

**Hawkesbury LEP 2012 - Amend the Lot Size Map for 136 Longleat Lane, Kurmond to permit a subdivision to create 4 lots**

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|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|
| Proposal Title :   | Hawkesbury LEP 2012 - Amend the Lot Size Map for 136 Longleat Lane, Kurmond to permit a subdivision to create 4 lots                        |               |          |
| Proposal Summary : | Amendment of Hawkesbury LEP 2012 to permit a subdivision of 4 lots at 136 Longleat Lane, Kurmond zoned RU4 - Primary Production Small Lots. |               |          |
| PP Number :        | PP_2014_HAWKE_003_00                                                                                                                        | Dop File No : | 14/13605 |

**Proposal Details**

|                                   |               |                      |                         |
|-----------------------------------|---------------|----------------------|-------------------------|
| Date Planning Proposal Received : | 08-Jun-2014   | LGA covered :        | Hawkesbury              |
| Region :                          | Metro(Parra)  | RPA :                | Hawkesbury City Council |
| State Electorate :                | LONDONDERRY   | Section of the Act : | 55 - Planning Proposal  |
| LEP Type :                        | Spot Rezoning |                      |                         |

**Location Details**

|               |                   |            |      |
|---------------|-------------------|------------|------|
| Street :      | 136 Longleat Lane |            |      |
| Suburb :      | Kurmond           | City :     | NSW  |
|               |                   | Postcode : | 2757 |
| Land Parcel : | Lot 8 DP 7565     |            |      |

**DoP Planning Officer Contact Details**

|                  |                                         |
|------------------|-----------------------------------------|
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|                  |                                |
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**DoP Project Manager Contact Details**

|                  |                                 |
|------------------|---------------------------------|
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**Land Release Data**

|                                    |                            |                            |     |
|------------------------------------|----------------------------|----------------------------|-----|
| Growth Centre :                    | N/A                        | Release Area Name :        |     |
| Regional / Sub Regional Strategy : | Metro North West subregion | Consistent with Strategy : | Yes |

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|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----|
| MDP Number :                                                            |                                                                                                                                                                                                                                                                                                                                                                                                     | Date of Release :                                    |     |
| Area of Release (Ha) :                                                  | 0.00                                                                                                                                                                                                                                                                                                                                                                                                | Type of Release (eg Residential / Employment land) : | N/A |
| No. of Lots :                                                           | 0                                                                                                                                                                                                                                                                                                                                                                                                   | No. of Dwellings (where relevant) :                  | 3   |
| Gross Floor Area :                                                      | 0                                                                                                                                                                                                                                                                                                                                                                                                   | No of Jobs Created :                                 | 0   |
| The NSW Government Lobbyists Code of Conduct has been complied with :   | Yes                                                                                                                                                                                                                                                                                                                                                                                                 |                                                      |     |
| If No, comment :                                                        | To the best of the knowledge of the regional team, the Department's Code of Practice in relation to communications and meetings with Lobbyists has been complied with. Metropolitan Delivery (Parramatta) has not met with any lobbyist in relation to this proposal, nor has the Director been advised of any meetings between other departmental officers and lobbyists concerning this proposal. |                                                      |     |
| Have there been meetings or communications with registered lobbyists? : | No                                                                                                                                                                                                                                                                                                                                                                                                  |                                                      |     |
| If Yes, comment :                                                       | The Department's Lobbyist Contact Register has been checked on 27 August 2014 and there have been no records of contact with lobbyists in relation to this proposal.                                                                                                                                                                                                                                |                                                      |     |

### Supporting notes

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Internal Supporting Notes : | <p><b>SITE DESCRIPTION AND CURRENT USE</b></p> <p>136 Longleat Lane, Kurmond is a single lot zoned RU4 Primary Production Small Lots, with an area of 3.97ha. There is an existing dwelling on the land in the north-western corner of the site, adjacent to Longleat Lane. Around 70% of the front of the site is cleared, with an existing rural shed and a dam halfway between the road and rear boundary. The rear of the site contains some dense vegetation and a natural intermittent watercourse.</p> <p>The front of the site falls gently, becoming steeper to the rear. The intended house site areas are located on a slope of approximately 7% and are clear of native vegetation.</p> <p><b>PROPOSED DEVELOPMENT</b></p> <p>The proposed subdivision incorporates two lots with areas of approximately 4000 sqm, one lot of 1.18ha and one lot of 1.99ha. The creation of four smaller lots supports the development of 3 new dwellings in addition to the existing dwelling, subject to approval of future development applications. The site is generally surrounded by rural residential properties with lots between 2ha to 6ha.</p> <p><b>LOCATION AND SERVICES</b></p> <p>The site is located approximately 1km south of Kurmond Village. Kurmond is classed as a Neighbourhood Centre under the draft North West Subregional Strategy for Sydney (2007) and in 2011 had a population of around 1,500 (including The Slopes and Tennyson surrounding areas). The Neighbourhood Centre contains one primary school and a line of shops including a post office, pharmacy, petrol station, bakery and grocery store. A secondary school is located nearby in North Richmond and churches can be found nearby in Kurrajong and Tennyson.</p> <p>The site is serviced by electricity and telecommunication services. As no reticulated water is available, the proposed lots will require tank water. The existing dwelling on Lot 401 is served by a septic tank and trench system. A Preliminary Wastewater Disposal Report has been prepared to establish whether the proposed lots could accommodate onsite sewage. Although the Report does not provide a full assessment, Council considers that the proposed lots have sufficient area to support effluent disposal and intends to request further investigations at development application stage.</p> |
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The land is currently accessed from Longleat Lane, a local two-lane road which ends at the southern perimeter of the site. Access to the four lots can be accommodated and will be addressed by Council at development application stage.

**TRAFFIC AND PUBLIC TRANSPORT**

Council notes that, due to limited public transport options, the majority of trips will be made by private vehicle. The increased traffic on Longleat Lane is unlikely to create any impact on surrounding properties and roads in the immediate area. However, community concern regarding the increase in rural residential development and the subsequent impact on local infrastructure has caused Council to request the preparation of a Section 94 Contributions Plan or Voluntary Planning Agreement for all proposals that increase residential density.

No public transport options are available close to the site. A bus stop is located in Kurmond within 20 minutes walk (approximately 1.7km). The bus Route 282 runs around every 30 minutes between Kurrajong and Richmond Station, where trains connect to Sydney CBD, taking approximately 50 minutes.

**SURROUNDING ZONING AND LOT SIZES**

The subject land is zoned and bordered by RU4 - Primary Production Small Lots land with 4ha minimum lot sizes to the north, west and south. To the east the land is bordered by an extended area of RU1 Primary Production land and 10ha minimum lot sizes. The current minimum lot size for the site is 4ha and will likely be reduced to 4000sqm at the front of the site and 1ha at the rear of the site, should the proposal proceed.

**KURMOND INVESTIGATION AREA**

The site is located within an area identified by Council as the 'Kurmond Investigation Area' (map attached). On 7 February 2013 Council resolved to determine the suitability of land within the Kurmond Investigation Area for large lot residential and/or rural residential development. On 24 June 2014 Council resolved that a report be prepared identifying priority areas for the preparation of structure plans and Section 94 Plans for land within the Residential Land Strategy. In addition Council resolved that Kurmond Investigation Area should be the first area to have a development/structure plan prepared.

Council resolved not to consider any future planning proposals until some of the specific additional investigation work outlined in Council's Residential Land Strategy 2011 has been undertaken and a structure plan and/or Section 94 Plan has been prepared for the locality. In order to undertake this work there will need to be a specific program for investigation initially funded upfront by Council with the ability, via application fees or Section 94 Plan, for Council to recoup those funds at the time landowners make application to Council.

As the planning proposal for 136 Longleat Lane, Kurmond was lodged prior to Council's 24 June 2014 resolution, Council intends to progress the proposal without restriction.

External Supporting  
Notes :

**Adequacy Assessment**

**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? Yes

Comment :

The objective of the proposal is to amend the Lot Size Map to permit subdivision of the site to create four lots, with the intent to increase rural residential density.

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**Explanation of provisions provided - s55(2)(b)**

Is an explanation of provisions provided? **Yes**

Comment :                      **The Lot Size Map for Hawkesbury Local Environmental Plan 2012 will be amended to provide for a minimum lot size of 4,000sqm at the front of the property and 1ha for the balance of the property. The minimum permitted lot size in RU4 Primary Production Small Lots is generally 4,000sqm.**

**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

\* May need the Director General's agreement

**1.2 Rural Zones**

**1.3 Mining, Petroleum Production and Extractive Industries**

**3.1 Residential Zones**

**3.4 Integrating Land Use and Transport**

**4.1 Acid Sulfate Soils**

**4.4 Planning for Bushfire Protection**

**6.1 Approval and Referral Requirements**

**6.3 Site Specific Provisions**

**7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

**SEPP No 55—Remediation of Land**

**SREP No 9—Extractive Industry (No 2—1995)**

**SREP No. 20 - Hawkesbury—Nepean River (No. 2 - 1997)**

e) List any other matters that need to be considered :

**No other matters require consideration.**

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

**SECTION 117 DIRECTIONS**

**DIRECTION 1.2 RURAL ZONES**

**Direction 1.2 applies as the proposal affects land within an existing rural zone. The proposal contains provisions that will increase the permissible density of land within a rural zone on land that is not located within an existing town or village. The increase in density from one lot to four lots is considered a minor variation as the land is surrounded predominantly by smaller lots used for residential purposes. The site is located within 1km of Kurmond village centre. With respect to agricultural value, the land may have been used for light grazing in the past, but has no current agricultural use.**

**The site is within a Class 3 and Class 4 agricultural land classification in accordance with the NSW Department of Primary Industries' Land Classification mapping. Class 3 land is grazing land or land well suited to pasture improvement with moderate production level, while Class 4 is considered as marginal lands not suitable for cultivation and with low productivity for grazing. The proximity of the site to rural residential properties with lots generally between 2ha to 6ha in size, in addition to the size and slope of the land, indicate that the site is unlikely to provide a sustainable and viable area for primary production use.**

**Any inconsistency with the objectives of Direction 1.2 is therefore considered to be of minor significance.**

**DIRECTION 1.3 MINING, PETROLEUM PRODUCTION AND EXTRACTIVE INDUSTRIES**

**Direction 1.3 applies as the planning proposal would have the effect of restricting the**

potential development for mining, petroleum production and extractive industries by permitting a land use (Rural Residential) that is likely to be incompatible with such development. Hawkesbury Council's Resource Audit Map (see attached documents) identifies the land as not containing potential or existing resources and not adjoining resource areas. Council intends to consult with the Director General of the Department of Primary Industries to ensure that there are no issues with development on the land relating to resources extraction. Pending the result of the consultation, the proposal is consistent with Direction 1.3 in all aspects.

#### **DIRECTION 2.3 HERITAGE CONSERVATION**

Direction 2.3 applies when a relevant planning authority prepares a planning proposal. A listed Council heritage item (No. 1458) is located to the north of the site on Longleat Lane, however this item is not within the visual catchment of the site and the subdivision will have no impact on the listed item or curtilage. There are no known significant Aboriginal sites on the land or nearby. The proposal is considered to be consistent with Direction 2.3.

#### **DIRECTION 3.1 RESIDENTIAL ZONES**

Direction 3.1 applies as the rezoning will affect land within an existing or proposed residential zone. The proposal is consistent with Direction 3.1 as the proposal will not reduce the permissibility of the land. In addition, Council's requirement that a Voluntary Planning Agreement or Section 94 Contribution Plan be in place prior to approving the proposal is consistent with Clause (5)(a) which requires that land be adequately serviced (or an agreement put in place) prior to development being permitted.

#### **DIRECTION 3.4 INTEGRATING LAND USE AND TRANSPORT**

Direction 3.4 applies as the planning proposal alters a zone relating to urban land, including land zoned for residential. It is considered that the intent of Direction 3.4 is to apply to land within an existing centre rather than rural residential low density land. The increase in travel demand, either by car or public transport, is likely to be minor based on three additional dwellings on the site. Kurmond Neighbourhood Centre is approximately 1.8km and 20 minutes walk from the subject land. A bus (Busways Route 682) runs from Kurmond a few times a day, connecting the site with Kurrajong and Richmond Station, where a train can reach Sydney CBD within 50 minutes. It is considered that, due to the rural location, public transport options and low residential density, the proposal is not inconsistent with Direction 3.4.

#### **DIRECTION 4.1 ACID SULFATE SOILS**

Direction 4.1 applies as the site is located on land identified as 'Class 5' on the Acid Sulphate Soils Planning Map (see attached excerpt 'Acid Sulphate Map'). Hawkesbury Local Environmental Plan 2012 Clause 6.1 (2) requires that works on land in a 'Class 5' area seek council consent if the site is within 500 metres of adjacent 'Class 1, 2, 3 or 4' land. All the land within 500 metres of the site is identified as 'Class 5' and development consent is not specifically required for works that might disturb acid sulfate soils. Due to the low increase in residential density and the permissibility of development it is considered that the inconsistency of the proposal with Direction 4.1 is of minor significance.

#### **DIRECTION 4.4 PLANNING FOR BUSHFIRE PROTECTION**

Direction 4.4 applies as the site is identified as (and is surrounded by) Vegetation Category 1 zoned land on Council's Bushfire Prone Land Map. The Direction requires Council to consult with the Commissioner of the NSW Rural Fire Service following receipt of a Gateway determination and prior to community consultation. The proposal is considered consistent with Direction 4.4 subject to Council completing the consultation process with NSW Rural Fire Service (as conditioned in the Gateway determination).

#### **DIRECTION 6.1 APPROVAL AND REFERRAL REQUIREMENTS**

Direction 6.1 applies on preparation of any planning proposal. The proposal is a

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straightforward rezoning that does not require the concurrence, consultation or referral of development applications to a Minister or public authority. The proposal has not been identified as designated development. The planning proposal is therefore considered to be consistent with Direction 6.1.

**DIRECTION 6.3 SITE SPECIFIC PROVISIONS**

Direction 6.3 applies as the planning proposal allows a particular development to be carried out. The planning proposal is consistent with Direction 6.3 as it amends the lot size map for the site to an existing category in Hawkesbury Local Environmental Plan 2012. The proposal does not impose any development standards or requirements in addition to those already contained in the Plan.

**DIRECTION 7.1 IMPLEMENTATION OF THE METROPOLITAN PLAN FOR SYDNEY 2031**

Direction 7.1 applies to all land in the Hawkesbury Local Government area. The planning proposal is consistent with Action F1.1 of the Metropolitan Plan which states that 'Rural settlements outside the Growth Centres, including rural residential (large lot residential) and rural villages, will be managed through new comprehensive local strategies prepared by local councils'. Hawkesbury Council's Residential Land Strategy 2011 identifies the land as having urban potential due to its location within 1km of Kurmond Neighbourhood Centre. The planning proposal is considered to be consistent with the aims of the Metropolitan Plan.

**SEPPS AND SREPS**

**SEPP NO. 55 - REMEDIATION OF LAND**

The previous uses of the site are unknown, although the land may have been used for low intensity grazing. The site has been used only for residential purposes in recent years and therefore carries a very low risk of soil and groundwater contamination. Clause 6 of SEPP 55 requires that Council carry out an investigative study if contamination is suspected. Council has stated that any investigation could be carried out following the issue of the Gateway determination. It is considered that, due to the minor risk of contamination, an Investigative Study is not required.

**SREP NO. 9 — EXTRACTIVE INDUSTRY (NO. 2—1995)**

The site is not within the vicinity of land described in Schedule 1, 2, 3 and 5 of the SREP, however Schedule 4 applies to all land within the Hawkesbury Local Government Area. The subdivision will not restrict the removal of deposits of extractive material from such land. The land and surrounding area have no history of extractive industry. Due to the minor significance of the proposal it is therefore considered that any inconsistency with the objectives of SREP No. 9 is justified.

**SREP NO. 20 - HAWKESBURY-NEPEAN RIVER (NO. 2 - 1997)**

The aim of SREP No. 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 SREP 20 provides general planning considerations, specific planning policies and recommended strategies.

It is considered that the proposal is a relatively minor lot size variation, with an increase of only three dwellings, and can be achieved without any significant adverse impact on the Hawkesbury River Catchment.

**Mapping Provided - s55(2)(d)**

Is mapping provided? Yes

Comment :

Maps have been provided but are of poor quality. It is recommended that Council clarify all areas to be rezoned and provide clearer, enlarged current and proposed zoning, lot size and aerial maps prior to public exhibition.

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**Community consultation - s55(2)(e)**

Has community consultation been proposed? **Yes**

Comment :                      **The planning proposal states that a period of 14 days would be sufficient for community consultation, however a period of 28 days is considered more appropriate.  
Council has stated that community consultation will be carried out in accordance with the conditions of the Gateway determination.**

**Additional Director General's requirements**

Are there any additional Director General's requirements? **No**

If Yes, reasons :

**Overall adequacy of the proposal**

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

**Proposal Assessment**

**Principal LEP:**

Due Date : **September 2012**

Comments in relation to Principal LEP :                      **Hawkesbury Local Environmental Plan 2012 commenced on 21 September 2012.**

**Assessment Criteria**

Need for planning proposal :                      **The subject land is not specified in any strategic study or report, however Council's Residential Land Strategy 2011 recognised the need to maintain the ongoing viability of rural villages through residential development (Section 6.5 Rural Village Development Criteria). The Strategy states that all future low density and large lot residential development in rural villages should cluster around villages with services that meet existing neighbourhood criteria services as a minimum (within a 1km radius). The proposal is a low density development within 1km of the environs of the Kurmond Neighbourhood Centre and therefore is considered to contribute to the ongoing viability of the Centre.**

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Consistency with strategic planning framework :

### DRAFT METROPOLITAN STRATEGY FOR SYDNEY 2031

The site is not identified in the draft Metropolitan Strategy for Sydney 2031. The Strategy categorises the subject land as falling within the Metropolitan Rural Area (Fig. 1 pg.5) and supports the growth of established rural towns and villages and seeks to maximise the Area's productivity (pg. 27). As the site has limited agricultural capability and is surrounded by rural residential lots between 2ha and 6ha in size, the proposal is considered to be consistent with the objectives of the Metropolitan Strategy.

### DRAFT NORTH WEST SUBREGIONAL STRATEGY

The draft North West Subregional Strategy does not refer to the site specifically. The draft Strategy states that rural lands need to be protected from incompatible uses for their ongoing viability. This is particularly the case for intensive agricultural industries such as poultry sheds, mushrooms and protected cropping (pg. 117). As the site has limited agricultural capability and is surrounded by rural residential lots between 2ha to 6ha in size, it is not considered to be significant rural resource land.

In addition, the proposal rezones land to facilitate 3 new dwellings within 30 minutes drive of the Regional City of Penrith, a goal set by the State Plan and supported by the Subregional Strategy (pg. 86). In a minor way the rezoning may contribute to the Hawkesbury's housing target of 5,000 new dwellings for Hawkesbury by 2031. The proposal is considered to be generally consistent with this draft Strategy.

Environmental social economic impacts :

### ENVIRONMENTAL IMPACTS

The site is shown on Council's Biodiversity Map as being partly within a Significant Vegetation Area, partly within an area of Connectivity between Significant Vegetation Areas and partly clear of constraint. The proposal states that it is unlikely that vegetation will be required to be removed as a consequence of future dwelling construction and no changes to the Biodiversity Map are proposed. However, it is considered that a flora and fauna study should be prepared to assess significance of the biodiversity on the site.

Council considers that the concept subdivision plan shows sufficient land within the generally cleared area that could be available for the erection of buildings, waste water disposal and asset protection zones.

The site is within a Class 3 and Class 4 agricultural land classification in accordance with the NSW Department of Primary Industries' Land Classification mapping. Class 3 land is grazing land or land well suited to pasture improvement with moderate production level, while Class 4 is considered as marginal lands not suitable for cultivation and with low productivity for grazing. The proximity of the site to rural residential properties with lots generally between 2ha to 6ha in size, in addition to the size and slope of the land, indicate that the site is unlikely to provide a sustainable and viable area for primary production use.

### SOCIAL AND ECONOMIC IMPACTS

The proposal is unlikely to cause any social and economic impacts due to the minor nature of the rezoning. An increase of three dwellings will contribute in a small way to the growth of Kurmond Neighbourhood Centre.

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### Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) : **Office of Environment and Heritage  
NSW Department of Primary Industries - Agriculture  
NSW Rural Fire Service  
Transport for NSW - Roads and Maritime Services  
Telstra  
Other**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons : **Hawkesbury Council's Residential Land Strategy 2011 identifies land within 1km of a Neighbourhood Centre as having urban potential to ensure sustained growth of rural villages. The land is situated within the area identified by Council in February 2013 as the Kurmond Investigation Area, which Council has defined as having potential for increased rural residential density. In addition, the proposal is not inconsistent with State strategies and policies and provides a minor addition to the dwelling target of 5,000 for the Hawkesbury Local Government Area established by the draft North West Subregional Strategy 2007.**

**On 7 February 2013 Council resolved to determine the suitability of land within the Kurmond Investigation Area for large lot residential and/or rural residential development. On 24 June 2014 Council resolved to review the Investigation area and prepare a development/structure plan for the area as a priority.**

**Given Council's requirement that a Section 94 Developer Contributions Plan or Voluntary Planning Agreement be completed prior to Council's final approval of planning proposal, and given Council's intention to prepare a development/structure plan for the Kurmond Investigation Area, it is considered that adequate infrastructure will be provided within the Kurmond locality to sustain an increase of 3 dwellings.**

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

**Flora**

**Fauna**

If Other, provide reasons :

Identify any internal consultations, if required :

**No internal consultation required**

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

### Documents

| Document File Name | DocumentType Name | Is Public |
|--------------------|-------------------|-----------|
|--------------------|-------------------|-----------|

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|                                                                           |                          |     |
|---------------------------------------------------------------------------|--------------------------|-----|
| Council Minutes 5 Feb 2013_Kurmond Investigation Area.pdf                 | Determination Document   | Yes |
| Map of Kurmond Investigation Area.docx                                    | Map                      | Yes |
| Report on Hawkesbury Residential Land Strategy 24 June 2014.pdf           | Study                    | Yes |
| Council Resolution of 24 June 2014.pdf                                    | Determination Document   | Yes |
| Acid Sulphate Soils Map.pdf                                               | Map                      | Yes |
| Mineral Resource Audit Map for Hawkesbury.docx                            | Map                      | Yes |
| Planning Proposal October 2013 (amended May 2014).pdf                     | Proposal                 | Yes |
| Subdivision plan for Longleat Lane, Kurmond.pdf                           | Drawing                  | Yes |
| Preliminary Wastewater Disposal Report for 136 Longleat lane, Kurmond.pdf | Study                    | Yes |
| Council Cover Letter for 136 Longleat Lane, Kurmond.pdf                   | Proposal Covering Letter | Yes |
| Aerial, Zoning and Lot Size Maps for 136 Longleat Lane, Kurmond.pdf       | Map                      | Yes |
| Full Size Zoning and Lot Size Maps.pdf                                    | Map                      | Yes |
| Planning Team Report - 136 Longleat Lane, Kurmond.pdf                     | Determination Document   | Yes |

### Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.2 Rural Zones
- 1.3 Mining, Petroleum Production and Extractive Industries
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.4 Planning for Bushfire Protection
- 6.1 Approval and Referral Requirements
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information :

1. The report and resolution from the Council Meeting on 24 June 2014, regarding the Kurmond Investigation Area and Residential Land Strategy, should be exhibited with the planning proposal. All exhibited maps should be enlarged and of high quality.

2. Prior to exhibition, Council is to prepare a flora and fauna study for the site. This is to be included in the planning proposal's exhibition package.

3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 as follows:

- (a) the planning proposal must be made publicly available for a minimum of 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Section 5.5.2 of A Guide to Preparing Local Environmental Plans (Department of Planning & Infrastructure 2013).

4. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning & Assessment Act 1979 and/or to comply with the requirements of relevant Section 117 Directions:

- Endeavour Energy
- Greater Sydney Local Land Services - Hawkesbury-Nepean Catchment Authority
- NSW Department of Primary Industries – Agriculture
- NSW Trade & Investment – Resource & Energy Division - Land Use
- NSW Rural Fire Service
- Office of Environment and Heritage

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- Roads and Maritime Services
- Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Environmental Planning & Assessment Act 1979. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

6. Delegation is to be given to Council to exercise the Minister's plan-making powers.

7. The timeframe for completing the Local Environmental Plan is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons :

The proposal has merit and will contribute to the ongoing viability of Kurmond Neighbourhood Centre.

Signature:



Printed Name:

Tim Archer

Date:

25.11.14

