

STATEMENT IN SUPPORT OF REZONING
(PLANNING PROPOSAL)

RURAL – RESIDENTIAL SUBDIVISION

1420 KURMOND ROAD, KURMOND



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Executive Summary

The site at Kurmond is an 11.04ha site currently comprising of one allotment although with an approved subdivision into two lots. If the Planning Proposal is successful then it is the intention to not activate the two lot subdivision.

The site is located on the northern fringe of the Kurmond residential village and is a short distance to the Kurmond Public School to the south and rural/residential lots to the north, east and west. Small lot residential development is close to the site and the adjoining site between it and the school is also subject to a rural/residential subdivision Planning Proposal.

Council's Residential Strategy has identified specific areas / localities that are considered by the Council as suitable for further investigation for urban expansion and in a range of lot sizes from traditional small residential lots to larger periphery lots that might form a transition from the denser urban areas to the rural surrounding areas. The site is considered to be within an area identified within Council's strategy for investigation and in fact is included in a draft investigation map prepared by Council for consideration of further urban development at Kurmond.

Preliminary site investigations have been carried out which has demonstrated that the land is capable of being subdivided into a number of lots that would be consistent with other lands in the vicinity and would form an appropriate component of village expansion at Kurmond.

The proposed lots are capable of containing on-site wastewater disposal and matters relating to vegetation management and bushfire control can be satisfied.

The conclusion is that the site is appropriate for subdivision as proposed and that the current Lot Size Map should be altered to account for subdivision of the land into lots of minimum size 4,000m² with a large residual lot containing the majority of vegetation on the land and proposed to be part of a community title environmental management lot along with the internal access road that is also proposed to be a community title controlled lot. The proper management of the large vegetated lot will be a positive environmental feature and outcome of the subdivision.

It is understood that the general market for all types of land within the Hawkesbury LGA is strong and consistent with a short supply of lots including rural, rural/residential, and residential.

Water, electricity, telephone and transport services are currently available to the site boundaries. Each lot would have appropriate road frontage and access, some from Kurmond Road and some from the new community title private road.

It has been identified that there is a need for an additional 5-6,000 dwelling sites in the Hawkesbury LGA to 2031. Existing zoned areas are mostly built out hence the need identified within Council's strategy to look for additional sites including those around the perimeter of existing towns and villages. The subject proposal will assist in satisfying, in some way, this identified demand.

Introduction

The Planning Proposal

This Planning Proposal has been prepared on behalf of the landowner and is submitted to Hawkesbury City Council to request that the current LEP Lot Size Map be altered to provide for lots with a minimum of 4000m² and generally in accordance with the proposed subdivision plan that would create eleven (11) large lot residential lots ranging in area from 4000m² to 6150m², a community lot with an area of 6.2ha that includes a private access road. The subdivision is proposed on the basis of a community title which will enable controlled access and maintenance of the large residual environmental lot.

This Planning Proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the guidelines prepared by the Department of Planning & Infrastructure entitled "A guide to preparing Planning Proposals", dated October 2012.

This Planning Proposal is in support of a subdivision for land and the premise of the proposal is that it recognizes that the subject land is, prima facie, suitable for large lot residential use and would be an appropriate transitional development between the existing Kurmond Village and the larger rural holdings further along Kurmond Road. It is concluded that subdivision of this land is appropriate in the circumstances of the case and would be consistent with the direction identified in Council's recent Residential Strategy.

An LEP Gateway determination will determine whether further detailed site investigation is required although it is believed that the effluent

assessment, flora/fauna assessment and bushfire assessment carried out to date are considered to be prima facie evidence that the site can be developed in accordance with the lot layout plan and that no further studies are required in conjunction with this Planning Proposal.

Background

The Hawkesbury Residential Land Strategy is the document prepared by Council to guide future residential development within the LGA, with the aim of accommodating between 5,000 and 6,000 new dwellings by 2031.

The Strategy identifies that existing centres within the Hawkesbury only have the potential to accommodate approximately 600 of the total 5,000 – 6,000 required new dwellings. The remaining 5,400 dwellings need to be provided from greenfield sites and/or development around the periphery of existing towns and villages as recommended in the Strategy as follows:

The Hawkesbury Residential Development Model focuses on future residential development in urban areas and key centres. However, the importance of maintaining the viability of existing rural villages is recognised. As such, the Hawkesbury Residential Land Strategy has developed a strategy for large lot residential or rural residential development to focus around existing rural villages.

The future development of rural villages is recommended to:

- _ Be low density and large lot residential dwellings, which focus on proximity to villages and services and facilities; and*
- _ Minimise impacts on agricultural land, protect scenic landscape and natural areas, and occur within servicing limits or constraints.*

Additionally development within and adjacent to rural villages must:

- _ Be able to have onsite sewerage disposal;*
- _ Cluster around or on the periphery of villages;*
- _ Cluster around villages with services that meet existing neighbourhood criteria services as a minimum (within a 1km radius);*
- _ Address environmental constraints and with minimal environmental impacts; and*
- _ Only occur within the capacity of the rural village.¹*

The Planning Proposal site's location and its attributes are considered to meet the above criteria.

¹ Hawkesbury Residential Land Strategy 2010, exec summary, page viii.

Description of Land and Surrounding Locality

Location

The site is located approximately 85km north west of the Sydney CBD, and is adjacent to the Kurmond Village a short distance to the south of the site. Kurmond is situated on the Bells Line of Road which is the second major road route over the Blue Mountains linking Sydney to Lithgow and beyond.

Kurmond Village is a small town that is centred on Bells Line of Road and in particular the shops and Primary School.

Site description

The site is comprised of one (1) allotment, Lot 2 DP 805023 and has an area of 11.04ha. As mentioned there is a current approved subdivision to divide the land into two (2) lots.

There are two existing dwellings on the land, one on proposed Lot 11 and the other on proposed Lot 7. The area where the housing lots are located is generally clear of vegetation except for some scattered shade trees. Proposed Lot 1 which is the community lot will contain the entire densely vegetated area.

The site has been used in the past for low scale grazing activities. There is an existing rural shed and some rural fencing.

The site is undulating but generally falls from the Kurmond Road frontage to the rear where a watercourse dissects the land. From the creek the land raises in height to the rear boundary.

Locality Description

The site is adjacent to the northern boundary of the Kurmond Village, is opposite to and nearby residential development to the south, west and east. Land generally to the north is rural/residential land of varying sizes.

Topography

The land varies in height from approximately 100m AHD along the Kurmond Road frontage and then sloping gently to the middle of the

site at the creek line of approximately 84m and then rising to the rear of the site to approximately 98m.

Soils

The acid sulfate soil map contained within Hawkesbury's Local Environmental Plan 2012 indicates that the property is within a class 5 soil classification. Most of the Hawkesbury LGA is covered with this same classification. There is no particular requirement for development within this soil class area unless extensive earthworks are undertaken and when such might be close to waterways etc.

Agricultural Land

The site is within a Class 3 and 4 agricultural land classification in accordance with the Land Classification mapping of the NSW Department of Primary Industries. The Agricultural Land Classification Atlas for the Sydney Basin and Lower Nepean – Hawkesbury Catchment defines these classes as:

Class 3 – Grazing land or land well suited to pasture improvement. It may be cultivated or cropped in rotation with sown pasture. The overall production level is moderate because of edaphic factors or environmental constraints. Erosion hazard, soil structural breakdown or other factors including climate may limit the capacity for cultivation, and soil conservation or drainage works may be required.

Class 4 – Land suitable for grazing but not for cultivation. Agriculture is based on native pastures or improved pastures established using minimum tillage techniques. Production may be seasonally high, but the overall production level is low as a result of major environmental constraints.

The surrounding land uses, the soil and slope profile of the land, proximity of Kurmond Village, watercourse and native vegetation cover are all disincentives to any high order agricultural use. As a result, light grazing is identified as the highest agricultural value which can be placed on the land. Whilst the site has been used for hobby farm cattle and horse grazing in the past it is too small for any meaningful agricultural use in terms of cropping or production.

It is considered that subdivision of the land as proposed would have no impact on primary production capacity.

European Heritage

The Hawkesbury LGA has a diverse cultural heritage which includes cultural landscapes, roadways, historic buildings and infrastructure. The Hawkesbury LGA has heritage that dates back to the earliest years of colonial settlement, including four of the five Macquarie Towns.

The site does not contain a heritage listed item and there are no close items indicated on Council's LEP heritage map.

Aboriginal Cultural Heritage

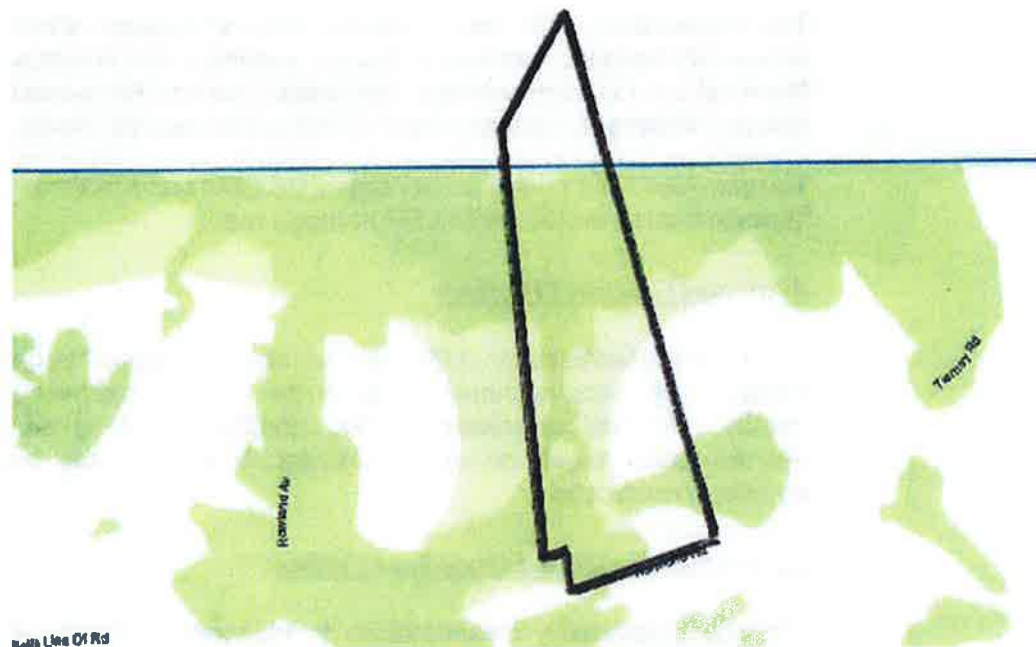
Whilst the Hawkesbury LGA has a rich Aboriginal archaeological heritage there are no known sites on the subject land or in its close vicinity. Normal awareness during construction of a dwelling and vehicle access would be appropriate and is what Council requires for any new construction.

Landscape, Visual and Open Space Values

The site is generally cleared close to Kurmond Road and this is the appearance when viewed from the front of the site. The vegetated area is visible towards the middle and rear of the site.

It is not believed that there will be any substantive change to the landscape of the site or surroundings if the subdivision were to proceed. Whilst changing the site from rural to semi urban, future housing development would be consistent with land to the south (in the village) and to the west in the residential Rowlands Place. The local landscape will eventually alter by the construction of dwellings however this would not be distinguishable in a broader context.

Ecology



Extract of LEP Biodiversity Map.

The site is included in the Terrestrial Biodiversity Map within Council's LEP 2012. The map indicates that approximately 50% of the site is classed as "connectivity between significant vegetation", approximately 20% is "significant vegetation" and the remaining 30% approximately is clear of nominated vegetation.

A Flora and Fauna Survey & Ecological Assessment has been undertaken by UBM Ecological Consultants Pty Ltd.

The report conclusions include the following:

"No flora species or populations listed under the TSC Act or EPBC Act were recorded for the Study Area; therefore no impact to any threatened species is envisaged, and no Assessment of Significance will be required for flora species issues."²

"There are two, possibly three native plant communities within the Subject Property"³

"Although the native vegetation has been modified for agriculture over a period of many years, if any native vegetation were to be removed or modified...a Seven-part Test should be prepared..."⁴

² UBM flora/fauna assessment, page 51.

³ Ibid.

*"However, under the current proposal native bushland on the Subject Property will be protected, conserved and managed for its natural conservation values as a bushland reserve under the Community Title."*⁵

*"Two...bats listed as Vulnerable under the TSC Act were detected during the current filed investigations... Considering no roosting habitat of foraging habitat will be removed or impacted on the Subject Property and the fauna assessment has outlined that this species will not be influenced by off-site impacts of this proposal, a Seven-part Test ...is not required..."*⁶

The report makes a number of recommendations that can be incorporated into a subsequent development application conditional approval.

Bushfire

Council's Bushfire Prone Land Map identifies the site as being wholly within a Bushfire Prone Land – Vegetation Category 1 zone.

A bushfire assessment has been undertaken by Control Line Consulting that indicates that the subdivision layout proposal can satisfy the requirements of Planning for Bushfire Protection 2006. The report concludes

*"After consideration of the aims and objectives of Planning for Bush Fire Protection 2006 in the context of the Rezoning Application and the Concept Layout Plan for future development of the subject allotment it is my professional opinion that the provisions of bushfire regulatory requirements could be achieved and that the consent authorities would be likely to approve the indicated development"*⁷

Access and Transport

Kurmond Road runs along the site's south eastern boundary, and is an undivided regional 2 lane road under the control of Hawkesbury Council. Kurmond Road intersects with Bells Line of Road which is a classified road.

Access to the site from Kurmond Road is relatively level and good sight distances exist in each direction for the new internal road intersection

⁴ Ibid.

⁵ Ibid.

⁶ Ibid, page 52.

⁷ Control Line Consulting, bushfire report, page 13.

and for lots fronting Kurmond Road. Whilst a matter for detail at a subsequent development application stage, if required access to Lots 9-12 could be provided via the internal private access road by direct frontage or by right-of-way. However it is considered that direct access to Kurmond Road for these lots is also satisfactory.

There is an existing local bus service that runs past the site and which links to Kurmond, Kurrajong, North Richmond and then to Richmond and Penrith. There is a Sydney metropolitan train station at Richmond.

It is acknowledged that North Richmond and the Bridge on Bells Line of Road currently experiences traffic capacity problems during peak periods. Should this planning proposal proceed then the impact of this proposal would be insignificant in terms of the road and bridge's function. It is noteworthy that there are other Planning Proposals afoot that, if supported, would be of a size where substantial upgrading of the North Richmond Bridge or some alternative traffic management would take place. Additionally it is understood that Council is in the course of preparation of a S94 contributions plan for development at Kurmond. It is envisaged that if this Planning Proposal were to proceed a contribution would be levied on the subdivision for each additional lot created to assist in implementation of traffic infrastructure in the locality. Alternatively the landowner could enter into a Voluntary Planning Agreement with Council so that an amount approximating what might come from the S94 Plan can be levied with the resultant subdivision if the S94 Plan has not at that time been implemented.

Utilities and Services Infrastructure

The site has reticulated water but no reticulated sewer service. It is noted that the existing Kurmond Village also does not have a reticulated sewer service.

Electricity and telephone are available to the site.

Garbage and recycling services are provided to the site and would be available to the additional lots created.

As happens in rural lands in the Hawkesbury effluent is either disposed of on site or is collected and pumped out via an approved contractor for transportation to an approved waste outlet. The subject site is large enough for each lot to have on-site disposal and this is indicated in the Wastewater Feasibility Study carried out by Toby Fiander & Associates.

The Fiander report concludes:

*"It is concluded that there is sufficient suitable land available on each block of the indicative subdivision to allow for adequate disposal."*⁸

Community Facilities and Human Services

The following facilities are available within the Kurmond Village:

- Primary school.
- Shops including mini-market, chemist, bakery, newsagent and a variety of specialty shops.
- Cafes and restaurants.
- Service stations including convenience shopping.

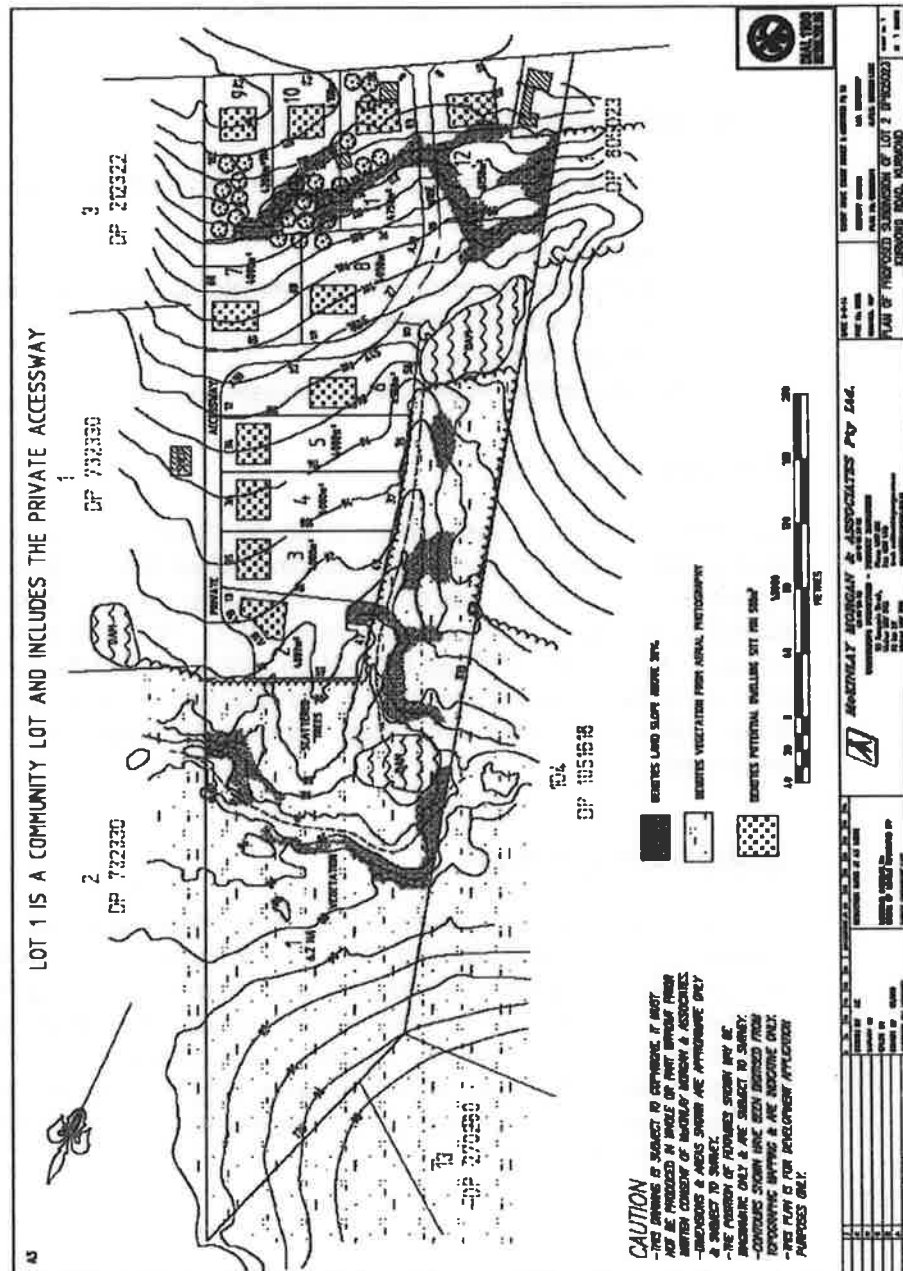
Alternative Land Uses

Council's LEP 2012 does allow a range of uses in the current RU4 zoned land however the only reasonable alternative use for the site would be the current use of low-key grazing opportunities and for a dwelling on each of the two approved lots. As mentioned the site is close to the Kurmond Public School and other residential development. Any significant agricultural use of the site would pose a conflict with these adjoining uses and may adversely impact on the native vegetation on site.

Subdivision Design

The plan of subdivision shows the current one original lot divided into eleven (11) rural/residential lots of varying sizes depending on topography, vegetation etc and a 12th community lot to contain the majority of vegetation and the internal road. It is proposed that the community by-laws would provide the mechanism for ongoing management of the large vegetated area and the internal road. Proper environmental management of the vegetated area will be a positive feature of the proposal.

⁸ Toby Fiander & Associates, wastewater report, page 5.



Plan of proposed subdivision

Statutory Planning Policies and Controls

Land Use Zoning

The site is currently zoned RU4 – Primary Production Small Lots under Hawkesbury LEP 2012.

The lot size map within the LEP provides for a minimum lot size of 4ha within the RU4 zone.

State Planning Controls and Policies

Sydney Regional Environmental Plan No 9 – Extractive Industry (No 2 – 1995)

The primary aim of SREP No 9 (No 2-1995) is to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance and to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential. The site is not within the vicinity of land described in Schedule 1, 2 and 5 of the SREP nor will the proposed development restrict the obtaining of deposits of extractive material from such land.

State Environmental Planning Policy 44 – Koala Habitat

State Environmental Planning Policy 44 – Koala Habitat Assessment is applicable.

Whilst the flora/fauna report undertaken for this proposal does not specifically mention SEPP44 it does indicate that no koala species were recorded on site and none of the species recorded that are koala feed species are endangered or proposed to be removed as a consequence of the subdivision. In fact the environmental management of the vegetated area within a Community lot will assist in protection of this habitat.

SEPP5 – Remediation of Land

The land has not been used for an agricultural use for many years. Previous uses were for limited grazing activities of cattle and horses. There is no obvious evidence of surface or groundwater pollution as a result of past uses. It is not believed that any geotechnical

investigations need to be carried out for the planning proposal to proceed.

It is noted that the land is within class 5 Acid Sulfate soil as identified in the Acid Sulfate Soil Map forming part of LEP 2012. There is no particular requirement arising as a result of this classification.

SREP5 No 20 – Hawkesbury Nepean River

Sydney Regional Environmental Plan No 20 (No 2) – Hawkesbury Nepean River [From 1st July 2009 existing Regional Environmental Plans become a “deemed” SEPP under new Division 2, Part 3 of the EP&A Act].

The aim of SREP 20 is to protect the environment of the Hawkesbury – Nepean River System by ensuring that the impacts of future land uses are considered in a regional context. Part 2 of SREP20 provides general planning considerations and recommended strategies. The following specific policies are relevant:

1. Total Catchment Management

Policy: Total catchment management is to be integrated with environmental planning for the catchment.

Strategies

- a) Refer the application or other proposal for comment to the councils of each adjacent or downstream local government area which is likely to suffer a significant adverse environmental effect from the proposal.*
- b) Consider the impact of the development concerned on the catchment.*
- c) Consider the cumulative environmental impact of proposals on the catchment.*

The proposal is a minor spot rezoning that would have little impact on the river or its catchment. This type of development is envisaged by Council's Residential Land Strategy. Any cumulative impact would be recognised as suitable in the context of expanding towns and villages as promoted by Council's strategy.

The subdivision as such will have no impact on water quality although future dwellings on the site would need to be designed in an appropriate manner such that water quality is not adversely impacted. Appropriate mechanisms exist to ensure appropriate water quality can be put into place within the subdivision design and layout of access and building envelopes.

The Fiander report recommends that each lot is capable of containing on-site effluent.

6. Flora and Fauna

Policy: Manage flora and fauna communities so that diversity of species and genetics within the catchment is conserved and enhanced.

The UBM report indicates that the subdivision can proceed subject to detailed recommendations. These can be incorporated into subsequent conditions of development consent.

9. Rural Residential Development

Policy: Rural residential development should not reduce agricultural sustainability, contribute to urban sprawl, or have adverse environmental impacts (particularly on the water cycle or on flora or fauna).

As mentioned the land is class 3 and 4 agricultural land of low value and limited potential. The site is within that generally identified by Council as having some urban potential and thus development is anticipated. Effluent, bushfire, and flora/fauna studies carried out suggest that the environmental impacts will be satisfactory.

Regional Planning Controls and Policies

Sydney Metropolitan Strategy

The Metropolitan Plan for Sydney 2036 is applicable. The Metropolitan Plan 2036 (the Plan) is the strategic plan that guides Sydney's growth to 2036. The Plan is an integrated, long-term planning framework that will significantly manage Sydney's growth and economic development to 2036.

The Plan sets capacity targets for each subregion to facilitate housing and economic growth through providing more jobs closer to home. The Plan anticipates the North West to provide an additional 169,000 dwellings by 2036.

The Hawkesbury Residential Land Strategy is Council's response to implementing the Metro Strategy as far as it applies to the Hawkesbury LGA. The proposal arises out of Council's Strategy identifying a need

for further urban development on the periphery of existing towns and villages subject to relevant criteria.

Draft North West Subregional Strategy

The Metropolitan Plan has been developed to set the framework targets for 10 Metropolitan subregions to provide for major growth in housing and employment.

The North West subregional planning strategy, which covers, inter alia, the LGA of Hawkesbury sets the broad direction for additional dwelling and employment growth.

This Strategy is split up into a number of sub-regional strategies including the North West Subregional Strategy which provides for the Hawkesbury LGA to accommodate an additional 5,000 dwellings to 2036.

The draft subregional strategy acknowledges that the Hawkesbury LGA is largely constrained by the Hawkesbury Nepean flood plain, with limited capacity for additional growth to the south of the Hawkesbury River due to the risk of flooding.

The draft subregional strategy identifies and assumes that the majority of future housing growth within the LGA will need to occur on land located predominantly to the north (west) of the River, in association with existing local centres. This Planning Policy is consistent with this objective and is consistent with the further detailed investigation carried out by Council through its Residential Land Strategy.

Local Planning Controls and Policies

Hawkesbury Local Environmental Plan 2012.

Hawkesbury LEP 2012 is the current LEP applying to the site and the Hawkesbury LGA. The land is zoned RU4 – Primary Production Small Lots and the Lot Size Map within the LEP provides that subdivided lots are to have a minimum area of 4ha.

To alter the minimum lot size provisions requires an alteration of the Lot Size Map for the land through the Planning Proposal process.

Hawkesbury Residential Lands Strategy 2010.

Council adopted the Strategy to guide it in future development of zoned residential lands and lands in proximity of zoned residential lands. The Strategy identifies that existing centres only have the potential to accommodate approximately 600 of the total 5,000 – 6,000 required new dwellings for the LGA as identified in the North Western Sub Regional Strategy. The remaining 5,400 dwellings need to be provided from greenfield sites, infill development and incremental development around existing towns and villages.

The Residential Lands strategy included a recommendation as follows:

The Hawkesbury Residential Development Model focuses on future residential development in urban areas and key centres. However, the importance of maintaining the viability of existing rural villages is recognised. As such, the Hawkesbury Residential Land Strategy has developed a strategy for large lot residential or rural residential development to focus around existing rural villages.

The future development of rural villages is recommended to:

_ Be low density and large lot residential dwellings, which focus on proximity to villages and services and facilities; and

_ Minimise impacts on agricultural land, protect scenic landscape and natural areas, and occur within servicing limits or constraints.

Additionally development within and adjacent to rural villages must:

_ Be able to have onsite sewerage disposal;

_ Cluster around or on the periphery of villages;

_ Cluster around villages with services that meet existing neighbourhood criteria services as a minimum (within a 1km radius);

_ Address environmental constraints and with minimal environmental impacts; and

_ Only occur within the capacity of the rural village.

The proposal has been designed and the site is located to meet the above requirements.

Hawkesbury Employment Lands Strategy 2008.

The Employment Lands Strategy identifies Kurmond as having a local neighbourhood commercial centre. The Strategy makes the following recommendations in respect of what should happen with Kurmond.

Villages and neighbourhood centres such as Kurrajong, Kurmond, Pitt Town, Bligh Park, Wilberforce and McGraths Hill should be supported by allowing additional residential intensification in their immediate

vicinity where environmental constraints allow. This might require an accompanying increase in business and retail development capacity.⁹

The proposal is consistent with the recommendations for Kurmond.

Community Strategic Plan 2013-2032

The Hawkesbury Community Strategic Plan 2013–2032 is based on five themes:

- Looking after people and place
- Caring for our environment
- Linking the Hawkesbury
- Supporting business and local jobs
- Shaping our future together

Each theme contains a number of Directions, Strategies, Goals and Measures.

There is no specific strategy relating to subdivision around villages and the Planning Proposal is not inconsistent with any of the broad themes within the Strategic Plan. Of relevance is that the Planning Proposal is consistent with the “looking after people and place” directions statement in that:

- It offers future residents a choice of housing options that are appropriate in the context of the site and overall qualities of the Hawkesbury.
- Any population increase resulting from the Planning Proposal will have appropriate infrastructure provision and will accord with relevant rural, environmental and heritage characteristics of the Hawkesbury.
- It will provide for appropriate development and promote physical and community infrastructure on both sides of the Hawkesbury River.

Of further relevance is that the Planning Proposal is consistent with the strategy contained in the Community Plan that identifies community needs (additional housing opportunities), establishes an appropriate benchmark and ensures that required services and facilities are available and can be delivered.

⁹ Hawkesbury Employment Lands Strategy, 2008, p113.

Our City Our Future - Rural Rezoning Policy 1998

This policy was adopted in 1998 and has somewhat been superseded by more current policies of Council. However the provisions of the policy are indicated below with comments on each.

1.0 Purpose of the Policy

1. That the following principles be adopted for consideration of rural rezonings to allow smaller lot subdivision :

a. Fragmentation of land is to be minimised;

The land is within an area identified within Council's subsequent Residential Land Strategy as having urban potential. Fragmentation of this land is envisaged by this subsequent strategy.

b. Consolidation within and on land contiguous with existing towns and villages be preferred over smaller lot subdivision away from existing towns and villages;

The proposal is consistent with this principle.

c. No subdivision along main roads and any subdivision to be effectively screened from minor roads;

The site does not front a main road and subdivision of the land as proposed would not be distinguishable from existing surrounding rural/residential development.

d. No subdivision along ridgelines or escarpments;

The site is not on a ridgeline or in an escarpment area.

e. Where on site effluent disposal is proposed, lots are to have an area of at least 1 (one) hectare unless the effectiveness of a smaller area can be demonstrated by geotechnical investigation;

The lots will vary in size down to a minimum of 4000m². This is the size of allotment that is indicated by Council as being the minimum to contain on-site effluent disposal in later studies (eg Kurrajong Heights, Wilberforce and within LEP 2012 generally). The Fiander report indicates that the size of lots proposed and other criteria is met such that the lots are suitable for effluent disposal.

f. The existing proportion of tree coverage on any site is to be retained or enhanced;

The subdivision does not propose removal of vegetation. Some understorey management may be required for bushfire asset protection zones. The flora/fauna assessment undertaken concludes that the proposal is satisfactory. The majority of vegetation on site will be left in its current state and will be within an environmental management Community lot.

g. Any rezoning proposals are to require the preparation of Environmental Studies and Section 94 Contributions Plans at the applicant's expense.

The rezoning process has altered since this policy of Council. The Gateway Process will dictate whether further studies are required.

h. Community title be encouraged for rural subdivision as a means of conserving environmental features, maintaining agricultural land and arranging for the maintenance of access roads and other capital improvements.

Community Title is proposed for this subdivision proposal.

2. Prepare a draft local environmental plan to alter minimum requirements to average requirements with an absolute minimum requirement sufficient to contain on site effluent disposal. A clause is to be added to Hawkesbury Local Environmental Plan 1989, prohibiting any further subdivision of the residue lot if all subdivision entitlement is exhausted.

These controls can be imposed and is a matter for Council when considering support of the Planning Proposal.

3. As a means of encouraging the retention of large holdings, a concessional lot entitlement of up to 50% of the existing legal entitlement be considered under State Environmental Planning Policy No 1 where a land holding has an area in excess of 40 (forty) hectares and where the subdivision will maximise the area of a single residue lot through the provision of small rural residential lots.

Such subdivision proposals are to comply with the principles of this document with a clause to be added to Hawkesbury Local Environmental Plan 1989, prohibiting any further subdivision of the residue lot if all subdivision entitlement is exhausted.

Not applicable as land is less than 40ha.

4. Vineyard - In accordance with previous resolutions and resident representations urban development with appropriate services should be supported.

Not applicable.

**Matters to be addressed in a planning proposal
Justification Statement (s 55(1) of the Act**

The Planning Proposal has been prepared in accordance with the NSW Department of Planning & Infrastructure *A Guide to Preparing Local Environmental Plans* (October 2012). The Proposal is structured in the following parts:

1. Objectives or Intended Outcomes;
2. Explanation of Provisions;
3. Justification;
 - a) Need for the Planning Proposal;
 - b) Relationship to Strategic Planning Framework;
 - c) Environmental, Social & Economic Impact;
 - d) State and Commonwealth Interests;
4. Mapping;
5. Community Consultation;
6. Project Timeline.

Part 1 - Objectives or Intended Outcomes

The proposed local environmental plan would alter the Lot Size Map as it applies to the land. It is presumed that there will be provisions contained within the draft plan that would limit the number of lots to generally coincide with the planning proposal and that no further subdivision of this land would be permissible once the actual number of lots have been assessed as appropriate.

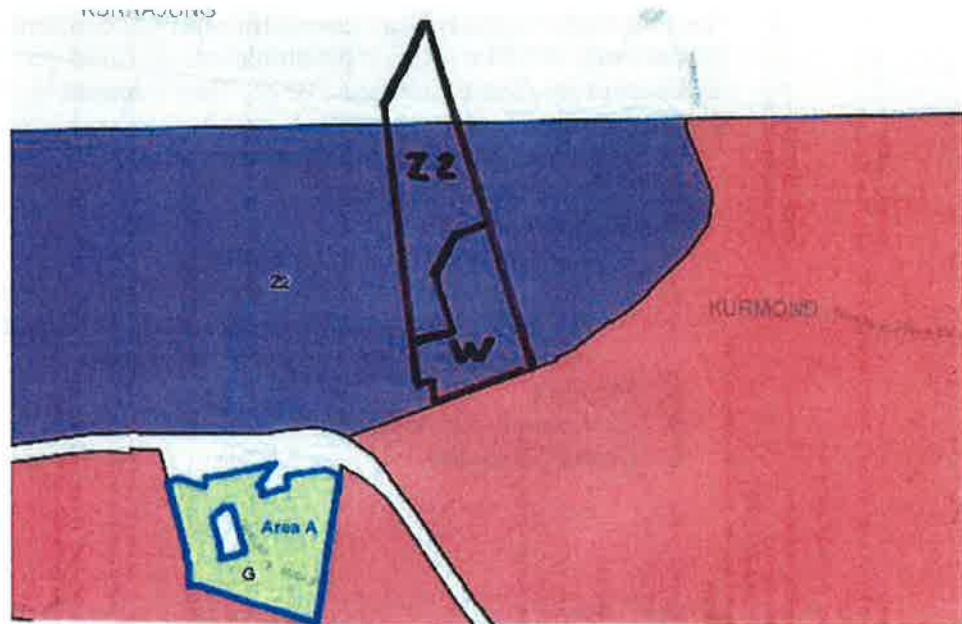
The proposal, albeit in a small way, would assist in meeting the demand for additional housing supply and housing choices within the requirement for an additional 5-6,000 houses by 2031.

Part 2 - Explanation of Provisions

The effect of the planning proposal would be to amend LEP 2012 by:

- i. Amending Lot Size Map Sheet LSZ_008AA and Lot Size Map Sheet LSZ_008A to change the minimum lot size for the land to 4,000 square metres and 4ha with a maximum lot yield of 13 lots generally as per the proposed subdivision plan.

- ii. Inclusion of a new provision with LEP 2012 to control the maximum number of lots into which the land can be subdivided, ie 13 lots.



Suggested Lot Size Map alteration

Part 3 - Justification

Section A - Need for the planning proposal.

1. Is the planning proposal a result of any strategic study or report?

Council's Residential Land Strategy 2010 and the North West Sub-Region Strategy indicate the goal of providing further 5-6,000 dwellings within the Hawkesbury LGA by 2031.

The proposal is the result of an indication within the Residential Lands Strategy adopted by Council in 2010 that required a vibrant future for small villages including the development around their perimeters commensurate with appropriate access and facilities. The site is on the fringe of the Kurmond Village and is considered to be within an area to be considered for development in

accordance with Council's Strategy. In fact the site is within the area around Kurmond delineated by staff as being appropriate for subdivision investigation.

Additionally the Planning Proposal is a result of the landowner's request for Council to consider further development of the site as being consistent with land within the Kurmond Village.

The use of the LEP Gateway determination process will assist in an incremental way, the achievements of the strategic objectives of the Sub-Regional Strategy and Hawkesbury Residential Land Strategy.

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

The current Lot Size Map does not allow for subdivision in the manner proposed. A planning proposal and subsequent local environmental plan is the most appropriate and easiest way to bring about development of the subject land to be consistent with Council's Residential Lands Strategy. The subject site is in an obvious location to expand the village of Kurmond whilst at the same time recognizing environmental features of the site.

The alternative to altering the Lot Size Map would be to actually rezone the site to a "best fit" zone within the standard instrument list of zones such as R5 Large Lot Residential or RU5 Village. It is considered that neither of these zones (or any other zone) would be appropriate unless coming from a detailed study of a broader area. In the meantime the existing zone objectives are still appropriate and will ensure an adequate fit of the subdivision and adequate control of development. Changing the Lot Size Map is easier, efficient and can be done in a timely manner whilst maintaining the philosophy of the Standard Instrument LEP.

The Planning Proposal is a key means of achieving the State and Regional objectives and strategic outcomes within the Hawkesbury LGA, specifically the housing targets set by Council's Residential Land Strategy and the North-West Subregional Strategy. Whilst there are some large lot yield proposals currently with Council and the Department of Planning & Infrastructure the total

proposed yield to 2031 can only be addressed if smaller proposals such as this are included alongside larger proposals. In this way there will be a variety of housing choices brought to the market and smaller landholders are seen to be part of the process and an integral component of local communities.

Section B - Relationship to strategic planning framework.

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies?

The Metropolitan Plan for Sydney 2036

The Sydney Metropolitan Strategy – City of Cities: A Plan for Sydney's Future (the Metro Strategy) was released in 2005 to support growth while balancing social and environmental impacts over 25 years. The Metro Strategy has now been updated and integrated with the Metropolitan Transport Plan towards greater sustainability, affordability, liveability and equity for generations to come.

Draft North West Subregional Strategy

The Draft North West Subregional Strategy identifies and assumes that the majority of future housing growth within the LGA will need to occur on land located predominantly to the north (west) of the River in association with existing local centres. Whilst not specifically mentioned in the sub regional strategy Kurmond Village would fall within such a local centre.

The proposal is consistent, albeit in a small way, with the objective of a further 5-6,000 dwellings within the Hawkesbury LGA by 2031.

The Metropolitan Plan for Sydney 2036 can be viewed at <http://strategies.planning.nsw.gov.au/MetropolitanStrategyforSydney/PreviousMetropolitanstrategies.aspx>

The Subregional Strategy can be viewed at <http://www.shop.nsw.gov.au/pubdetails.jsp?publication=7957>

The table below provides an assessment of the planning proposal against the relevant objectives and actions of the Metropolitan Plan for Sydney 2036 and actions of the Subregional Strategy. The Metropolitan Plan objectives and actions are prefixed with the letters MP, the Subregional Strategy actions are prefixed with the letters NW.

Strategic Planning Framework Assessment

Actions	Response
MP Objective B1 To focus activity in accessible centres MP Action B1.1 Plan for centres to grow and change over time. MP Action B1.3 Aim to locate 80% of all new housing within walking catchments of existing and planned centres of all sizes with good public transport. NW Action B2.1.1 Councils to consider planning for houses growth in centres, particularly those well serviced by public transport. MP Action B3.1 Plan for new centres in existing urban areas and greenfield release areas.	The proposal assists in carrying out this action. The site is within walking distance of the village shops and bus route to the larger centres of Richmond and Windsor. The proposal provides for a small extension to the north of the Kurmond Village and close to the local public school and residential zoned existing development. The site is adjoining an existing urban centre and a logical one for large lot residential lots as proposed and the locality will allow other similar development over time. The site provides good access to the local shopping centre in Kurmond and has bus routes to Richmond connecting with rail to Blacktown and Sydney. The HRLS recognises that urban growth in the Hawkesbury is severely limited by environmental constraints such as State and National parks, agricultural land values, flooding issues, and noise constraints. This is part of its rationale for promoting limited infill development and development around the periphery of existing towns and villages. The proposal and the site is consistent with this rationale.
NW Action C1.1.3 Hawkesbury Council to prepare a strategic residential land use study to consider opportunities for further growth around local centres to the north of the Hawkesbury River, cognisant of flooding and flood	The Subregional Strategy acknowledges that the LGA is largely constrained by the Hawkesbury - Nepean flood plain, with limited capacity for additional growth to the south of the Hawkesbury River due to the risk of flooding. The Subregional Strategy assumes

evacuation issues. NW Action C1.3.1 North West councils to plan for sufficient zoned land to accommodate their local government area housing target in their Principal LEPs. NW Action C2.1.2 Councils to provide in their LEPs zoned capacity for a significant majority of new dwellings to be located in strategic and local centres. NW Action C2.1.3 North West councils to ensure location of new dwellings improves the subregion's performance against the target for State Plan Priority E5 NW Action C2.3.2 North West councils to provide an appropriate range of residential zonings to cater for changing housing needs. NW Action C5.1.2 Councils to reflect best practise established by the Growth Centres Commission in land release areas outside the North West Growth Centre.	that the majority of future housing growth within the LGA will need to occur on land located predominantly to the north of the River, in association with existing local centres. Council's HRLS was prepared having regard to constraints and opportunities and has carried out the actions required by the Strategy. There is an expectation within the rural village areas of the Hawkesbury LGA that additional housing opportunities will occur commensurate with projected growth. The Hawkesbury has a demand for a range of housing needs including large lot residential land as proposed for this site. Development as proposed accords with the servicing and environmental capacities of the land.
MP Objective D1 To ensure an adequate supply of land and sites for residential development MP Action D1.1 Locate at least 70 per cent of new housing within existing urban areas and up to 30 per cent of new housing in new release areas. MP Action D1.2 - reflect new subregional housing targets in Subregional Strategies and Local Environmental Plans, and monitor their achievement. MP Objective D2 To produce housing that suits our expected future needs MP Action D2.1 Ensure local planning controls include more low rise medium density housing in and around smaller local centres. NW Action D2.3.3 State and local government to improve existing interchanges and bus stops.	The HRLS was prepared in response to the Subregional Strategy. The HRLS found that there is limited capacity within existing residentially zoned land of the LGA to accommodate more dwellings hence the majority of new dwelling will need to be provided from greenfield sites / extension of the footprint of existing centres. The proposal is on the edge of a local village centre and envisaged by Council's Residential Strategy as being within an area for limited growth. The proposal does not achieve this action. Kurmond is not currently provided with adequate water and sewer services to provide for low rise medium density housing.

NW Action E2.1.2 Sydney Metropolitan and Hawkesbury – Nepean Catchment Management Authorities to work with agencies and North West councils to ensure that the aims and objectives of Catchment Action Plans are considered in the future management and planning of local council areas. NW Action E6.3.1 The Heritage Office to work with local councils to identify areas in the North West Subregion to promote and provide access to heritage places, contribute to local economies and assist in sustaining heritage places.	It is assumed that consultation with relevant public authorities including the Hawkesbury – Nepean CMA will be undertaken by Council and/or the DPI. The site does not contain and is not close to heritage places.
MP Objective F1 To contain Sydney's urban footprint MP Action F1.1 Focus land release in Growth Centres. MP Objective F2 - to maintain and protect agricultural activities and resource lands NW Action F2.1.1 Councils to maintain or enhance the provision of local open space particularly in centres and along transport corridors where urban and residential growth is being located. NW Action F2.1.2 Council to consider open space improvement programs with better facilities to encourage use. NW Action F2.1.3 Councils to consider mechanisms to increase the capacity of local sports fields to a district level. NW Action F2.1.4 NSW Government and local councils to develop links between smaller	The proposal is for large lot residential development. There is a demand for this type of development which is in short supply within the Hawkesbury LGA. The site is on the fringe of the Kurmond village area and assists in carrying out this action and is consistent with development envisaged by Council's Residential Land Strategy. The site has a small portion that is suitable for agriculture however the proximity of residential housing, local public school and vegetation constraints suggests that any meaningful agricultural use is limited. There is no public open space proposed with this development. If it proceeds the development will not hinder future open space provision. However it is noteworthy and a positive environmental feature that the majority of the vegetation (approximately 50% of the site) is to be managed within a private community title scheme.

reserves to create diversity and broader user experience. NW Action F2.1.5 Local councils to consider modifying under utilised open space for informal activities such a skating, basketball, netball and the establishment of cafes.	
MP Objective G5 To achieve sustainable water use MP Action G5.2 Ensure water cycle management for new release areas and sites for urban renewal. NW Action G2.1.5 North West council to continue to promote water sensitive urban design. Objective G6 - to protect Sydney's unique diversity of plants and animals.	Water sensitive urban design requirements will be incorporated into the future VPA and/or DCP for the site and will ensure that water sensitive design is incorporated into future dwelling construction. The subdivision will not adversely impact on threatened flora/fauna.
MP Objective H3 To provide healthy, safe and inclusive places based on active transport. MP Action H3.1 Design and plan for healthy, safe, accessible and inclusive places.	Limited expansion of the Kurmond Village as identified in the HRLS will continue to build on village infrastructure and village atmosphere. It will encourage additional transport services and promote village shops and services.

4. Is the planning proposal consistent with council's local strategy or other local strategic plan?

The Planning Proposal is considered consistent with the following plans of Council:

- Residential Land Strategy 2010;
- Community Strategic Plan 2013-2032;

Residential Land Strategy 2010

Council's Residential Land Strategy identifies that existing zoned land within the Hawkesbury only have the potential to accommodate approximately 600 of the total 5,000 – 6,000 required new dwellings to 2031.

Additionally the Strategy requires a vibrant future for small villages including the development around their perimeters commensurate with appropriate access and facilities. The site is on the fringe of the Kurmond Village and is considered to be within an area to be considered for development in accordance with Council's Strategy.

The Hawkesbury Residential Land Strategy can be viewed on Council's website www.hawkesbury.nsw.gov.au.

Community Strategic Plan 2013-2032

As mentioned earlier the Community Strategic Plan contains a number of themes which contains a number of Directions, Strategies, Goals and Measures.

There is no specific strategy relating to subdivision around villages and the Planning Proposal is not inconsistent with any of the broad themes within the Strategic Plan.

The Hawkesbury Community Strategic Plan 2013 - 2032 can be viewed on Council's website www.hawkesbury.nsw.gov.au.

Our City Our Future – Rural Subdivision Policy 1998

This Policy has largely been superseded by later Council policies. The proposal is consistent with the general philosophies within this policy or is justifiably inconsistent given that the site is within an area now identified as having urban potential.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes, the proposal is consistent with the following state policies:

SEPP 9 – Extractive Industry	The site is not identified as having a resource nor will its subdivision interfere with resource extraction identified within the SEPP.
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SEPP 44 – Koala Habitat	There is no evidence of koalas on the site and any koala habitat is located within the Community lot that will have detailed environmental management.
SEPP 55 – Remediation of Land	There is no past use of the land that would require a remediation plan being implemented.
SEPP (Exempt and Complying Development Codes) 2008	The planning proposal does not include provisions that contradict or hinder the application of the SEPP.
SREP 20 Hawkesbury Nepean River	The proposal is not inconsistent with the strategies contained within SREP 20.

State Environmental Planning Policies and Sydney Regional Environmental Plans can be viewed at <http://www.legislation.nsw.gov.au/maintop/scanact/inforce/NO/NE/0> by clicking on "S" within the "Browse in Force" "EPIs" section.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Minister for Planning and Infrastructure, under section 117(2) of the EP&A Act issues directions that local councils must follow when preparing planning proposals for new local environmental plans. The directions cover the following broad categories:

- a. employment and resources
- b. environment and heritage
- c. housing, infrastructure and urban development
- d. hazard and risk
- e. regional planning
- f. local plan making.

The following section provides an assessment of the planning proposal against applicable Section 117 directions. A full copy of the directions can be viewed at <http://www.planning.nsw.gov.au/LinkClick.aspx?fileticket=dOkLhSFp9eo%3d&tabid=248&language=en-AU>

Direction	Consistency	Comments
1.2 Rural Zones	Yes	The proposal is considered to be

		of minor significance only in terms of impact on the available rural zones and rural/agricultural lands. The site has not been used for any form of rural/agricultural use for many years and is currently required to be mechanically slashed to keep grass and weed infestation at bay. Due to the location of the site close to the existing Kurmond Primary School and the vegetated nature of a large portion of the site it is arguably not conducive to productive agricultural use due to nuisance arising and potential environmental impact. As the proposal is only for 11 housing lots, provides a community benefit and is considered to be of minor significance the proposal does not, in our view, warrant the preparation of a specific rural study particularly noting Council's Residential Strategy that identified sites such as this for village expansion.
1.3 Mining, Petroleum Production and Extractive Industries	Yes	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. The site does not have any identified resource deposits and, in any case, it is unlikely that any extraction would be able to take place in such close proximity to housing development and the nearby local primary school.

3.1 Residential Zones	Yes	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands. Subdivision of the land would allow for a variety of lot sizes and housing opportunities enable connection to existing services and be of appropriate environmental impact.
3.4 Integrated Land Use and Transport	Yes	The proposed rezoning will have no impact on transport. Kurmond is served by a local bus route and the proposal is of minor significance only. It is therefore considered that the proposal does not warrant the preparation of a specific study in accordance with this Direction.
4.1 Acid Sulfate Soils	Yes	The land is within that broad area in the locality covered by class 5 soil on Council's Acid Sulfate Soils Map within LEP 2012. The proposal is consistent with the Direction in that: • No works are proposed with the subdivision or a subsequent dwellings that would require an assessment of soils. • The draft LEP is of minor significance.
4.4 Planning for Bushfire Protection	Yes	A bushfire report in accordance with <i>Planning for Bushfire Protection</i> has been prepared and indicates that matters of bushfire protection can be adequately incorporated into the subdivision including asset protection zones and

		management of vegetation.
6.1 Approval and Referral Requirements	Yes	The proposal is of minor local significance. There is no reason why any further development of the site would require consultation or referral procedures to be incorporated into the LEP. The proposal is therefore consistent with this Direction.
6.3 Site Specific Provisions	Yes	The proposal would maintain the existing zone within LEP 2012 but alter the Lot Size Map to accord generally with the subdivision proposal which would provide for a maximum lot yield. Additionally there is no need for any specific development standards to be incorporated into the LEP. The proposal therefore is able to satisfy this Direction. The planning proposal will not provide any unnecessary restrictive site specific planning controls.
7.1 Implementation of the Metro Strategy	Yes	Kurmond Village is not mentioned within the Metropolitan Strategy and has no hierarchical status. It is not contained within the north-west growth centre. The proposal is of minor significance and reflects an appropriate low-scale development adjacent to an existing village and which is consistent with Council's Residential Strategy. The proposal is not inconsistent with the Metro Strategy and therefore complies with this Direction.

Section C – Environmental, social and economic impact

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological habitats, will be adversely affected as a result of the proposal?*

The site is cleared for its most part where residential development would take place. Notwithstanding this a flora/fauna assessment has been undertaken which indicates that the subdivision can take place in accordance with the proposed lot layout.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

The following possible (but not probable) environmental effects are identified.

Water Quality

The proposal would rely on on-site disposal of effluent for each dwelling (existing and proposed). It is anticipated that appropriate on-site disposal systems can be designed for the site given the topography, grass cover and area available. The Fiander report attests to this.

Bushfire Prone Land

The bushfire assessment report indicates that each lot is capable of containing appropriate asset protection zones that comply with Planning for Bush Fire 2006.

Traffic and Access

The site fronts Kurmond Road. The entrance to the site has good sight distances in each direction and each lot would front a road. A formal traffic study has not been done however it is believed that traffic generated from the proposal is capable of being adequately contained on the local road system and that access to each lot is satisfactory.

Site Contamination

The site is classified as class 5 within Council's Acid Sulfate Soils Map within LEP 2012. The site has been used for low-key grazing and orcharding activities in the past. It is unlikely that there will be any contamination issues arising from this past use.

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

The land has been much disturbed over the years through past farming practices. It is considered unlikely that there are items of European or aboriginal cultural heritage on site.

There are not any identified negative social or economic effects arising from this proposal. Positive outcomes are identified in terms of assisting local commercial and retail outlets and assisting in maintaining local primary school student numbers.

Whilst on the one hand the proposal would reduce agricultural land it is probable that no meaningful agricultural uses can take place given the primary school location and the slope and vegetation characteristics of some of the site.

The Planning Proposal has examined the potential social and economic effects. There have been no negative impacts identified. Positive impacts identified include consistency with Council's Residential Lands Strategy; creation of additional housing opportunities (and thus conforming to the Metro Strategy); contributing to the local economy; creation of jobs during construction; assisting in maintaining local primary school numbers.

Section D – State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

The proposal for 11 housing lots will not require the provision of additional public infrastructure. Electricity and telephone is available to the site. Reticulated water goes past the site's frontage. Whilst it is assumed that some water would be available from Sydney Water, if there was a supply difficulty then this would not be a bar to the subdivision occurring as

the majority of nearby lots rely on water catchment rather than the reticulated supply. It may be that Sydney Water requires a restricted supply to each dwelling whereby the subdivision draws no more than the current provision to the two approved lots with this being stored and re-reticulated to dwellings in conjunction with roof water storage tanks. Again this is a common type of provision within the Hawkesbury LGA.

11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation has not occurred at this stage. It is anticipated that consultation will be undertaken with the following public authorities:

- Office of Environment and Heritage.
- Roads and Maritime Services.
- Rural Fire Service.
- Department of Trade & Investment – Mineral Resources Branch.

Part 4 - Mapping

Attached to this report are the following maps:

- Aerial photo with the subject land outlined. Note that the aerial photo does not reflect recent removal of undergrowth weeds and exotics and a general tidying up of the vegetated area carried out under a separate development consent of Council.
- Map of current zone for the locality with subject land outlined.
- An altered Lot Size Map indicating the lot size minimum requirement relating to the site. This map is also reproduced below.

The site and locality generally around the site is within a 10m building height limit as shown on Council's LEP Building Height Map.

The site is also shown on Council's LEP Biodiversity Map as being partly within a Significant Vegetation Area, partly within an area of Connectivity between Significant Vegetation Areas, and partly clear of constraint. The Planning Proposal does not propose any alteration of this map and any subsequent subdivision of the land should work within this map constraint and provide appropriate mitigation measures.

Part 5 – Community consultation

This is a matter for Council and the Department of Planning & Infrastructure. It is envisaged that the proposal would be advertised in a local newspaper and that adjoining owners would be notified. A period of 14 days is considered sufficient community consultation for this planning proposal and would seem to be consistent with the Department of Planning & Infrastructure “A guide to preparing local environmental plans”.

Part 6 – Project Timeline

Project Phase	Indicative Timeline
1. Anticipated commencement date	12 weeks from date of referral to DP&I for Gateway determination
2. Completion of technical information prior to government agency consultation	6 weeks
3. Government agency consultation	4 weeks
4. Preparation of written advice to the adjoining/affected property owners, public notice in a local newspaper, and exhibition material	3 weeks
5. Public consultation period	2 weeks
6. Consideration of submissions and a report on the matter to Council	10 weeks
7. Advice to the Department, the applicant and submission authors of Council's resolution	2 weeks
8. Request to PC to prepare a draft LEP under Section 59(1) of the Act with a copy of the request to DP & I	2 weeks
9. Finalisation of the content of the draft LEP by PC in consultation with Council and issuing of legal opinion on the	6 weeks

draft plan	
10. Request to the Department for online notification of the LEP	2 weeks

Conclusion

The subject site is on the periphery of the Kurmond village and is a site that has available low density urban infrastructure and is suitable for large lot residential subdivision as proposed.

The proposal would allow a reasonable low density housing use of the site and also provide a reasonable transition between the village and larger existing rural/residential lots generally to the north of the site.

Importantly the proposal is consistent with Council's adopted Residential Land Strategy as it provides larger residential lots on the fringe of an existing urban area commensurate with available services. It is also consistent with the Metropolitan Strategy and Draft North Western Subregional Strategy in that it will assist in a small way of creating the target of 5-6,000 dwellings to 2031.

There will be a net community benefit in that the proposal (and subsequent residential use) will assist in maintaining local village commercial and retail uses and will put the vegetated environmental feature of the site into a Community lot this ensuring its protection.

The proposal will also provide a more suitable use adjacent to the Kurmond Primary School than could otherwise occur with non-compatible agricultural or rural industrial uses of the site.

Additionally there is a multiplier effect associated with expenditure from subsequent access and dwelling construction which will be of benefit to the local community. This is manifest in the boost particularly to the local Kurmond community with added catchment for the local retail sector, provision of jobs, use of transport, and the strengthening of the general economic and social wellbeing of the local community.

There are no identified negative community impacts arising from the proposal.

It is believed that the planning proposal satisfies the requirements of the Department of Planning & Infrastructure for a Gateway Determination by the LEP Review Panel.

