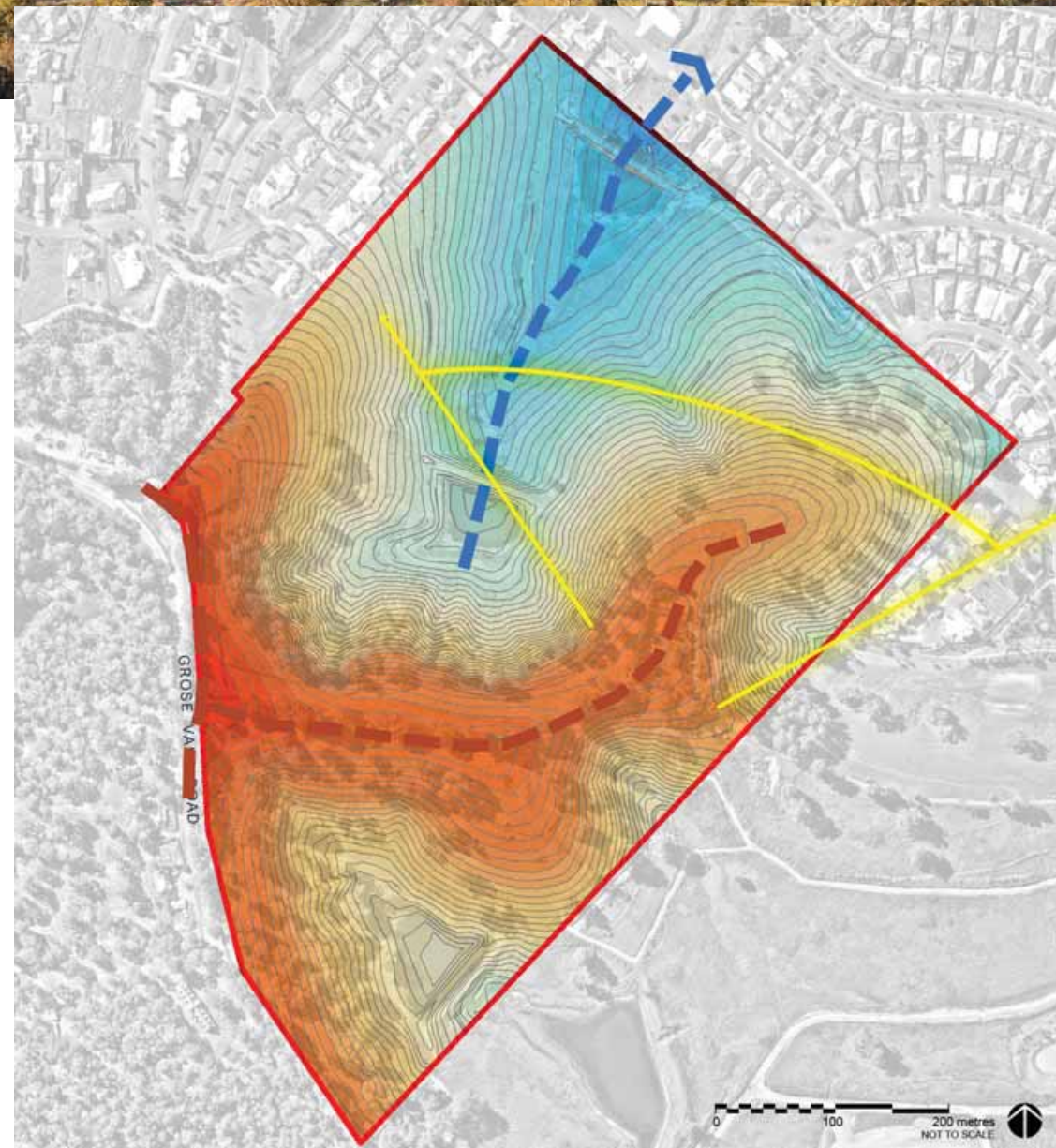
The site forms an infill part of the road and pedestrian pathway network within and through the Redbank Estate that has significance for motorists as well as cyclists and pedestrians.

Today, Grose Vale Road is the primary road that provides access to the west and other parts of the Hawksbury LGA. It currently is also the primary public transport link within the area, accommodating bus route No. 680 that connects Richmond Town Centre and railway station with Bowen Mountain.



> Figure 4: Connections and Access
Bus Route 680 - TfNSW (Top)
Road and Path Networks (Bottom)

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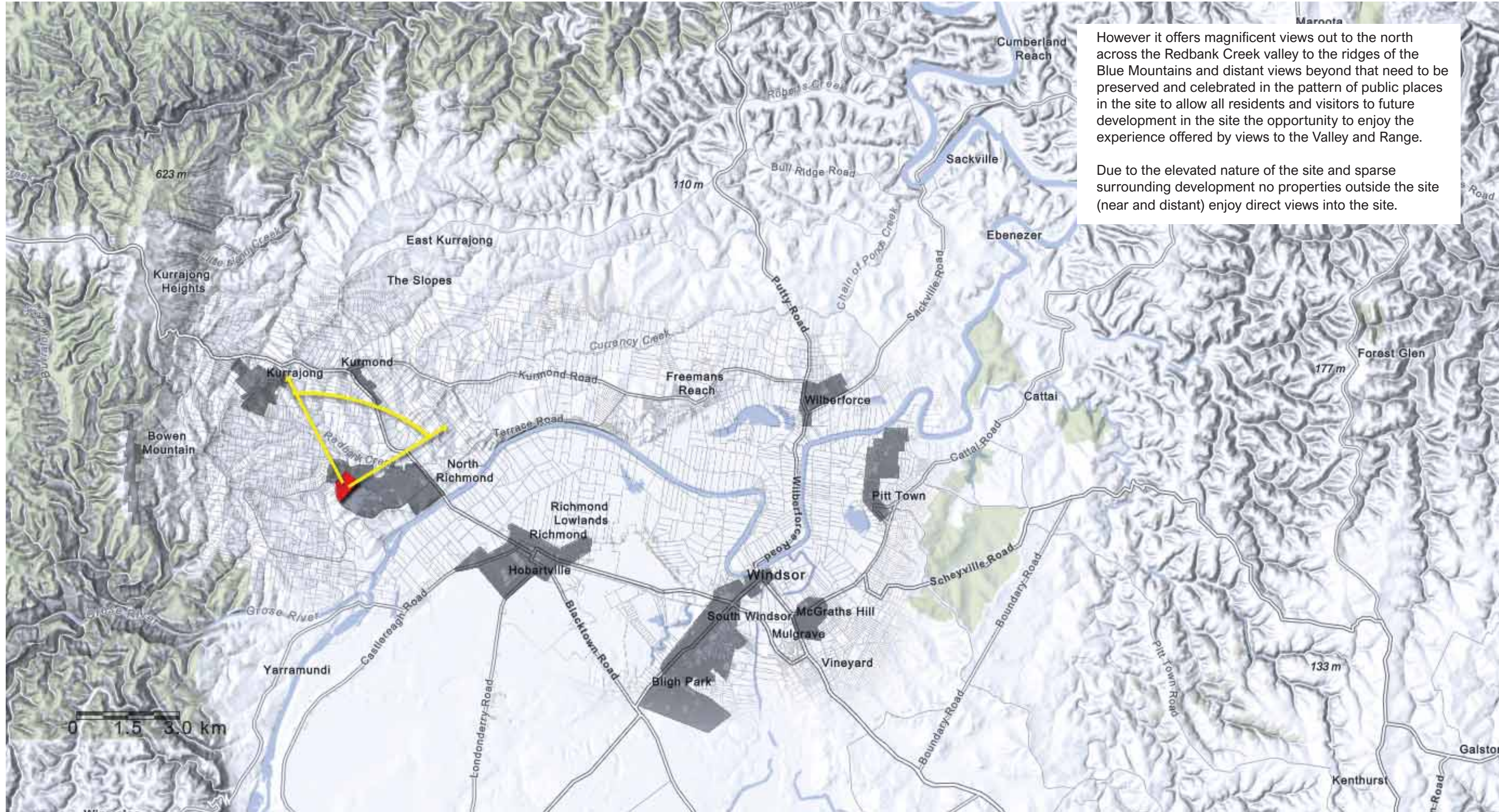


2.4 Landform and Views

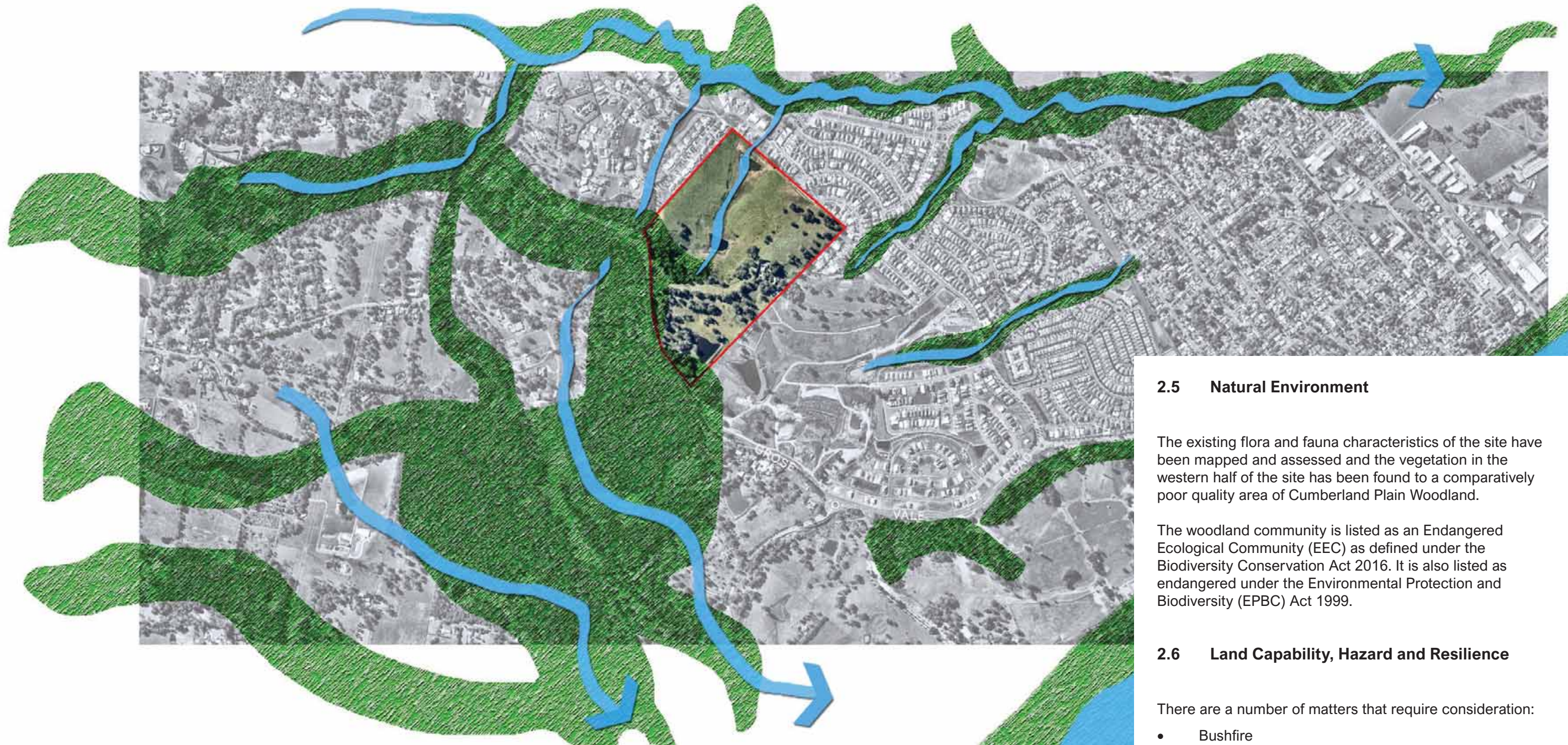
Undulating landform distinguishes the character of the site, ranging from 40 metres AHD at the northern edge of the site to 80 metres at the south western boundary on Grose Vale Road. There is a prominent ridgeline that divides the land into two parts. The ridgeline generates challenging topography in places to the west with gradients greater than 15% that will require land modifications to make it suitable for subdivision.

> Figure 5 : Landform Character and Views From Site

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> Figure 6 : Regional Landform Character and View Context of Site



> Figure 7 : The Site in North Richmond's Green and Blue Grid

2.5 Natural Environment

The existing flora and fauna characteristics of the site have been mapped and assessed and the vegetation in the western half of the site has been found to a comparatively poor quality area of Cumberland Plain Woodland.

The woodland community is listed as an Endangered Ecological Community (EEC) as defined under the Biodiversity Conservation Act 2016. It is also listed as endangered under the Environmental Protection and Biodiversity (EPBC) Act 1999.

2.6 Land Capability, Hazard and Resilience

There are a number of matters that require consideration:

- Bushfire
- Flooding and Hydrology
- Contamination
- Urban Heat
- Geology

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Bushfire

Adjoining vegetation and vegetation within the site create bushfire hazards and master planning needs to be conscious of, and recognise, the bushfire hazard risk that is evident.

At a preliminary level this will require the identification of bushfire hazard 'asset protection zones' (i.e. APZ buffers) within subdivision design where urban development interfaces with creeks and woodland at the site boundary.

Future development applications (following subdivision post rezoning) will need to implement sustainable management of bushfire hazard mitigation and defence measures that can provide an acceptable level of protection to both the homes in the site, but also the woodland to be conserved.

Flooding and Hydrology

The site is elevated and not subject to flooding. In the event of a large-scale flood of the Hawkesbury River the Redbank Expansion Area and the Redbank Estate does not require evacuation, as they does not become an isolated island.

However all land within the site falls within the catchment of the Hawkesbury River that will require attention to stormwater management (discharge volume and water quality).

Redbank Communities has made provision to cater for the Redbank Expansion Area with onsite detention downstream and hydraulic modelling confirms discharge is preferred within the local Redbank Creek on the northern catchment.

The existing dams within the site are not of suitable construction condition to enable them to remain within future urban development and incorporated into the site's stormwater management network. However, reconstruction of the downstream dam will create opportunities for a new (reconstructed) water body will enhance and connect with existing water bodies within the adjoining Redbank Estate.



Contamination

A preliminary (Phase 1) site investigation has not identified any matters of concern within the site given its known historic use and from on-site observations.

Urban Heat

Western Sydney is recognised as an area that may be subject to significant urban heating as climate change results in a greater number of days with extreme heat conditions. This creates issues of health impacts from heat stress and environmental impacts from excess energy consumption to cool buildings.

Master planning will need to support the NSW State Government and Hawkesbury City Council's Urban Greening Strategies, particularly the promotion of increasing tree canopy and green cover to achieve a 40% tree canopy target.

Geology

Soil geology has been tested. Existing soil is moderately reactive clay or silt with bedrock generally below one metre in depth. This profile is common to Western Sydney and places no unreasonable constraint on master planning and development.

2.7 Infrastructure Services

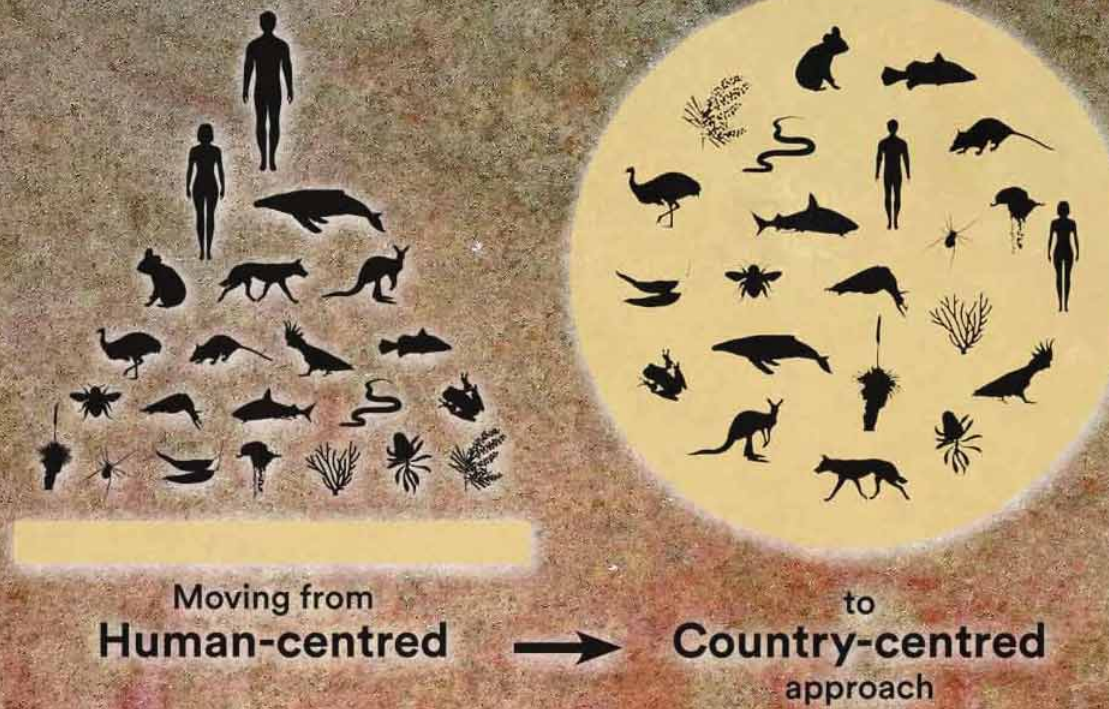
The provision of sewer, water and energy are subject to the growth serving plans of Sydney Water and Endeavour Energy.

A review of the plans of both organisations indicates that the Redbank Expansion Area is included in both organisation's growth plans. Neither plan identifies any known augmentation requirements for significant infrastructure within the site that need to be accommodated in master planning

Furthermore, Redbank Communities has entered into a commercial agreement with Sydney Water to fund potable water infrastructure which has been designed and constructed to service both the existing Redbank Estate and the Expansion Area.

3.0 The Development Context





3.1 Connecting to Country

The site is located in the land of the Darug and Darkinjung people. It has significance to the traditional owners and custodians of the area and a core belief maintained by Aboriginal peoples is that if we care for Country, it will care for us.

Contemporary planning expectations seek to ensure that all planning and design for a project commences with Country.

NSW Government Guidelines (NSW DPE, November 2022) pose a comprehensive suite of questions to guide the commencement of a project. Relevant questions are listed below:

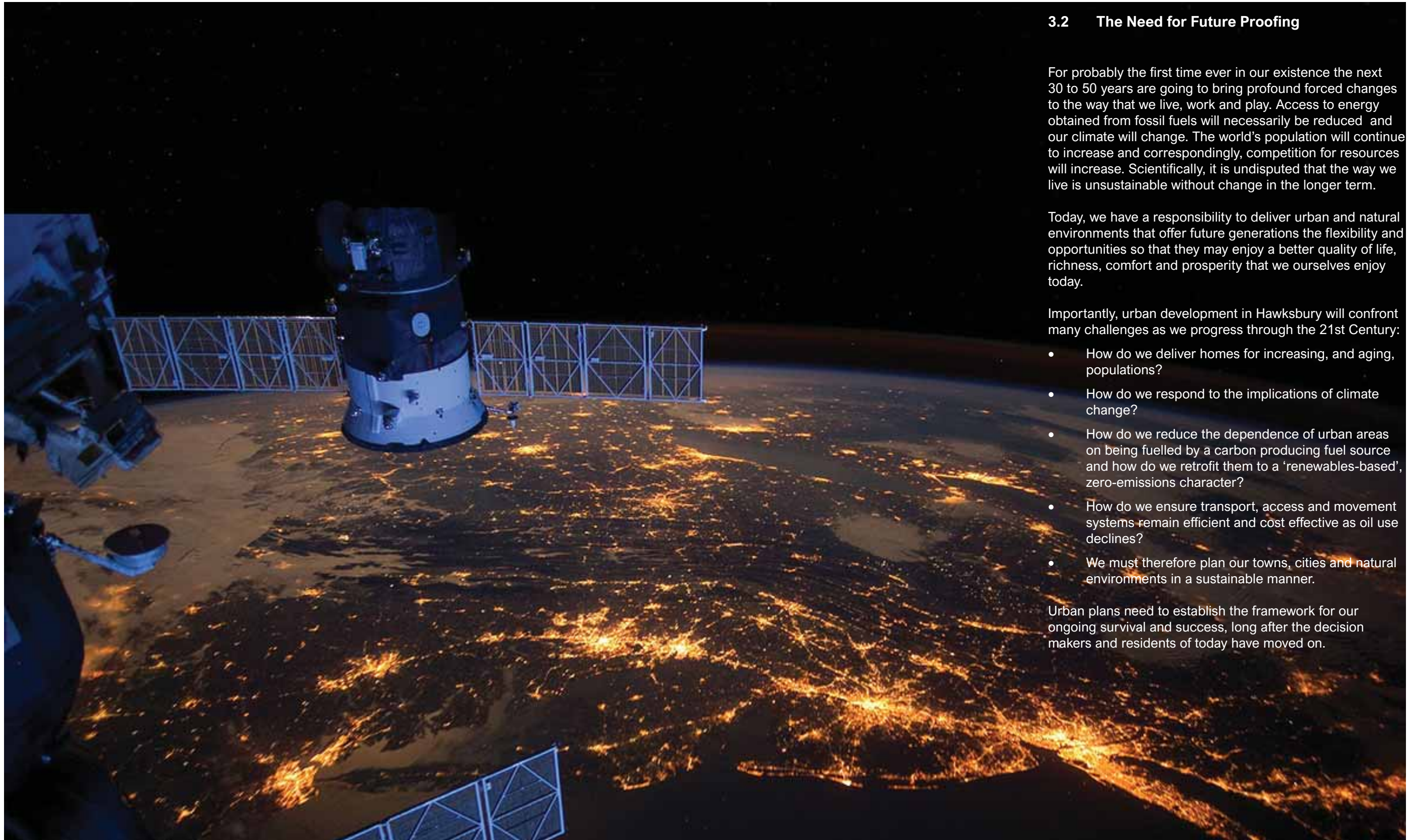
1. Has this project considered Country in the first instance to inform the spatial layout?
2. Does the project prioritise Country, including the environment, natural ecosystems, topography, fauna and spiritual connection?
3. How can the project restore or enhance Country to support a sustainable future?

4. Has the spatial layout of the project been informed by the natural landscape combined with identified cultural values (i.e. creek and ridgeline connections including views and physical connections)?
5. Is the design of the project sympathetic to the natural topography of the landscape?
6. Does the project preserve clear and legible links between ridgetops and creek lines within the site and broader cultural landscape?
7. Does the project protect and restore native vegetation corridors and wildlife movement corridors within the site and broader cultural landscape?
8. Are there opportunities for the project to restore landscape through regeneration of native vegetation?
9. Has the project prioritised planting that honours the original landscape?
10. Has the project used the water systems (including riparian corridors) as a base layer to inform our spatial decisions?
11. How does this site connect to the broader water system within the cultural landscape?

12. How is the project responsive to the water cycle of drought and floods?
13. Does the project prioritise the most non-intrusive and natural design interventions for water management infrastructure?
14. Are there opportunities to orientate development towards the water to increase visibility and connection to Country?
15. Have new and innovative approaches to water management been used to limit overengineering the natural environment?
16. Are there opportunities for the project to encourage engagement with water?

These questions need to be considered and incorporated into the Vision, approach and draft plans that follow.

It is acknowledged that, at this early stage, while the above questions need to be contemplated, the preparation of this urban design vision will be done without input from Aboriginal stakeholders. This process will commence as the rezoning progresses.



3.2 The Need for Future Proofing

For probably the first time ever in our existence the next 30 to 50 years are going to bring profound forced changes to the way that we live, work and play. Access to energy obtained from fossil fuels will necessarily be reduced and our climate will change. The world's population will continue to increase and correspondingly, competition for resources will increase. Scientifically, it is undisputed that the way we live is unsustainable without change in the longer term.

Today, we have a responsibility to deliver urban and natural environments that offer future generations the flexibility and opportunities so that they may enjoy a better quality of life, richness, comfort and prosperity that we ourselves enjoy today.

Importantly, urban development in Hawksbury will confront many challenges as we progress through the 21st Century:

- How do we deliver homes for increasing, and aging, populations?
- How do we respond to the implications of climate change?
- How do we reduce the dependence of urban areas on being fuelled by a carbon producing fuel source and how do we retrofit them to a 'renewables-based', zero-emissions character?
- How do we ensure transport, access and movement systems remain efficient and cost effective as oil use declines?
- We must therefore plan our towns, cities and natural environments in a sustainable manner.

Urban plans need to establish the framework for our ongoing survival and success, long after the decision makers and residents of today have moved on.

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3.3 The Planning Context of the Site in the Hawkesbury LGA

The Western City District Plan

The Western City District Plan is a 20-year plan that guides implementation of the Greater Sydney Region Plan and links regional and local planning in the Hawkesbury LGA. In the Region and District Plans Hawkesbury needs capacity for more housing in the right locations.

The scope of the proposal and the nature of the land use density, infrastructure servicing and conservation activities can be considered to meet this criteria.

The Hawkesbury Local Strategic Planning Statement

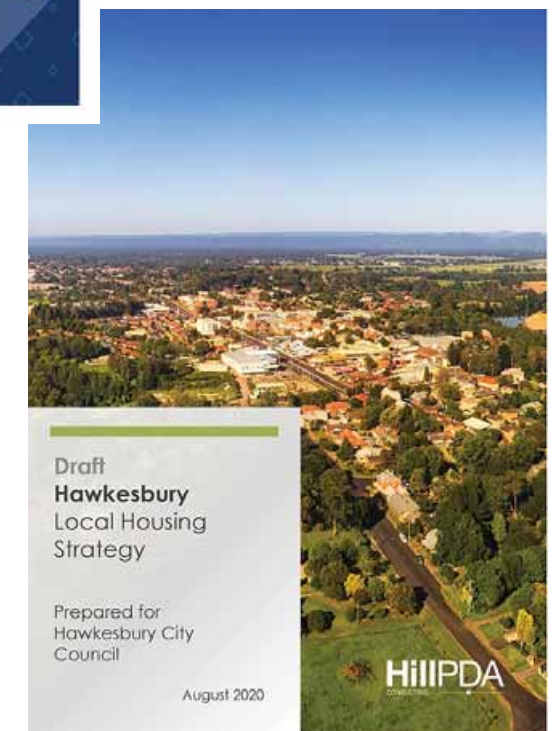
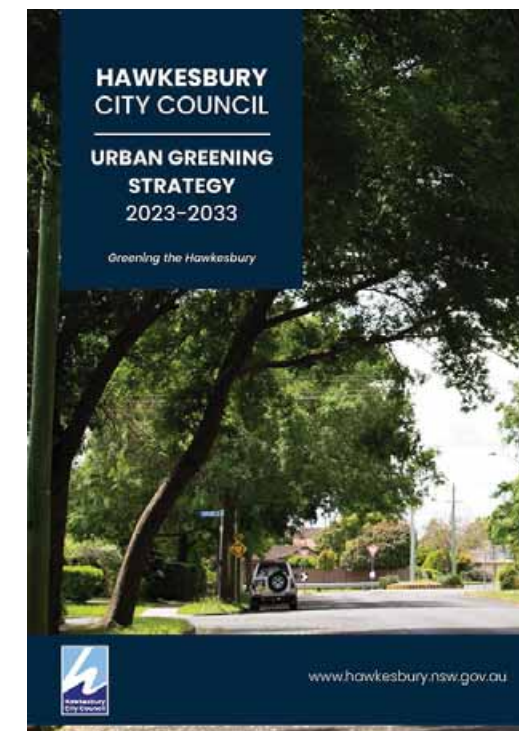
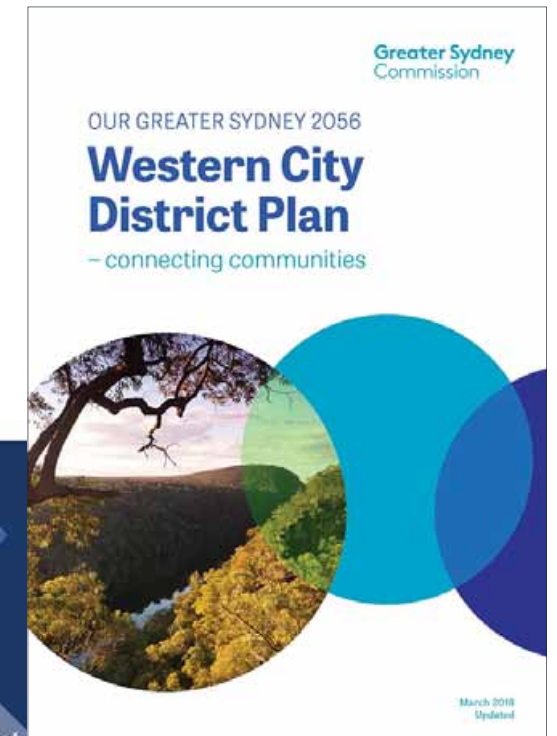
The Hawkesbury 2040 LSPS provides Council's 20 year land use vision for the City. The Vision in the LSPS is supported by accompanying strategies; the most relevant of which are the community, environment, economy / productivity and infrastructure and collaboration Strategies. Of relevance, use of the site must:

- Provide a diversity of housing types to meet the needs of the changing population.
- Ensure infrastructure aligns with current needs and future growth.
- Manage, enhance and celebrate the ... naturally landscaped environment.
- Establish an aware and resilient city that can adapt to natural hazards of flood, bushfire and climate change;
- Protect our rivers, creeks and areas of high biodiversity and environmental values.

The Hawkesbury Local Housing Strategy (LHS) 2020

The site is part of North Richmond and adjoins, and is a logical infill to, the identified Redbank Release Area. Many of the strategies and actions in the LHS 2020 support the Redbank Expansion Area including:

- Focus new housing growth in urban release areas (6.3.1);
- Continue to expand affordable housing options (6.3.4); and
- Maintain a long term supply of residential land (6.3.5).





National Housing Accord 2022

National Housing Accord 2022

The Accord was announced by the Federal Treasurer in October 2022. It promotes collaboration at all levels of government, agencies, institutional investors, and the residential development and construction sector to invest and to build one million new well-located homes over five years from 2024.

It also advocates expedited zoning, planning and land release in well located areas to enable housing supply to be more responsive to demand. The NSW State Government is a signatory to the Agreement.

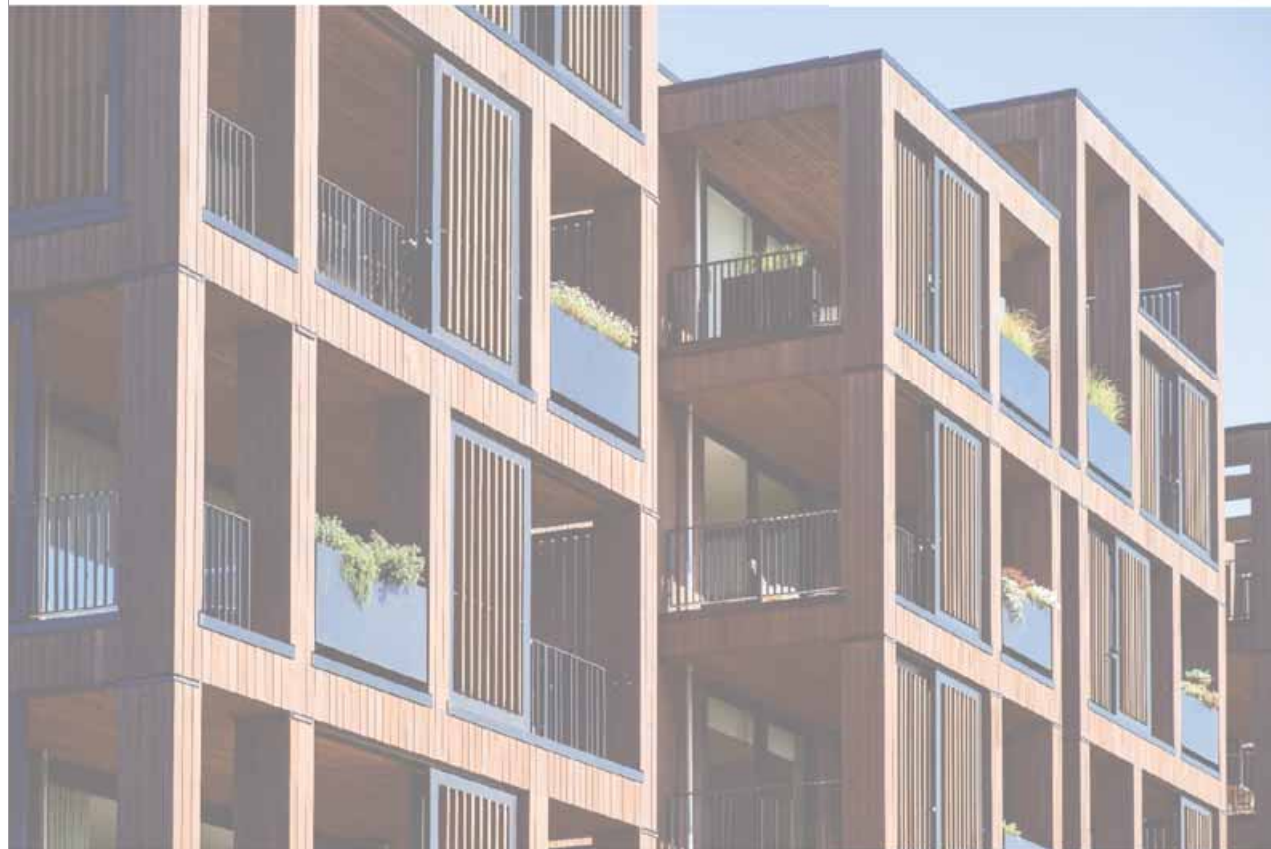
The NSW Department of Planning and Environment's "Housing Package"

The NSW Housing Package outlines the Government's commitment to actively manage the housing supply pipeline. It comprises support for the delivery of four new targets that play an important role in demonstrating state-level commitments to new housing supply.

These comprise:

1. Zoning: 100,000 dwellings unlocked by 2023–24 (including 70,000 dwellings from state-led rezoning approvals and 30,000 dwellings from council-led rezoning approvals);
2. Infrastructure servicing: 150,000 dwellings supported by departmental infrastructure programs by 2025–26 (progress against this target will be reported every 6 months);
3. Development approval: 32,500 dwellings unlocked by 2023–24 (from state-significant and regionally significant development approvals; and
4. Housing supply in regional NSW: 127,000 dwellings delivered in regional NSW by 2031–32 (progress against this target will be reported annually).

Both considerations pursue an increase in housing supply to address the affordability and scarcity issues confronting Greater Metropolitan Sydney. The Vision for the Redbank Expansion Area, although low scale and modest in character can create 300 - 350 new housing opportunities that will make a small contribution to housing supply and assist in the possible re-setting of strategic housing targets in Greater Sydney.



4.0 The Urban Design framework



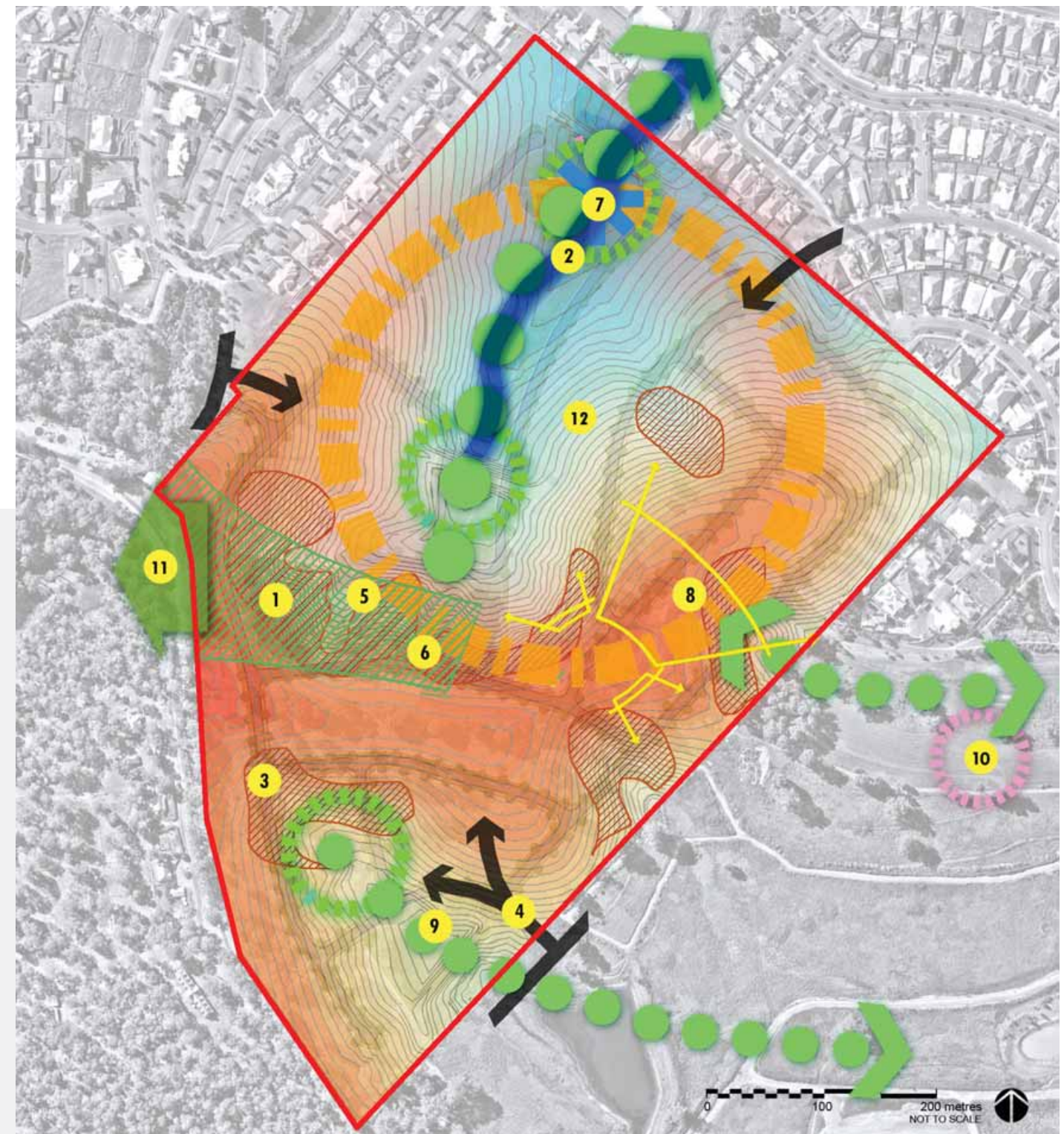
4.1 Urban Design Opportunities and Constraints

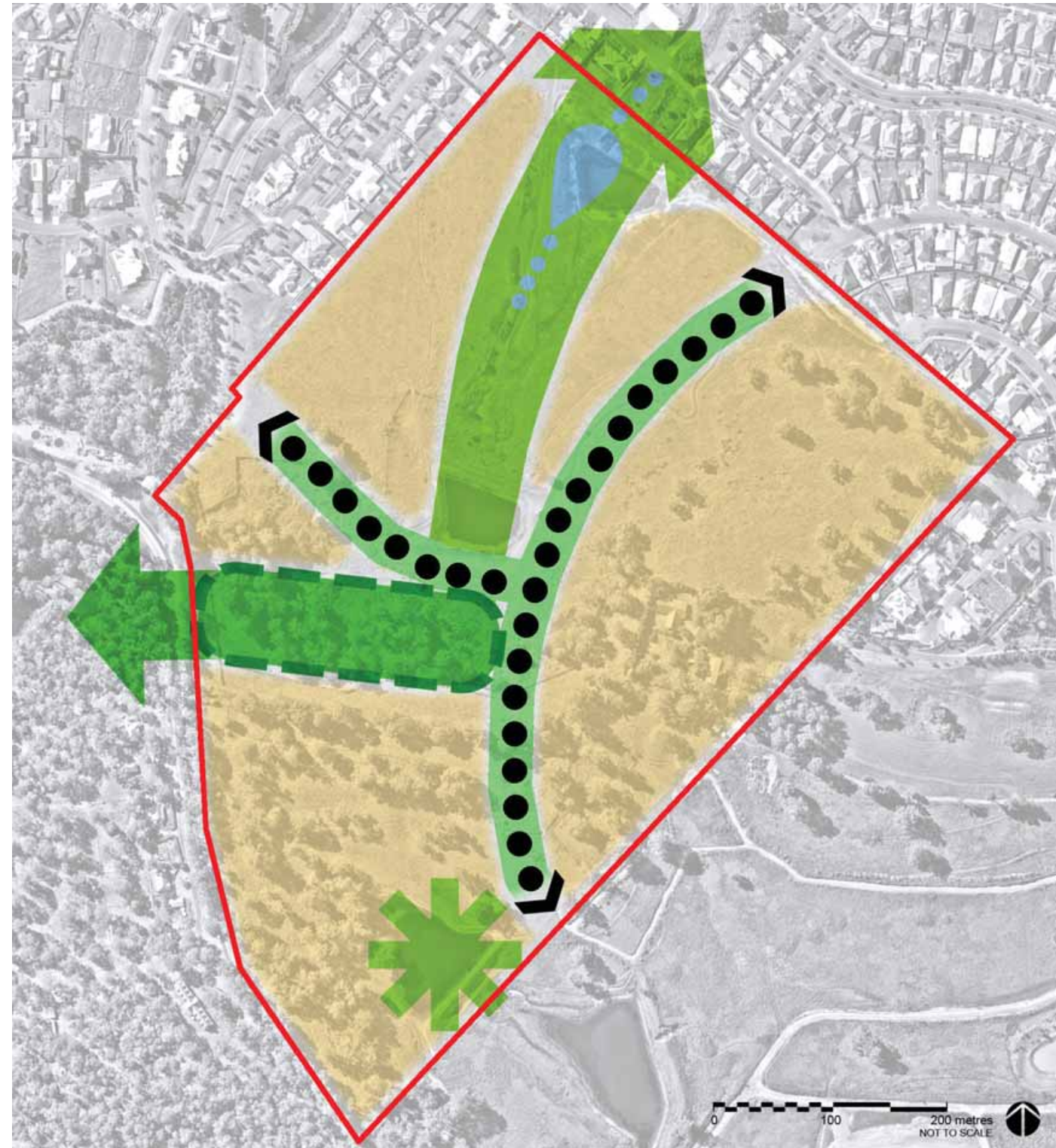
From a review of the physical context of the site in terms of its location within the Hawkesbury LGA and neighbouring uses and development, a number of urban design opportunities are apparent. There are only a limited number of urban design constraints apparent and these can be accommodated and addressed within the planning and urban design of development within the site.

Opportunities and Constraints

1. Woodland to be protected and preserved.
2. Riparian corridor to Redbank Creek to be protected and preserved.
3. Existing terrain gradient of 15% requires modification and / or limited to lower density residential development.
4. Direct access to the Redbank Estate enables efficient links to connect households to North Richmond and provide convenient public transport access.
5. Retained woodland provides an attractive and inviting amenity to residential areas.
6. Retention of trees contributes to environmental conservation and reduces heat island impacts.
7. The creek water body can be made into a landscape and environmental enhancement asset for the site, assisting in urban cooling.
8. Memorable landmark views can be incorporated into the road and footpath network for public enjoyment.
9. Green and blue links can form green connections to off-site open space, community facilities and recreation facilities.
10. The Redbank Village Centre can provide convenient access to services.
11. The preserved trees can connect to off-site remnant vegetation to promote environmental conservation corridors based on mature tree canopy.
12. The undulating, cleared, former agricultural grazing land presents no site capability or environmental barriers to urban development.

> Figure 8: Site Opportunities and Constraints





4.2 Urban Structure

A Structure Plan for the development of the site can be derived from the opportunities and constraints analysis. It presents:

1. The broad framework for movement paths (roads, pedestrian paths and bicycle paths);
2. The distribution of land uses and spaces, i.e. (residential, parklands and environmental).

In identifying the structure for development within the site, development is assumed to mean the extent to which some future activity and land uses in the site can:

- Expand the role and viability of public transport through a connected urban form;
- Create a built form promoting a walkable neighbourhood;
- Establish a built form oriented towards the public realm and human scale, rather than the private realm and the private car;
- Foster the creation of a sustainable community through the promotion of environmentally sustainable development (ESD) principles; and
- Enhance and add value to residential areas and communities through improvement in open spaces and community services.

> Figure 9: Development Structure Plan

5.0 The Development Vision



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> *The Vision for The Expansion Area*

5.1 Approach

The development of the Redbank Expansion Area could take many forms and it is likely that different views will emerge within the Government, community and stakeholders on the most appropriate form, scale and style of development that should be accommodated within the site.

It is appropriate therefore that the Urban Design Study proposes a viable built form approach.

5.2 Desired Future Character

The Redbank Expansion Area provides an opportunity to create a residential precinct providing a balanced mix of sustainable land uses in a liveable neighbourhood, within the content of supporting employment and commercial activities available within the Hawkesbury LGA, North Richmond / Richmond and the Redbank Village Centre. Importantly, by providing a supporting role with the development of a new community, it will reinforce the public and private endeavours and investment in the development of the area.

The Redbank Expansion Area will consist of a variety of housing forms and supporting open spaces and woodland conservation uses in landscaped and natural settings. As the area develops, these places will increasingly become a focus for recreation and community events. The mix of design elements and amenities will contribute to a successful social environment.

The character of the place will be derived from the integration of its high scenic values with public domain areas. The place will be highly accessible to pedestrians and will minimise conflicts between them and vehicles. Development will provide safe and convenient pedestrian and cycle linkages to other areas within the place and surrounding places.

Internally, the subdivision pattern will promote accessibility by pedestrians and cyclists. The areas of higher residential densities will be located within proximity to public transport and the Redbank Village Centre.

Stormwater management shall be ecologically sustainable by using water quality control measures, which will relate strongly to the Redbank Creek riparian corridor.

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5.3 Approach to Housing

Neighbourhood Design

The site's character is capitalised upon by proposing a residential neighbourhood immersed within the landform, open spaces and the pathway network.

The neighbourhood is established and visually and structurally contained predominantly by landform. The neighbourhood therefore has the potential to offer and exhibit its own distinctive character and sense of place within the broader Redbank release area.

View corridors to, and the presence of, prominent local natural features within view catchments are celebrated and oriented within the road and local open space network.

> Figure 10: The Master Plan in The Redbank Community Master Plan

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> Figure 11: Approach to Residential Use

Land Use

A variety of dwelling forms is proposed in appropriate locations which:

- reinforce the scenic values of the site;
- contribute to the accessibility, vitality and character of the neighbourhood;
- enjoy the amenity offered by open spaces; and
- respond to landform (with a mix of lot sizes).

The location adjoining open space also provides the opportunity to establish a distinctive high quality public domain.

Housing Typologies

Different housing density forms are located around areas within the site that offer different opportunities and constraints. Smaller lots are proposed in areas exhibiting high amenity such as the open space and riparian corridors.

(This capitalises on the attractive aspect and passive

recreation function that these areas will offer). While larger lots are located more distant from these assets or on land that requires space to accommodate the gradient change in land.

The housing forms comprise:

- lifestyle living, being larger lots, greater than 600 sqm that offer generous landscaped space to meet the particular needs of some households;
- Family Housing; being detached dwellings on conventional sized residential lots of approximately 450 - 600 sqm in area that provide housing opportunities to meet the demand by a range of household types;
- Small lot housing on less than 450 square metre lots. Lots would allow for single or two storey detached or semi-detached dwellings suitable for a wide range of household types. A wider frontage permits good internal planning allowing outlook from most rooms in the dwelling; and
- An indicative dwelling yield within the site of approximately 300 - 350 dwellings.



> View of Housing Variety, Redbank Estate



5.4 Traffic and Access

A legible interconnected 'grid pattern' of walkable streets is proposed which seeks to address site topography and encourage walking and cycling as well as provide a choice of alternate routes for vehicles. The road network includes the following characteristics:

- The adoption of a local grid pattern that reflects and responds to landform where best it can with minimal modification;
- The provision of connections to the existing road and pedestrian pathway networks in the Redbank Estate;
- Local road character and route that are designed to follow the topography and landform character of the site to maximise north facing views and minimise the attractiveness for 'rat-running' and through traffic seeking to connect to Grose Vale Road;
- Local roads that address frontages to public open space to avoid the provision of rear fences and contribute to protecting and enhancing the character of the site; and
- A permeable local road network that would ensure dwellings are located within a 400 metres/5 minutes walking catchment of public open space or green corridors.

There is a simple hierarchy of road design and character comprising:

- Local roads with a reserve sufficient to incorporate verges with street tree planting and footpaths 1.2 metres wide;
- A flexible and connected pedestrian and cycle pathway network that utilises open space corridors in order to respond to the constraints that will be imposed on the plan as detailed civil and environmental design proceeds.

> Figure 12: Access and Connections



> Figure 13: The Green Grid



5.5 Landscape, Open Space and Place Making

Open Space: The Green Grid

The open space characteristics of the master plan are as follows:

- The provision of a central local neighbourhood park linked by a green treed pedestrian friendly corridor. The park corridor forms part of an integrated networked approach to the provision of open space to serve the site via convenient access to off-site passive and active recreation green space opportunities in the adjoining Redbank Estate;
- Extensive tree planting within road reserves, continuing the approach adopted for the Redbank Estate to promote a long term tree canopy in green corridors within the public domain;
- Identification of a hilltop park, to provide a landmark space to appreciate the undulating topography that distinguishes the area and provide northern views to the Blue Mountains beyond; and
- Provision of a diversity of activities including play equipment, sport and outdoor exercise equipment which supports community health and recreation amongst greenery. This includes an expansion of Redbank's existing 32 km of paths and tracks fully connected throughout the green open space.

Environmental Enhancement

The environmental characteristics of the master plan are as follows:

- Preservation and re-vegetation of the existing remnant vegetation in the western part of the site with a reconfiguration of the urban / vegetation interface;
- Extensive tree planting within road reserves, continuing the approach adopted for the Redbank Estate to promote a long term tree canopy within the public domain that will mitigate urban heat impacts; and
- Extending the existing chain of water bodies from the Redbank Estate into the Redbank Expansion Area. Collectively, the water bodies perform a natural cooling effect throughout the estate as the land slopes down from the south to the north providing water that percolates through the Estate, again mitigating urban heat impacts.

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> Redbank Communities' Approach to the Blue Grid would Extend into the Site

Blue Infrastructure

Non-traditional environmental management techniques are proposed to support environmental protection in concert with the provision of public open space and stormwater management to establish a “blue infrastructure” focus by:

- The protection and rehabilitation of the riparian corridor, which will be integrated into the stormwater management system which, with the adoption of a naturally formed water quality detention pond, will provide the mechanism to ensure that water exiting the site will have no downstream environmental impact; and
- Adoption of water sensitive urban design methodologies which direct stormwater to planting to optimise their growth rate, size, health and slow the rate of stormwater entering Redbank Creek. This helps to reduce peak flows and erosion as well as support the health of waterway corridors;

Landscape Enhancement and Place Making

The preserved vegetation at the western side of the site forms a prominent green landmark entry by providing direct views to it from surrounding roads. As a visually prominent part of the site, it provides opportunities for publicly accessible views that promote the green qualities of the site and locality.

View axes at the elevated part of the site of the prominent mountain range to the north are secured through location of roads to provide opportunities for public enjoyment and appreciation of the locality’s landform, contributing to the establishment of a distinctive sense of place and character to the area.

There is an emphasis on place making in the low lying part of the site at the northern end by provision of generous open space focused on open water to enhance the visual impact of their presence on local amenity by the diversion of views to green space.

All open spaces and pathways provide convenient access to local retail and community facilities at the existing village centre in the Redbank Estate just within 400 metres walking distance. The village is currently undergoing expansion to include a local neighbourhood focused supermarket (IGA).



> Artist's Impression of Expansion of Redbank Village Centre currently under construction.

6.0 Key Benefits



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The vision achieves Hawksbury City Council and the NSW Governments' objectives and provides community benefits as follows:

Is the Site a Logical Urban Extension?

The site is a viable "infill" opportunity in the urban development of Redbank Release Area and forms a "missing link" along Grose Vale Road .

Does the Vision Facilitate Land Supply?

The proposed development can deliver an additional 300 - 350 dwellings in a 5 – 10 year timeframe.

Would Development Increase Housing Choice?

A range of lot sizes, to suit a complimentary variety of housing from cottage homes to large family homes, is proposed.

Would Development Facilitate Housing Affordability?

The range of lot sizes will meet the different affordability opportunities within different households.

Is There Convenient Access to Local Retail and Community facilities?

The existing village centre in the Redbank Estate is just within 400 metres walking distance.

Is Public Transport Available?

The site directly adjoins the existing route 680 on Grose Vale Road.

What Steps are Taken for Environmental Protection and Improvement?

There are no significant constraints to development. Valued woodland has been retained and will be protected. The Redbank Creek Riparian corridor will be protected and revegetated.

Can public Infrastructure Service the site?

Agency growth servicing plans and prior commercial agreements between Redbank Communities and Sydney Water enable the site to be viably serviced. Investigations confirm that the existing road network will have sufficient capacity to accommodate traffic generated by the development.

Would Development Facilitate Government and Private Investment?

The development of the site will provide new employment and an increase in population that benefits both public infrastructure (roads, sewer, water, energy, bus) via patronage and financial contributions / potential works in kind and local businesses and enterprises via expenditure on services by the new families and households accommodated within the site.

Does Development Provide Economic Value?

Development expenditure will be in excess of \$35 Million (based on average construction cost of approx. \$100,000 - per lot excluding taxes, charges and contributions) providing employment and investment in the Hawksbury LGA.

Does the rezoning have Strategic Merit?

The inherent value of the Redbank Expansion Area to be considered for an appropriate alternate use rests with the following contextual influences:

- The land is not commercially viable agricultural land and its' current rural activities are incongruous with, and have a poor relationship with surrounding residential areas;
- Growth needs to be sustainable and environmental impacts avoided;
- New sources of affordable housing supply need to be delivered;
- Infrastructure provision needs to be cost effective and its provision financially viable;
- Given the public planning and investment decisions made for the upgrade to roads and flood planning, opportunities to support this institutional investment should be considered;
- The property enjoys strong economic, transport and lifestyle linkages with North Richmond, The Richmond Town Centre and the North West Growth Area; and
- Use of the property cannot be for conventional urban development. The property must be home to a 'smarter environmentally focused community' that recognises Country and offers broader environmental and social benefits to the Hawksbury.

The proposed rezoning appropriately responds to these influences.

7.0 Conclusion

This Urban Design Vision has analysed the characteristics of the Site, and identified its opportunities and constraints for development.

The analysis highlights that, due to site character and availability of services in the future, development can deliver significant housing, environmental and public domain benefits / outcomes. It achieves this with an innovative approach.

The Vision indicates that the site has the potential to accommodate new development, which can make a substantial contribution to the achievement of local and broader social, economic and environmental goals for the Hawksbury LGA.

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29 JULY 2024

