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Planning Proposal

Large Lot Residential Subdivision

Lot 3 DP 747089 No 74 Longleat Lane, Kurmond

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EXECUTIVE SUMMARY

Overview

The Proposal is an application to rezone land that is towards the western fringe of the Kurmond Village. 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 appropriate infill development within the village and as identified in the investigation map prepared by Council of an area around Kurmond. 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 Land Strategy 2010 which in turn has arisen from the NSW State Government's population forecasts to the year 2031 including the requirement for the Hawkesbury local government area to take to 5-6,000 new homes by this date.

The Planning Proposal has been prepared on behalf of the landowners. It is submitted to Hawkesbury City Council to request that the current LEP Lot Size Map of Local Environmental Plan 2012 be altered for the site to provide for lots with a minimum of 4000m² and 2ha. There could also be a clause provision inserted relating to the maximum number of lots that can be created in a future subdivision of the site.

Background

The Hawkesbury Residential Land Strategy 2010 is the document prepared by Council to guide future residential development within its area, 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 or as infill development 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.

Need for a Planning Proposal

The need for the Planning Proposal is driven by forecast population and housing growth in Western Sydney arising from increased urbanisation.

The Department of Planning and Environment has forecast that Sydney's population is expected to grow to almost six million people by 2031. As a result, the city will need about 770,000 more homes and 760,000 more jobs than it had in 2006. About 50 per cent of this growth will occur in Western Sydney, including north western Sydney.

Within this forecast it is proposed that the Hawkesbury LGA will be required to provide around 5-6,000 more homes by 2031. Council's response to this, and its identification of where homes might go, is its Residential Land Strategy 2010.

The way to provide for additional housing in areas where there are current planning restrictions is through the Planning Proposal process. A Planning Proposal, if approved, would alter the LEP to allow subdivision as proposed.

Methodology

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 and Infrastructure entitled "A guide to preparing Planning Proposals", dated October 2012.

The methodology for the Planning Proposal site suitability analysis has generally involved the following:

- Desktop review of relevant environmental literature, databases and spatial data sets.

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

- Review of relevant environmental planning instruments and environmental legislation to identify potential land use constraints and opportunities.
- Assessment of existing environmental aspects and general constraints of the site.
- General mapping of environmental aspects of the site including slope, vegetation, adjoining land use, and potential subdivision boundaries and dwelling sites.
- An overview assessment of likely further areas of investigation that might be required at a later stage of progress of the Planning Proposal through Council and the NSW Department of Planning & Environment.

Findings

The site at Kurmond is a single allotment with an area of 3.095ha approximately. It is located on the western fringe of the Kurmond residential village and adjoins rural/residential lots of varying sizes.

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.

The preliminary site investigations that have been carried out has demonstrated that the land is capable of being subdivided into at least two lots that would be consistent with other lands in the vicinity and would form an appropriate component of village expansion at Kurmond. A plan of proposed subdivision has been prepared that shows two (2) rural/residential allotments with areas of 2.58ha and 5,150m². There are two houses on the site and the subdivision would result in one house on each lot. The house on the larger of the two lots is listed as a heritage item within Council's LEP.

The lots are of a size 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 and 2ha.

Proposed Subdivision Design

The proposed subdivision design is for a "normal" Torrens Title subdivision.

The lots would have areas of approximately 2.58ha and 5,150m² approximately. Both would have sufficient room to contain one each of the two existing dwellings, bushfire asset protection zone and on-site effluent disposal area.

The plan of subdivision is for preliminary application purposes and is subject to change due to matters that might be raised through the Planning Proposal process. A plan of this preliminary lot layout is at **Appendix 2**.

1. Introduction

1.1 Background

The NSW Government has 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 and is consistent with strategies identified within Council's Residential Land Strategy 2010.

The investigation responds to recommendations in Hawkesbury City Council's Residential Land Strategy 2010. This Strategy identified where future housing of the Hawkesbury LGA to 2031 might be located. The site is within an area identified within the Strategy as possibly having the attributes for housing of a kind not currently identified within Council's Local Environmental Plan.

This Planning Proposal has investigated the general suitability of the site at large lot residential housing allotments having regard to the physical characteristics of the site and surroundings, the locality of existing housing on the site including such things as slope, effluent disposal, water supply, bushfire control and flora/fauna issues.

Water, electricity, telephone, garbage and recycling facilities are currently available to the site boundaries. The proposed subdivision would be appropriate in terms of on-site effluent disposal, bushfire control, and vegetation and flora/fauna management.

The outcome of the investigation is that the site has the necessary attributes for large lot residential housing consistent with the findings of the Residential Land Strategy. There is prima facie evidence to suggest that the Planning Proposal process should commence so that the NSW Department of Planning & Environment can consider it through its Gateway Process.

1.2 Housing need

The Department of Planning and Environment has forecast that Sydney's population is expected to grow to almost six million people by 2031. As a result, the city will need about 770,000 more homes and 760,000 more jobs than it had in 2006. About 50 per cent of this growth will occur in Western Sydney, including north western Sydney.

Within this forecast it is proposed that the Hawkesbury LGA will be required to provide around 5-6,000 more homes by 2031. Council's response to this, and its identification of where homes might go, is its Residential Land Strategy 2010.

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.

1.3 Purpose of this report

This report has been prepared by Glenn Falson – Urban & Rural Planning Consultant, on behalf of the site's owners. The purpose of the report is to:

- Characterise the existing environment within the site area and its surrounds and identify existing constraints and opportunities.
- Detail the existing statutory planning policies and controls that apply to the site.
- Assess statutory policies and controls applicable in the Planning Proposal (LEP amendment) process.
- Recommend planning controls for the site should the Planning Proposal be approved.

1.4 Report structure

This report is structured as follows:

- Section 1 introduces the Planning Proposal and background information.
- Section 2 provides a description of the site and surrounding locality.
- Section 3 describes the statutory planning policies and controls that apply to the site and locality.
- Section 4 describes matters to be addressed in a Planning Proposal.
- Section 5 provides a summary to the Planning Proposal.

2. Description of site and surrounding locality

2.1 Location

The site is located approximately 80km northwest of the Sydney CBD, and is near the western fringe of the Kurmond Village. Kurmond is situated on the Bells Line of Road that is the second major road route over the Blue Mountains linking Sydney to Lithgow.

Kurmond Village is a small town that is centred on Bells Line of Road and in particular the shops and Primary School. It has residential lots and large lot residential and rural/residential lots within the village and an array of lot sizes around the periphery of the village.

2.2 Site Description

2.2.1 Legal and built environment description

The site is comprised of one (1) allotment being Lot 3 DP 747089. The lot has an area of 3.095ha approximately.

The site has fronts Longleat Lane which curves around the northern and western boundaries thereby virtually giving it two road frontages. It is reasonably regular in overall shape and dimensions.

There are two dwellings on the site, one near the middle on the northern boundary and the other on the western boundary. The house near the northern boundary is a listed heritage item within Council's LEP. Each house has an existing vehicular access to the lane.

2.3 Locality Description

The site is located on the western fringe of the Kurmond Village. It is surrounded by mostly small lot rural/residential properties. There are houses adjoining the site on each boundary.

Most of the properties in the vicinity of the site are used for large lot residential purposes. There are some small lot rural properties of mainly "hobby farm" use such as low-key grazing.

The site fronts Longleat Lane which is a "dead-end" road terminating approximately 500m further on from the site. The lane is a constructed rural road of good condition.

2.3.1 Topography

The site falls evenly generally Longleat Lane towards the rear (south) and ranges in height from approximately 110m AHD to approximately 95m AHD. There is an intermittent watercourse traversing the site which is linked to dams both on the site and on adjoining properties.

The site contains scattered native vegetation mainly of shade trees and interspersed with exotic plantings. Approximately 70% of the site is generally cleared for grazing.

2.3.2 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.

2.3.3 Agricultural Land

The site is within a Class 4 agricultural land classification in accordance with the Land Classification mapping of the former NSW Department of Agriculture. This class is described as:

Class 4 – Marginal lands not suitable for cultivation and with a low to very low productivity for grazing. Agriculture is based on native or improved pastures established using minimum tillage. Production may be high seasonally but the overall level of production is low as a result of a number of major constraints both environmental and edaphic.

The surrounding land uses, size of the site, the soil type, vegetation and proximity of residential development are all disincentives to any high order agricultural use.

The site has been used for low-key rural/residential purposes and has been maintained by limited grazing activities and mechanical slashing for many years.

Subdivision of the land as proposed would have little or no impact on primary production capacity in the locality.

2.3.4 European Heritage

The Hawkesbury LGA has a diverse cultural heritage that 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.

One of the houses on the site is a listed heritage item within Council's LEP (No 1458 "Longleat"). The visual curtilage around this house is wholly contained in the larger of the two proposed lots. Subdivision as proposed would have no impact on the heritage significance of the house although for the purposes of the LEP heritage map the entire site is contained within the heritage listing.

2.3.5 Aboriginal Cultural Heritage

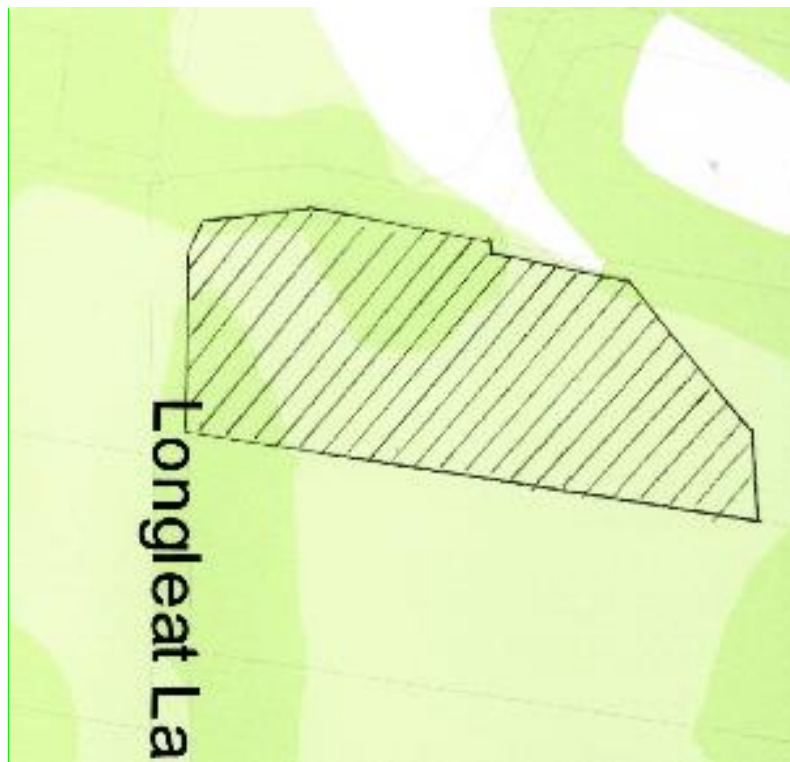
Whilst the Hawkesbury LGA has a rich Aboriginal archaeological heritage, there are no known sites on the subject land or in its close vicinity. The subdivision as proposed, which would locate one existing dwelling on each lot, would have no construction impact on the site.

2.3.6 Landscape, Visual and Open Space Values

There is some area of medium density vegetation with the majority of the site cleared other than for scattered shade trees.

There would be no change to the landscape of the site or surroundings if the subdivision were to proceed. It would merely recognise that which is already there, ie two houses that all already have the appearance of being on separate lots. The subdivision would be hardly distinguishable in the context of the site and its surrounds that include many houses on a variety of lot sizes.

2.3.7 Ecology



Extract of LEP Biodiversity Map. – Property shown outlined.

The site is included in the Terrestrial Biodiversity Map within Council's LEP 2012. The map indicates that approximately 30% of the site is classed as "significant vegetation" and the remainder "connectivity between significant vegetation". However an inspection of the aerial photo of the site reveals that not all of the "significant vegetation" has a continuous canopy and comprises areas of scattered shade trees and that the "connectivity between significant vegetation" is predominantly cleared pasture land.

It is not considered that a formal report on flora/fauna of the site is required as the subdivision merely recognises an existing situation of two dwellings on the land. However if further assessment is required it would be more appropriate if identified through the Gateway process of the Department of Planning & Infrastructure.

2.3.8 Bushfire

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

Whilst there is no formal bushfire assessment at this stage, there is more than sufficient room on each proposed lot to provide for asset protection zones complying with Planning for Bushfire 2006. Again, a formal bushfire report could be done as part of the Gateway process at a later stage if required.

2.3.9 Access and Transport

Bells Line of Road is a main arterial route linking Sydney to Lithgow and beyond. There are regular bus services linking Kurmond to Richmond and the metropolitan rail service to Sydney. Additionally the site is within reasonable cycling and walking distance to the Kurmond village shops.

Vehicular access to the site is from Longleat Lane via existing access to each dwelling. No change is proposed. These access points are level and good sight distances exist in each direction.

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 are 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. An amount approximating what might come from the S94 Plan can be levied on the resultant subdivision if the S94 Plan has not at that time been implemented.

2.3.10 Utilities and Services Infrastructure

The site does not have reticulated water or sewer and each house has its own water supply from roof collection tanks and has a secondary garden and fire fighting supply from the dams on site. Each house has an effluent disposal system. The system on the small house on the western end of the site (proposed Lot 11) might need alteration depending on where the final internal boundary is located. The size of each proposed lot is adequate to contain on-site effluent disposal.

Electricity, telephone, garbage and recycling services are provided to the site and to each house.

2.3.11 Community Facilities and Human Services

The following facilities are available within the Kurmond Village:

- Primary School.
- Shops including mini-market, newsagent and a variety of specialty shops.
- Service stations.
- Cafes and restaurants.
- Medical Practitioner.
- Post Office.

Additionally there is a high school a short distance away at North Richmond.

2.3.12 Alternative Land Uses

Council's LEP 2012 does allow a range of uses in the current RU4 Primary Production Small Lots zoned land however the only reasonable alternative use for the site would be its continuance as a large rural/residential lot. As mentioned, the site is too small for any meaningful agricultural use and constrained by nearby houses, watercourse, the heritage house on site and vegetation to consider such a use.

3. Statutory Planning Policies and Controls

3.1 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.

3.2 State Planning Controls and Policies

3.2.1 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.

3.2.2 State Environmental Planning Policy 44 – Koala Habitat

State Environmental Planning Policy 44 – Koala Habitat Assessment is applicable. A formal assessment of the site against this Policy has not been done however would be included in any subsequent flora/fauna report required. However there is no evidence of koalas on site and the site is not core habitat as defined by SEPP44.

3.2.3 SEPP55 – Remediation of Land

The land has not been used for any intensive agricultural use or any other use that would suggest that remediation is required. There is no obvious evidence of surface or groundwater pollution. 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 for this Planning Proposal.

3.2.4 SREP No 20 – Hawkesbury Nepean River (No2 – 1997)

Sydney Regional Environmental Plan No 20 (No 2) – Hawkesbury Nepean River is applicable as from 1st July 2009 existing Regional Environmental Plans become a “deemed” SEPP under 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 considered 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 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 as there is no change to the site with subdivision merely proposing that each of the two houses be on separate lots.

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 proposal will have no impact on flora or fauna.

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 4 agricultural land of limited potential. The site is within that generally identified by Council as having some urban potential and thus development is anticipated. It is believed that the environmental impacts will be satisfactory.



It is noteworthy that this proposal, and others anticipated, are designed to account for a range of resultant lot sizes depending on slope, vegetation etc. This will ensure provision of a range of housing opportunities that is consistent with the overall philosophy of Council's Residential Strategy.

3.3 Regional Planning Controls and Policies

3.3.1 Sydney Metropolitan Strategy

The Metropolitan Plan for Sydney 2031 is applicable. The Metropolitan Plan 2031 (the Plan) is the strategic plan that guides Sydney's growth to 2031. The Plan is an integrated, long-term planning framework that will significantly manage Sydney's growth and economic development to 2031.

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 2031.

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.

3.3.1.1 Draft North West Subregional Strategy

The Metropolitan Plan sets 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 into a number of sub-regional strategies including the North West Subregional Strategy. This provides for the Hawkesbury LGA to accommodate an additional 5,000 dwellings to 2031.

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 Proposal is consistent with this objective and with the further detailed investigation carried out by Council through its Residential Land Strategy.

3.3.2 A Plan for Growing Sydney

A Plan for Growing Sydney (the Plan) is the NSW State Government's broad-brush vision for the future growth of Sydney. The Hawkesbury Local Government Area is within the Sydney region and thus covered by the Plan.

The Plan indicates the Government's vision for Sydney to be a strong global city, a great place to live.

To achieve this vision, the Government has set down goals that Sydney will be:

- a competitive economy with world-class services and transport;
- a city of housing choice with homes that meet our needs and lifestyles;
- a great place to live with communities that are strong, healthy and well connected; and
- a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

The Planning Proposal the subject of this report at Kurmond is a micro proposal within this macro vision and goals for Sydney. Specifically it is consistent with (albeit as only a minute proposal within the big picture) with the goals in that the proposal will assist a local competitive economy; will provide additional housing and lifestyle choices in a rural/urban fringe environment; will be part of the local Kurmond community by location and association; and will provide a balanced approach to the use of this land and its available resources both natural and in terms of service provision.

At **Appendix 1** is a table that has indicated a number of relevant areas of the Plan that are considered are of some relevance with comments provided where appropriate.

3.4 Local Planning Controls and Policies

3.4.1 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 a rezoning of the land through the Planning Proposal process.

3.4.2 Hawkesbury Residential Lands Strategy 2010.

Council adopted the Strategy to guide its 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.

3.4.3 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.²

The proposal is consistent with the recommendations for Kurmond.

3.4.4 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. 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.

² Hawkesbury Employment Lands Strategy, 2008, p113.

3.4.5 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.

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 5,150m². This is larger than the size of allotment that is indicated by Council as being the minimum to contain on-site effluent disposal in later studies (e.g. Kurrajong Heights, Wilberforce and within LEP 2012 generally).

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

The subdivision does not propose removal of vegetation. Existing houses are established on site. No removal of vegetation is required.

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. It is noted that Council has embarked on preparing a S94 Plan which will apply to this Planning Proposal if finalised by the time of completion of proposal. Otherwise a voluntary planning

agreement can be entered into so that an amount approximating what might be levied under S94 can be provided for roads and other community infrastructure.

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.

The proposed is for a Torrens Title which is appropriate given that the subdivision merely recognises the two houses on site.

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. No objection is raised to a restriction on further subdivision following from this 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.

Summary of findings

The following is a summary, by environmental aspect, of the principal findings of the Planning Proposal analysis.

LAND USE

- Existing and future land use is a major consideration in the identification of potential future subdivision sites. Sites within and in reasonable proximity of existing residential areas, or those areas where planning is well advanced, present opportunities for further housing. The site is within such an area identified by description within Council's Residential Land Strategy 2010 and later being within the map prepared by Council of an area around Kurmond/Kurrajong as being suitable for further investigation for housing.

- The areas with significant amounts of existing infrastructure around town and village centres are likely to be of higher value in providing for more housing. Whilst the site does not have reticulated water or sewer the lots are sufficient in size to account for on-site disposal and existing water supply methods are satisfactory although could be augmented if required. All other services are available to provide for the type of housing identified by Council's Strategy for this locality.

BIODIVERSITY

- The site contains some areas of significant vegetation and connectivity between significant vegetation as identified in the biodiversity maps forming part of Council's LEP. The density of vegetation is variable within this area. No vegetation is required to be removed.

LANDSCAPE CHARACTER

- The site is part of a relatively enclosed local landscape. It does not have high landscape value in a panoramic vista sense however does present as a pleasant local bushland environment albeit with cleared areas for housing and grazing activities.

HERITAGE

- There are no known specific Aboriginal heritage sites or areas identified as likely to contain places and items of Aboriginal heritage significance on the site.
- There is a listed heritage house on site but the proposal will have no adverse impact on this.

CONTAMINATED LAND, ACID SULFATE SOILS AND SALINITY

- Areas of possible high contamination constraints include such things as landfills and localised poor land filling practice and areas of previous intensive agriculture. There is no record or evidence of this occurring on the site.
- The site is within an area identified in Council's LEP mapping as having class 5 Acid sulfate soils. This classification covers most of the Hawkesbury LGA.

WATER RESOURCES

- The Hawkesbury-Nepean River is the principal surface water feature in the locality and the site and surroundings have drainage lines that flow to the River.
- There is a watercourse on the site and existing albeit limited drainage provisions within Kurmond.
- Good engineering practice associated with large lot residential subdivisions is usually all that is required to ensure that the water quality of the River is not diminished. However there are no site works required for this proposal.

There is nothing arising in respect of the site to suggest that it is causing pollution either on or off site.

An LEP Gateway determination will allow for any further detailed site investigation to occur where necessary although it is believed that there are no significant constraints and that there is prima facie evidence that the site can be developed by a subdivision as proposed. It is believed that no further studies are required in conjunction with this Planning Proposal for it to proceed to a Gateway Determination.

4. Matters to be addressed in a planning proposal

The Planning Proposal has been prepared in accordance with the NSW Department of Planning and 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.

4.1 Part 1 - Objectives or Intended Outcomes

The proposed local environmental plan would either alter the Lot Size Map alone or both the Lot Size Map and the zone 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. Importantly it also allows an individual small landowner to be part of the community growth process as opposed to leaving it all to large scale developers. Thus there will be provided a proper range of housing opportunities so that the current diversity and range of allotment sizes and locations within the Hawkesbury can continue.

4.2 Part 2 - Explanation of Provisions

It is envisaged that the draft local environmental plan would include provisions relating to lot size, vegetation management, bushfire asset protection zones, access and effluent disposal.

4.3 Part 3 - Justification

Section A - Need for the planning proposal.

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 within the Kurmond Village and is considered to be within an area to be considered for development in accordance with Council's Strategy.

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

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.

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 including it containing two houses.

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 safeguard the environment and provide 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 and of realizing Council's Residential Land Strategy. The Planning Proposal, and others like it, 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 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 will be part of the process and an integral component of local communities. Development by both large and small developers will see the continuance of diversity of housing within the Hawkesbury LGA.

Section B - Relationship to strategic planning framework.

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 2031

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.

The below table provides assessment of the Planning Proposal against the relevant objectives and actions of the Metropolitan Plan for Sydney 2031.

Actions	Response
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Objective B1 – to focus activity in accessible centres. Action B1.1 – plan for centres to grow and change over time. 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. B3.1 Plan for new centres in existing urban areas and greenfield release areas.	The proposal provides for a small extension at the west of the Kurmond Village and is in short distance of the village commercial centre. 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 site is already part of an existing rural village centre and an appropriate one for large lot residential development as proposed.
Objective D1 – to ensure an adequate supply of land and sites for residential development. Action D1.1 – locate at least 70% of new housing within existing urban areas and up to 30% in new release area. D1.2 - reflect new subregional housing	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 edge of the village area and assists in carrying out this action and is consistent with development envisaged by Council's Residential Land Strategy. The proposal will assist in the sub regional strategy of providing for an additional 5-

targets in Subregional Strategies and Local Environmental Plans, and monitor their achievement.	6,000 house sites by 2031.
Objective D2 – to produce housing that suits expected future needs.	There is an expectation within the rural village areas of the Hawkesbury LGA that additional housing opportunities will occur commensurate with projected growth.
Action D2.1 – ensure local planning controls include more low-rise medium density housing in and around smaller local centres.	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.
D3.1 Explore incentives to deliver moderately priced rental and purchase housing across all subregions.	The proposal will assist in meeting demand for rural/residential and large lot residential housing that, like all other housing types, is in short supply within the Hawkesbury LGA.
Objective F1 – to contain Sydney's urban footprint.	The proposal is within the local defined village and envisaged by Council's Residential Strategy as being within an area for limited growth.
Objective F2 - to maintain and protect agricultural activities and resource lands	The site has some land that is suitable for agriculture however the proximity of residential housing, the watercourse and vegetation constraints suggests that any meaningful agricultural use is limited.
Objective G5 – to achieve sustainable water use.	The existing houses have their own water supply and dams are available for non-potable use.

Objective G6 - to protect Sydney's unique diversity of plants and animals.	Whilst the site contains vegetation the development as proposed is appropriate and does not impact on vegetation.
Objective H3 – to provide healthy, safe and inclusive places based on active transport. Action H3.1 – design and plan for healthy, safe, accessible and inclusive places.	There is limited transport within the rural village areas of the Hawkesbury LGA. However this site is within walking and cycling distances to the local village shopping centre and bus route that provides access to larger centres.

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 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.

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.

Community Strategic Plan 2013-2032

As mentioned earlier the Community Strategic Plan contains a number of themes that 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.

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.

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.
SEPP 44 – Koala Habitat	There is no koala habitat on the

	site.
SEPP 55 – Remediation of Land	There is no past use of the land that would require a remediation plan.
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 (No 2 – 1997)	The proposal is not inconsistent with the strategies contained within SREP 20.

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.

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 meaningful 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 adjacent to dwellings on small lots and vegetation and watercourse on site the land is arguably not conducive to productive agricultural use. As the proposal is only for two housing lots to contain existing houses, provides a community benefit and is considered to be of minor significance the proposal does not warrant the preparation of a specific rural study particularly. This is particularly the case noting Council's Residential Strategy that identified sites such as this for village expansion.

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 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 that would require an assessment of soils. • The draft LEP is of minor significance.

4.4 Planning for Bushfire Protection	Yes	The lots are of appropriate size and shape. Bushfire protection can be adequately incorporated 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 Land Strategy. The proposal is not inconsistent with the Metro Strategy and therefore complies with this Direction.
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Section C – Environmental, social and economic impact

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 proposal will have no impact on existing flora/fauna.

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 environmental effects are identified.

Water Quality

The proposal would rely on continued on-site disposal of effluent for each dwelling. These will need to be maintained in an appropriate manner. It is possible that the system on proposed Lot 11 may need some alteration.

Bushfire Prone Land

Each housing lot is capable of maintaining the existing houses with appropriate asset protection zones.

Traffic and Access



The site fronts Longleat Lane. The existing vehicular entrances to the site have good sight distances in each direction. Longleat Lane is a low traffic cul-de-sac. There will be no change in traffic impact arising from the subdivision.

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 activities in the past. It is unlikely that there will be any contamination issues arising from this past use.

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

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; assisting in maintaining local primary school numbers.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

The proposal for two large housing lots will not require the provision of additional public infrastructure noting that there are already two houses on the site and that each proposed lot will contain one existing house. Electricity and telephone is available to the site. Bus services are nearby that go to, inter alia, Richmond Train Station which is part of the metropolitan train service.

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.
- Sydney Water.

4.4 Part 4 - Mapping

Attached to this report are the following maps/diagrams:

- Aerial photo with the subject land outlined.
- Plan of proposed subdivision.
- Plan of current zone for the locality with subject land outlined.
- Plan of current Lot Size Map with the subject land outlined.
- Plan of land with subdivision outlined and suggested lot size map alterations.

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 containing native vegetation. The Planning Proposal does not propose any alteration of this map and the subdivision of the land does not require any alteration of this map.

4.5 Part 5 – Community consultation

This is a matter for Council and the Department of Planning & Environment. 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 & Industries "A guide to preparing local environmental plans".

4.6 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 draft plan	6 weeks
10. Request to the Department for online notification of the LEP	2 weeks

5. Summary

The subject site is within 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 continuation of the two existing houses in a reasonable low density housing context. It provides a reasonable transition between the residential lots within the village, large lot housing towards the edge of the village and larger rural lots further out.

Importantly the proposal is consistent with Council's adopted Residential Land Strategy as it provides larger residential lots on the edge 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.

Additionally there is the on going expenditure from the houses which will be of benefit to the local community. This is manifest in the boost to the local Kurmond community through expenditure in 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.



APPENDICES



1. Table of comments on A Plan for Growing Sydney.
2. Aerial photo with the subject land outlined.
3. Plan of proposed subdivision.
4. Plan of current zone for the locality with subject land outlined.
5. Plan of current Lot Size Map with the subject land outlined.
6. Plan of suggested lot size map alterations.

Appendix 1

Extract of relevant provisions from A Plan for Growing Sydney	Comments
In the next 20 years, Sydney's population will grow by 1.6 million people, with 900,000 of this population growth occurring in Western Sydney.	The Hawkesbury Local Government Area is part of a town planning and legislatively defined Sydney and covered by A Plan for Growing Sydney (the Plan). The Hawkesbury Council area will form a very small part of the overall growth projected for Sydney as a whole and even when compared to the western Sydney region. However, there are some growth pressures and the State Government and Hawkesbury Council have recognised this and a local Residential Land Strategy was compiled for Council in 2010 that identifies a number of areas and situations where growth can be investigated. The subject site is within this identified area. The site is located at Kurmond, the centre of which is located on the Bells Line of Road, one of the two main roads linking Sydney with the Central West. Bells Line of Road is being progressively improved to enhance this western link. The subject property and Kurmond and the wider locality will benefit from this improvement. There are vacant shops in the Kurmond Village and the local Primary School need local population numbers to keep up teacher numbers and school resources. The proposal will assist in providing growth and local potential employment

	opportunities.
Goal 1: A competitive economy with world-class services and transport TRANSFORM THE PRODUCTIVITY OF WESTERN SYDNEY THROUGH GROWTH AND INVESTMENT • Improve transport links and create a new services centre and industrial precinct to support the growth of Badgerys Creek Airport. • Develop new strategic employment corridors along transport infrastructure investments that will service Badgerys Creek Airport.	The Plan has identified an investigation requirement for provision of a link from Bells Line of Road at approximately Kurrajong to join Castlereagh Road at approximately Agnes Banks. This link will improve access to the Hawkesbury area west of the Hawkesbury-Nepean River and thus be of benefit to the site and surrounding localities. The Planning Proposal will assist in creating a vibrant local community.
JOBS CLOSER TO HOME • Invest in strategic centres across Sydney to grow jobs and housing and create vibrant hubs of activity. • Improve councils' access to data on the demand and supply of homes, office and retail space. • Work with the Greater Sydney Commission to develop job targets for strategic centres. • Continue to grow Penrith, Liverpool and Campbelltown-Macarthur as regional city centres supporting their surrounding communities.	The site is located near Bells Line of Road that is one of the main road links joining Sydney with the west. Kurmond is located to take advantage of improvements to this road including when the Bells Line or Road/Castlereagh Freeway link is constructed. Jobs will follow development and even small proposals such as this will provide local investment and further opportunities.

GROW STRATEGIC CENTRES - PROVIDING MORE

ENHANCE LINKAGES TO REGIONAL NSW

- Improve productivity and access to services through improved transport links to regional NSW.

Improvements are currently taking place on Bells Line of Road and on Hawkesbury Valley Way, which links the North Richmond Bridge with Richmond. More improvements will take place commensurate with further development through a S94 contributions plan of Council where all Planning Proposals will contribute to further road improvements.

PLAN FOR EDUCATION AND HEALTH SERVICES TO MEET SYDNEY'S GROWING NEEDS

- Assist the Department of Education and Communities, the Catholic Education Commission and the Association of Independent Schools of NSW to identify and plan for new school sites throughout Sydney.
- Support the growth of complementary health and tertiary education activities in strategic centres.
- Plan for expansion of health facilities to service Sydney's growing population.

Kurmond has basic educational and health services. There is a local primary school within Kurmond and High School nearby at North Richmond. Local medical practitioners operate and there is a district hospital at Windsor. All of these facilities are in reasonable distance of the site.

Proposals such as this will assist in building population to improve the viability of local services.

DELIVER INFRASTRUCTURE

- Preserve future transport and road corridors to support future growth.
- Secure Sydney's water supplies.
- Undertake long-term planning for social infrastructure to support growing communities.
- Commence planning and the development of a business case for new sports facilities for Western Sydney.
- Deliver long-term planning for cemeteries and crematoria infrastructure.
- Prepare Infrastructure Plans for subregional

Whilst Kurmond has limited infrastructure it does contain the basics suited for low density residential and rural residential development as identified by Council's strategy. Whilst not specifically identified with the Plan low scale development as proposed within the Planning Proposal does play a part in revitalising existing suburbs.

planning.	
Goal 2: A city of housing choice, with homes that meet our needs and lifestyles The Plan's focus is on providing more housing, with a greater choice of dwelling types in well-serviced locations. This will help meet changing household needs, lifestyle choices, population growth and different household budgets. Residents should be able to age at home, if they wish, live close to families and friends, and travel easily to work, education and social activities. New housing will be supported by local infrastructure and services that reflect the demographic needs of a community.	Council's Residential Land Strategy provides for increasing housing opportunities that will include a variety of choice etc. Kurmond, being a rural/residential fringe locality has a variety of property sizes and tenures and already provides some choice in housing. There is a demonstrated demand for small acreage or large lot residential housing in and around existing serviced centres such as Kurmond. The proposal will assist in this housing choice and provision.
DIRECTIONS AND ACTIONS ACCELERATE HOUSING SUPPLY ACROSS SYDNEY • Accelerate housing supply and local housing choices. • Accelerate new housing in designated infill areas (established urban areas) through the Priority Precincts and Urban Growth NSW programs. • Deliver more housing by developing surplus or under-used Government land.	The proposed subdivision and housing lots can be brought onto the market quickly. The Hawkesbury is part of the North West growth centre and Kurmond is one of those very small localities identified in Council's Residential Land Strategy as having some potential for infill and fringe development such as proposed with this Planning Proposal.

IMPROVE HOUSING CHOICE TO SUIT DIFFERENT NEEDS AND LIFESTYLES

- Require local housing strategies to plan for a range of housing types.
- Enable the subdivision of existing homes and lots in areas suited to medium density housing.
- Deliver more opportunities for affordable housing.

Planning Proposals such as this assist in providing local housing choices and creating urban renewal in the Hawkesbury's towns and villages.

Fringe areas such as Kurmond will continue to provide a range of housing types although the services available at this time are not suitable for medium density housing.

DELIVER TIMELY AND WELL PLANNED GREENFIELD PRECINCTS AND HOUSING

- Deliver greenfield housing supply in the North West and South West Growth Centres.
- Develop a framework for the identification of new Growth Centres.

Kurmond is not in an identified Growth Centre although proposals such as this do assist in delivering housing opportunities.

Goal 3: A great place to live with communities that are strong, healthy and well connected

DIRECTIONS AND ACTIONS

REVITALISE EXISTING SUBURBS

- Support urban renewal by directing local infrastructure to centres where there is growth.

The proposal achieves this direction. Proposals such as this are at the heart of local suburb revitalisation.

CREATE HEALTHY BUILT ENVIRONMENTS

- Deliver guidelines for a healthy built environment.

The proposal would result in a good environmental outcome and would be subject to appropriate environmental controls in construction and land use.

Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources

DIRECTIONS AND ACTIONS

BUILD SYDNEY'S RESILIENCE TO NATURAL HAZARDS

- Provide local councils and communities with tools and information to shape local responses to natural hazards.
- Complete and implement the Hawkesbury-Nepean Valley Floodplain Management Review.
- Map natural hazard risks to inform land use planning decisions.

The Planning Proposal site contains some natural bushland. This will be managed by the design of the subdivision including size of lots etc.

The Planning Proposal draft subdivision layout is consistent with Council's requirements for protection of bushland, ability to contain effluent disposal, water supply, bushfire asset protection zones and orientation of house sites.

The Planning Proposal is consistent in a broad sense in that the hazards of the site are identified and the subdivision designed to account for hazard management. Planning Proposals such as this assist Council in building up a data bank of hazards, which can be utilised in a broader sense in Council policies and guidelines.

The proposal is designed to account for bushfire risk. Future housing associated with the proposed lots can take place having regard to Planning

	for Bushfire requirements of the State Government. Studies undertaken of even small proposals such as this can assist in the build up of data and input into future hazard mapping. The proposal is consistent with this and is designed to account for the latest Planning for Bushfire requirements.
THE PLANNING PRINCIPLES THAT WILL GUIDE HOW SYDNEY GROWS PRINCIPLE 1: INCREASING HOUSING CHOICE AROUND ALL CENTRES THROUGH URBAN RENEWAL IN ESTABLISHED AREAS Increasing housing close to centres and stations makes it easier to walk or cycle to shops or services; travel to work or other centres; reduces traffic congestion; and makes our neighbourhoods more community oriented. Increasing the variety of housing available makes it easier for people to find a home that suits their lifestyle, household size and their budget. Locating new housing in centres delivers a range of economic, environmental and social benefits to the community. Research by the Organisation for Economic Cooperation and Development (OECD) has similarly found that productivity benefits arise from a more compact city.	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. Whilst there are some large lot yield proposals currently with Council and the Department of Planning & Environment the total proposed yield to 2031 can only be achieved 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 will be part of the process and an integral component of local community's growth and wellbeing. The site is not within one of the identified large centres however small proposals such as in this Planning Proposal will assist in delivering the projected population increase within Council's Strategy.

PRINCIPLE 3: CONNECTING CENTRES WITH A NETWORKED TRANSPORT SYSTEM

The public transport network connects people to centres. In doing this, it connects people to jobs, education facilities, health centres and hospitals, and sporting, cultural and entertainment facilities.

Centres rely on efficient transport to serve their customers, support their growing business and freight functions, and to connect to the global economy.

Efficient links within centres improves convenience for customers, and efficient links into centres and between centres helps people to get to jobs, schools, universities, shops and leisure activities.

Making it easy to get to centres and offering a range of services at centres makes them a focal point for the community and increases prospects for economic growth and job creation.

Being located on Bells Line of Road, Kurmond is ideally located to access the regions roads, hospitals, entertainment and other facilities. Bus services run from Kurmond to the larger district centres and to the Sydney rail network at Richmond.

Bells Line of Road is currently being upgraded. A future link from this road to the West Sydney Castlereagh Freeway reservation is proposed.

Western Sydney – key to Sydney’s success

Investment in transport infrastructure, such as the South West Rail Link, the North West Rail Link, Western Sydney Rail Upgrade Program, Parramatta Light Rail and in the longer term, the Outer Sydney Orbital, will create new locations for housing growth that are connected to jobs, services and facilities – improving residents’ access to jobs.

Integrating land use decisions with transport improvements will lift the overall economic productivity of Western Sydney and create new opportunities for new investment in housing and jobs.

The site is within that broad area identified as the West Subregion.

The upgrading of Bells Line of Road and the future link with Castlereagh Freeway will assist in linking Kurmond and the Hawkesbury generally with Sydney’s west.

Bells Line of Road will provide assistance in freight transport relative to the future Badgerys Creek Airport.

Kurmond is not within an identified strategic growth centre however small local Planning Proposals such as this will assist in providing jobs and economic activity closer to Hawkesbury resident’s homes.

Delivering this plan – a bold new direction

To deliver <i>A Plan for Growing Sydney</i>, all stakeholders have to work together – Government, local councils, the private sector and the community. For <i>A Plan for Growing Sydney</i> to become a reality, the delivery framework must include local government, the private sector and the community. It must also be effective across State Government agencies. The Plan needs to be accepted, shared and incorporated into each stakeholder's future activity. The Plan is a component of the Government's commitment to improve the planning system, making it simpler, better understood and more efficient. Work will continue to deliver a planning system that strikes the right balance between responsible, sustainable growth while giving communities a say in the future of their area.	This has taken place with Council and the Department of Planning & Environment being involved in creating Council's Residential Land Strategy.
Subregional planning is a partnership between State Government, local councils and the community. It will guide the delivery of <i>A Plan for Growing Sydney</i> across the city's six subregions. Each plan will address: • a vision for housing and employment growth in the subregion, consistent with <i>A Plan for Growing Sydney</i>; • the distribution of housing and employment at the Local Government Area level; • the goals, directions and actions contained within <i>A Plan for Growing Sydney</i>; and • the infrastructure required to support housing and employment growth within the subregion.	The proposal provides such a partnership between a local landowner, developer, Council and the State Government. The proposed subdivision has the available service infrastructure commensurate with a rural fringe area. Large lot residential or small rural/residential lots do not require the same delivery of services as required by closer in higher density areas.
The Metropolitan Rural Area is that part of the Sydney Metropolitan Area which is generally outside the established urban area.	The site is within that identified as part of the Metropolitan Rural Area. The proposal is consistent with development envisaged under the Plan within this area.
Planning for housing involves:	Council has worked with the

Greenfield development: Development in areas previously used for non-urban purposes.	community and the State Government in preparation of its housing policy. This Planning Proposal is consistent with the directions contained within the policy and with the broad planning approach within the Plan. The site can be considered as a Greenfield site although it is close to areas zoned and developed as urban areas around Kurmond. Greenfield development is acceptable in certain locations within Council's Strategy and the site is within such a location.
Urban Investigation Areas: Large areas of land to be examined for suitability for urban development.	The site is not within an identified Urban Investigation Area for the purposes of the Plan however are within one of the identified areas both by mapping and by description within Council's Residential Land Strategy.
1 Sydney's competitive economy Direction 1.4: Transform the productivity of Western Sydney through growth and investment ACTION 1.4.1: IMPROVE TRANSPORT LINKS AND CREATE A NEW SERVICES CENTRE AND INDUSTRIAL PRECINCT TO SUPPORT THE GROWTH OF BADGERYS CREEK AIRPORT The Government will support the timely and efficient delivery of Badgerys Creek Airport as an aviation and services centre.	The proposal has no bearing on Badgerys Creek although Kurmond is located to take advantage of its reasonable proximity to the future airport. This will be particularly the case when the Bells Line of Road – Castlereagh Freeway link is done.
Direction 1.7: Grow strategic centres - providing more jobs closer to home	Small Planning proposals such as this include the local community in providing for growth. In conjunction

	with an appropriate S94 plan, there will be commensurate increase in local social infrastructure.
Direction 1.8: Enhance linkages to regional NSW ACTION 1.8.1: IMPROVE PRODUCTIVITY AND ACCESS TO SERVICES THROUGH IMPROVED TRANSPORT LINKS TO REGIONAL NSW Direction 1.11: Deliver infrastructure At a local level, the right infrastructure can create development opportunities. Where housing growth is occurring social infrastructure, such as a new or improved primary school, can make it more attractive for people to live in an area. Having energy, water and wastewater services in place before new homes are built is essential for community wellbeing and the productivity of the Sydney Metropolitan Area.	Kurmond has the basic services to provide for large lot residential housing as proposed with this Planning Proposal. Local roads and the provision of upgraded access across the Hawkesbury River will be enhanced with such proposals when Council's S94 Plan is in place.
2 Sydney's housing choices Our plan for greater housing supply, choice and affordability to meet Sydney's changing needs and lifestyles. Accelerating the supply and the variety of housing across Sydney, such as apartments and townhouses, will make it easier for people to find homes to suit their lifestyle and budget.	The proposal, and other small ones like it, will assist in creating housing choice for differing lifestyles and socio-economic groups. Such proposals also compliment larger developments and assist in maintaining the Hawkesbury diversity in housing for of all types and tenures. Kurmond is not suited to medium density housing at this time unless water and sewer is upgraded.

Delivering houses in greenfield and urban renewal locations will help people to live closer to family and friends, to workplaces and schools, and to the services they use on a daily or weekly basis.

The proposal is consistent with this directive.

Direction 2.1: Accelerate housing supply across Sydney

Providing more housing and different types of housing as the population grows reduces the pressure on rising house prices.

ACTION 2.1.1: ACCELERATE HOUSING SUPPLY AND LOCAL HOUSING CHOICES

The Government is working to achieve its target of an additional 664,000 new dwellings by 2031. Increasing housing supply and addressing housing affordability and choice, requires the Government to:

- work with councils to identify where development is feasible;
- identify where investments in local infrastructure can create housing supply;

The most suitable areas for significant urban renewal are those areas best connected to employment and include:

- in and around centres that are close to jobs and are serviced by public transport services that are frequent and capable of moving large numbers of people; and
- in and around strategic centres.

The proposal is consistent with this direction. Without proposals such as this Council will not be able to meet its dwelling target for 2031.

WORKING WITH THE MARKET TO DELIVER NEW HOUSING

The Government and local councils need to understand and respond to the housing market in each and every Local Government Area. The housing market reflects consumer demand and willingness to pay for particular types of housing in particular locations.

There is a strong market for new housing of all types within the Hawkesbury LGA however available

Local councils assist housing production by identifying and rezoning suitable sites for housing. It is the role of the private sector to build new houses. The private sector will only develop housing on rezoned sites where there is sufficient consumer demand for it, at a price that provides a return to the developer. Rezoned land will only translate into new housing construction where there is sufficient market demand.	land stock is very low. Council has prepared a Residential Land Strategy and this proposal is consistent with future housing areas identified through the Strategy.
Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs Well-planned and well-designed infill development can improve the feel of a place, its vitality and sense of community. It can make the local environment more attractive and improve services.	Proposals such as this will improve the vitality of Kurmond and in time attract jobs and services.
Direction 2.3: Improve housing choice to suit different needs and lifestyles ACTION 2.3.1: REQUIRE LOCAL HOUSING STRATEGIES TO PLAN FOR A RANGE OF HOUSING TYPES Councils can use local housing strategies to identify housing needs and plan for a range of housing types and identify the local infrastructure to support the needs of their local communities. Local housing strategies are the first step towards coordinating local and State-funded infrastructure for local infill development. The strategies can cater for different household sizes such as terraces, townhouses, freestanding houses and apartments in centres and above businesses. The Government will require each council to prepare a local housing strategy that: identifies how the council will deliver a range of building forms and types, aligned with market demand, minimum household projections and development capacity in their local area;	This proposal will assist in providing for additional housing choice.
Direction 2.4: Deliver timely and well planned greenfield precincts and housing	

Greenfield development in new land releases is an important component of Sydney's overall housing supply.¹¹ In recent years greenfield housing has made up almost a quarter of Sydney's housing growth. It helps provide Sydney's residents with a diversity of housing that suits different needs, budgets and lifestyle choices.

Greenfield housing development will continue to be primarily focused in the North West Growth Centre and South West Growth Centre.

The Planning Proposal will assist in the distribution of housing and employment opportunities within the Hawkesbury LGA.

ACTION 2.4.1: DELIVER GREENFIELD HOUSING SUPPLY IN THE NORTH WEST AND SOUTH WEST GROWTH CENTRES

The Government will work with all stakeholders including local government, developers and the community to deliver new homes in the North West and South West Growth Centres. Structure planning and infrastructure investment in the Growth Centres will boost the supply of housing from greenfield development.

The Government will:

- update structure plans for the North West and South West Growth Centres to realise the full potential of investment in new infrastructure;
- continue rezoning land in the North West and South West Growth Centres to maintain a steady supply of greenfield sites for development; and
- co-ordinate and deliver enabling infrastructure at the local level to assist the conversion of zoned land into homes.

There is a demand for all types of housing within the Hawkesbury LGA including large lot residential or small lot rural/residential as proposed.

This is being done through Council's Strategy.

The land is appropriate with for subdivision as proposed with existing services.

3 Sydney's great places to live

Our plan for creating a city with strong, healthy and well connected communities

Direction 3.1: Revitalise existing suburbs

Research has found that focusing new housing within Sydney's established suburbs brings real benefits to communities and makes good social and economic sense

The proposal and other small ones like it can provide lots quickly and provide additional housing choices to suit a variety of lifestyles and budgets.

The proposal is consistent with this Direction. It allows those on larger parcels of land to downside and those in denser urban areas to have housing that is more spacious as their lives

The Government will prioritise the delivery of housing in or near centres in the established urban areas to help more people to live where they want – close to jobs, services and transport.

evolve.

4 Sydney's sustainable and resilient environment

Our plan to safeguard our environment by adopting a balanced approach to the use of land and resources

Direction 4.1: Protect our natural environment and biodiversity

Sydney's Metropolitan Rural Area – the area immediately beyond the urban footprint of Sydney – contains most of Sydney's conservation reserves and significant agriculture and extractive industries. In 2010–11, the gross value of agricultural commodities produced in the Sydney Metropolitan Area was \$591.8 million, contributing around five per cent of NSW's total agricultural production by value.⁵ More than one-third of the total value of the State's vegetables is produced in the Sydney Metropolitan Area in market gardens. Sydney's agricultural sector provides local jobs and reduces the transport costs of moving produce to markets.

The Metropolitan Rural Area is also home to many rural towns, villages and communities from Richmond in the north, Picton in the south and the Blue Mountains in the west. The biodiversity, agricultural, mineral and natural environment assets of these communities add to the diversity, uniqueness and prosperity of Sydney. This Plan recognises the value of the diverse mix of activities which define the Metropolitan Rural Area.

As Sydney grows, we need to protect high conservation value areas, create a biodiversity network to protect our environment and habitats and manage developments in the Metropolitan Rural Area. A strategic framework will provide certainty about future land use and will help these activities remain viable, while enhancing the unique characteristics of the natural environment.

The site and locality around Kurmond is part of the Metropolitan Rural Area identified within the Plan.

ACTION 4.1.2: PREPARE A STRATEGIC FRAMEWORK FOR THE METROPOLITAN RURAL AREA TO ENHANCE AND PROTECT ITS BROAD RANGE OF ENVIRONMENTAL, ECONOMIC AND SOCIAL ASSETS

The framework will assist decision making by establishing criteria to:

- minimise the adverse economic impacts on existing primary industry and productive agriculture (Figure 25 shows some of the current agricultural uses throughout the Metropolitan Rural Area and on the border areas of the Metropolitan Urban Area);
- consider critical natural resource constraints;
- provide adequate public open space and recreational activities and avoid creating unsustainable pressure on existing Crown Land areas and State forests;
- consider natural hazards, such as the need to evacuate people from flood/bushfire prone areas; how flood-prone areas will be avoided and not increasing flood risks in new housing areas (through early planning for stormwater management); and
- consider and plan to protect significant natural resources including water quality, riparian and aquatic habitats and marine estates.

In the longer term, the development of demand and supply data sets for agriculture and resource extraction industries will be explored.

The Government will work with councils to develop a detailed planning framework for the area that:

- protects the Greater Blue Mountains World Heritage Area and other natural areas across the Metropolitan Rural Area, while fostering opportunities for international tourism, including a review of management and monitoring of impacts and cumulative effects of surrounding land uses on the World Heritage environmental values;
- identifies and protects the productive mineral, energy and construction material needs and provides appropriate buffers;
- protects productive agricultural land to keep fresh food available locally by planning for the infrastructure and land use needs of agricultural activity and providing appropriate buffers between different land uses to minimise conflicts;
- protects the Sydney drinking water catchment by requiring new development in the catchment to have a

The land is not good agricultural land and the proposal will have no impact on important agricultural land availability.

The site is not flood liable. Whilst it has a bushfire risk the subdivision does not propose any additional houses on the site and there is appropriate bushfire asset protection zones in place.

neutral or beneficial effect on water quality (consistent with Government policy);

- manages the risk from natural hazards, particularly flooding in the Hawkesbury-Nepean Valley and bushfires, by mapping where geophysical factors impose constraints on economic activity and urban development; and
- considers how all these activities can be best accommodated, including the sequencing of various activities, such as mining and urban development.

Direction 4.2: Build Sydney's resilience to natural hazards

The threat of natural hazards such as bushfires and floods to community safety, our homes and livelihoods, must be considered when planning our city.

Some of the natural hazards we currently experience are predicted to occur more frequently and, in some cases, with greater intensity in the future. Planning work must take these changes into account. The risk of flood, drought and water shortage can impact on our urban, agricultural, industrial and natural environments.

Sydney is one of the more bushfire prone areas in Australia.¹³ Major fires can affect a significant proportion of the Sydney Metropolitan Area.

The site is subject to bushfire risk, however there is adequate space available on each proposed lot to provide for asset protection zones in accordance with Planning for Bushfire 2006.

ACTION 4.2.3: MAP NATURAL HAZARD RISKS TO INFORM LAND USE PLANNING DECISIONS

Hazard mapping will guide planning decisions so that new land for housing and jobs is not created in areas with unacceptable risk. By integrating this information into strategic planning, new developments will not be placed in harm's way and will not increase risks.

Land that is constrained due to risk from fire and flood hazards is regularly reviewed and this information will be provided to councils and industry to guide strategic planning and development decisions. Better subdivision design, building and site design, construction and maintenance, as well as early and ongoing consideration of effective emergency procedures at the regional and household scale will also improve the management of the

The proposal provides for appropriate bushfire asset protection zones and is close to urban areas should evacuation ever be required noting the site's proximity to general safe areas such as the schools, Kurmond shopping centre etc.

The proposal will have appropriate

risks of hazards. New developments in areas identified as bushfire prone are already subject to specific planning controls. In such areas, developments must be designed to improve the survival of occupants. In addition, in designated areas, residents can protect their homes by applying new rules on clearing vegetation that could act as fuel for bushfires.	water control measures in place.
Direction 4.3: Manage the impacts of development on the environment SYDNEY'S SUBREGIONS Successful partnerships are needed to deliver 664,000 additional homes and accommodate 689,000 new jobs by 2031. West Subregion The West subregion will continue to provide distinctive rural landscapes, extensive agricultural and resource lands, and large areas of native bushland, national parks and reserves. The subregion also includes major parts of the urban area of Sydney. The Greater Blue Mountains World Heritage Area brings international visitors to the subregion, and also contributes to Sydney's drinking water catchment and related infrastructure. Hazards associated with bushfires and with flooding in the Hawkesbury-Nepean Valley need to be at the forefront of planning for future growth in the subregion. Badgerys Creek Airport will be a catalyst for significant new investment in infrastructure and jobs in the subregion. Along with new supporting transport infrastructure, the airport will greatly enhance national and international connections. Penrith will be a focus for housing and jobs growth, particularly in professional services, health and education.	The site is in the west subregion identified within the Plan and will assist in providing the homes required by 2031.
PRIORITIES FOR WEST SUBREGION To implement the directions in <i>A Plan for Growing Sydney</i>, the following priorities will be considered and addressed in subregional planning for the West subregion. A competitive economy • Leverage investment and economic development opportunities arising from the development of Badgerys Creek Airport.	

- Improve transport connections to eastern Sydney to capitalise on the subregion's increasing role in Sydney's manufacturing, construction and wholesale/logistics industries in the Western Sydney Employment Area.
- Support and develop the visitor economy to maintain the role of the Greater Blue Mountains World Heritage Area as a nationally significant tourism destination, and the subregion's role as a visitor gateway to regional NSW.
- Protect infrastructure of metropolitan significance including freight corridors, Sydney's drinking water supply catchment and the Warragamba Pipelines.
- Improve transport connections to provide better access between centres in the subregion and centres in other subregions, particularly in the North West Growth Centre, and with regional NSW (including freight connections).
- Provide planning support in the investigation and potential delivery of the Outer Sydney Orbital transport corridor and the Bells Line of Road – Castlereagh Connection transport corridor.
- Work with council to identify and protect strategically important industrial zoned land.
- Identify further opportunities to strengthen investment for employment growth in Western Sydney, including targeting overseas investors and incentives for businesses.

The site is located to assist in provision of this support.

Kurmond is on the tourist loop for visitors to Bilpin/Blue Mountains and as such plays a role in supporting visitors and thus assisting the local economy.

Accelerate housing supply, choice and affordability and build great places to live

- Work with councils to identify suitable locations for housing intensification and urban renewal, including employment agglomerations – particularly around established and new centres and along key public transport corridors including the Western Line and the Blue Mountains Line.

The proposal has arisen out of Council's identification of suitable housing areas and opportunities.

Protect the natural environment and promote its sustainability and resilience

- Protect and maintain the high social, economic and environmental value of the Hawkesbury-Nepean River and its aquatic habitats, and the World Heritage-listed Blue Mountains National Park, and continue to protect and

The proposal is designed to protect the environment.

implement the plans for the Cumberland Conservation Corridor.

- Work with councils to improve the health of the South Creek sub-catchment of the Hawkesbury-Nepean Catchment.
- Work with councils to implement the Greater Sydney Local Land Services *State Strategic Plan* to guide natural resource management.
- Work with councils to implement the Cumberland Plain Recovery Plan.
- Promote early strategic consideration of bushfires, flooding and heatwaves in relation to future development in the subregion.

Work with councils to address flood and emergency management issues when planning for growth in the Hawkesbury-Nepean Valley.

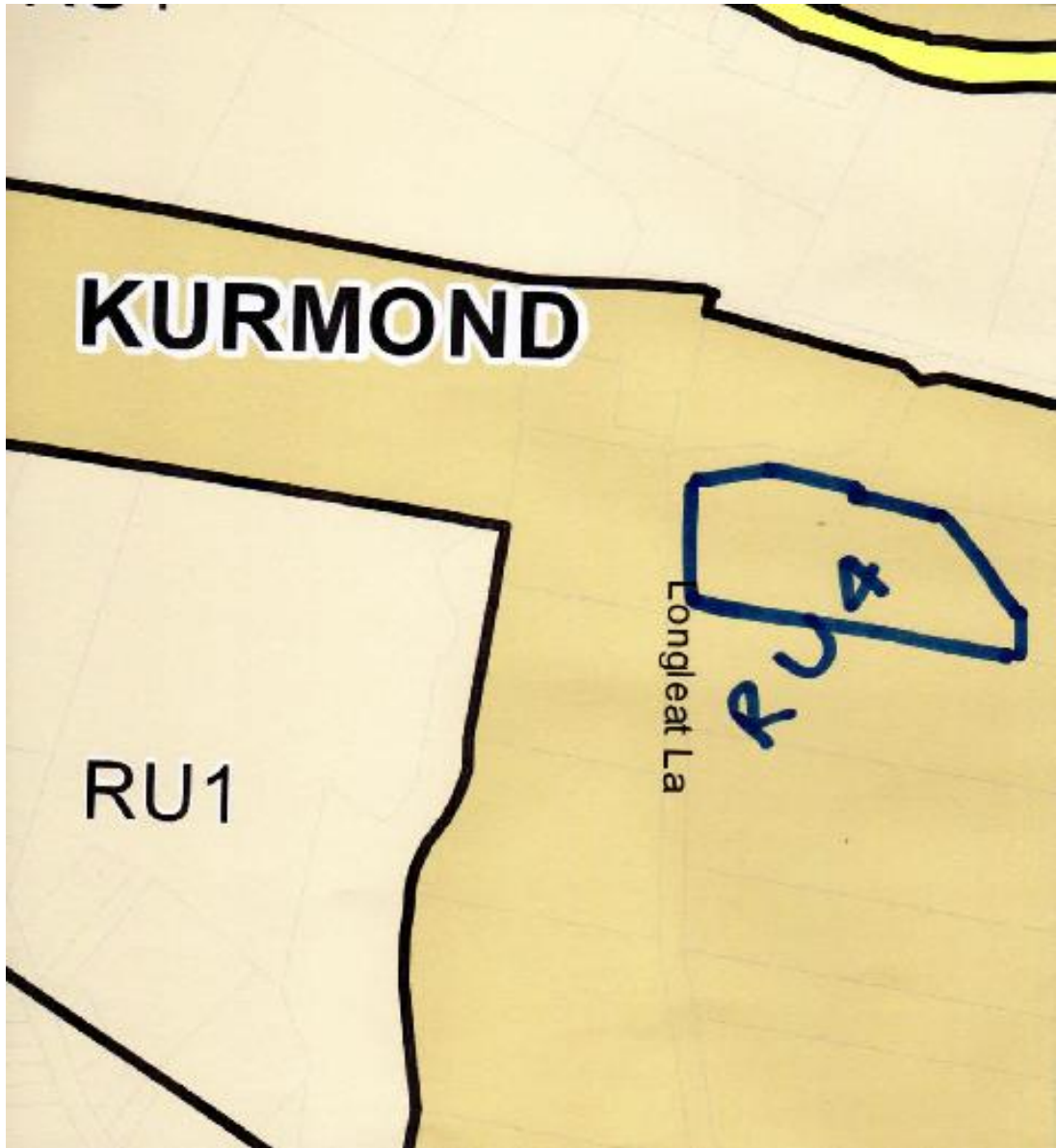
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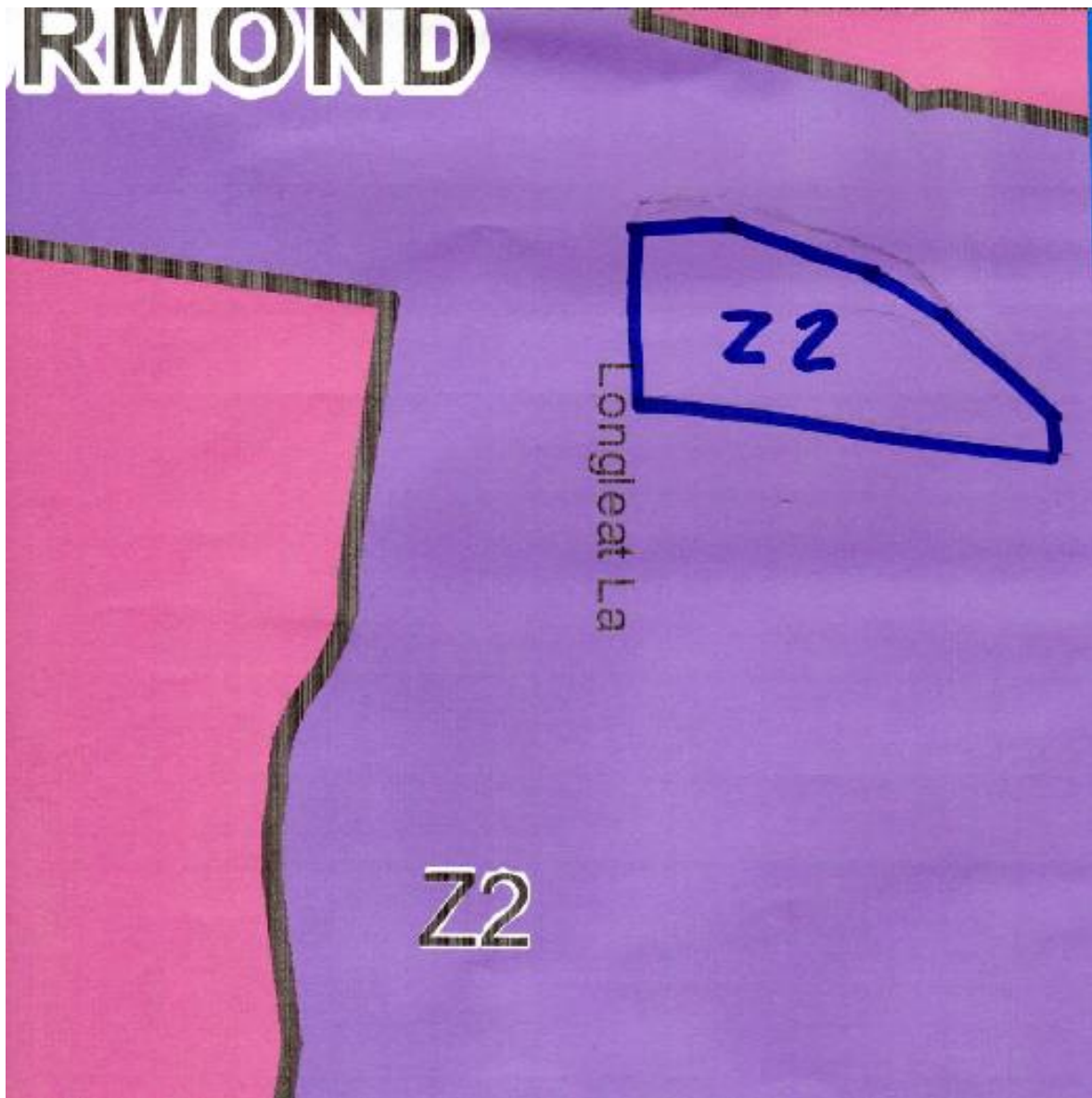
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Appendix 4



Appendix 5



Appendix 6

