

Hawkesbury City Council Planning Proposal - Jacaranda Ponds

Proposal Title : **Hawkesbury City Council Planning Proposal - Jacaranda Ponds**

Proposal Summary : **Rezoning of 185.3 ha of rural land at Glossodia to allow for up to 580 large lot residential and low density residential allotments.**

PP Number : **PP_2012_HAWKE_003_00** Dop File No : **12/11016**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Resubmit**

S.117 directions :

- 1.2 Rural Zones**
- 1.3 Mining, Petroleum Production and Extractive Industries**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 4.3 Flood Prone Land**
- 4.4 Planning for Bushfire Protection**
- 6.2 Reserving Land for Public Purposes**
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **IT IS RECOMMENDED THAT THE PLANNING PROPOSAL NOT PROCEED BUT BE RESUBMITTED WITH THE FOLLOWING CONDITIONS THAT:**

- . a traffic study be undertaken in respect of the updated proposal for 580 residential dwellings and that consultation with RMS be undertaken regarding the impact of the proposal on peak performance of key intersections and bridge capacities at both Richmond and Windsor. Additionally, that this have the endorsement of RMS, or at least comment on the impact of the proposal on State roads, and adequacy of any offset arrangements offered by Council or the proponent;
- . a review of the Bushfire Prone Land Map for the LGA completed by Council and RFS staff, and the outcomes of the review reflected on the proposed zoning and residential yield for the site; and
- . an assessment of the economic impact of the cessation and removal of the chicken raising and egg production enterprises be prepared and reasons be provided that demonstrate the cost benefit of replacing them with residential development.

If the planning proposal is to proceed, it should be with the following conditions:

(1) The Director General's delegate agrees to any inconsistency with section 117 directions:

- 4.1 Acid Sulfate Soils; and**
- 4.3 Flood Prone Lands;**

(2) Consultation with:

- . **Transport for NSW;**
- . **Roads and Maritime Authority;**
- . **Sydney Water;**
- . **NSW Aboriginal Land Council; and**

. Hawkesbury - Nepean Catchment Management Authority;

(3) consultation with the Commissioner of the NSW Rural Fire Service, in accordance with S.117 Direction 4.4 Planning for Bushfire Protection, prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made;

(4) Council is to:

- . prepare a Traffic Study and approved an approach to access and relevant funding arrangements, and signed off by RMS;
- . review of Bushfire Prone Land map in consultation with the RFS and RFS comments reflected on the proposed residential yield and zoning maps; and
- . undertake an assessment of the economic impact of the cessation and removal of the chicken raising and egg production enterprises and reasons be provided that demonstrate the cost benefit of replacing them with residential development; and

(5) Council is to submit the planning proposal to the Gateway before exhibition when the work identified in paragraph (4) has been finalised and consistency with S117 Directions 1.2 Rural Zones and 4.4 Planning for Bushfire Protection can be considered by the Director General.

Supporting Reasons :

In general, the planning proposal is consistent with the Metropolitan Plan for Sydney 2036, the draft NW Subregional Strategy and relevant State and regional environmental plans. It will largely contribute to the LGA's housing targets. However, there is the outstanding concern that it may rely on already failing state infrastructure and that the proposal may impose unreasonable demand on the state to provide infrastructure that has minimal benefits but large costs.

The Panel and the Gateway need to consider the following:

- . Whilst the Government is very focussed on the delivery of new housing, it is important to note that the Government's focus is on sites that can actually deliver housing in the short to medium term. The Housing Opportunities Review program has a criteria regarding the likelihood that housing can be delivered within three years.
- . The Government's MDP indicates that there is currently an oversupply (ie. a supply in excess of the Government's target) of land that is zoned residential and land that is zoned residential and partially serviced.
- . The uncertainty associated with the transport access for the proposal means that this proposal will contribute to the (already) oversupply of land zoned and partially serviced.
- . This proposal appears to have more prospect of addressing the transport access issues than other proposals in the LGA. The study for this proposal will look in part at the already funded Windsor bridge which has some access capacity for access and in part at the unfunded North Richmond Bridge, whereas the Redbank proposal is studying two bridges, Yarramundi and North Richmond, which are both unfunded and without excess capacity.

Notwithstanding this better (relative) prospect, it is not yet clear that the proposal can meet transport access requirements.

- . If it is not the case that transport access can be provided, the proposal does not have a prospect of becoming deliverable housing in the short or medium term and will therefore not be a priority for government land release.
- . In this light, it is proposed that the planning proposal be resubmitted only once traffic studies demonstrate that all infrastructure access issues are capable of being addressed and that housing delivery is possible at least in the medium term.

Panel Recommendation

Recommendation Date : 12-Jul-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to the commencement of public exhibition the council is to:

(a) Undertake a traffic study in consultation with Roads and Maritime Services regarding the impact of the proposal on peak performance of key intersections and bridge capacities at both Richmond and Windsor.

(b) Review the Bushfire Prone Land Map for the LGA and consult the NSW Rural Fire Service. The outcome of the review is to be reflected in the proposed zoning for the site.

(c) Undertake an assessment of the economic impact of the cessation and removal of the chicken raising and egg production enterprises and demonstrate the cost benefit of replacing the existing use with residential development.

(d) Update the planning proposal to reflect the results – outcomes of the requirements of condition 1(a), (b) and (c) and provide the department's Sydney Region West team with a copy of the revised planning proposal.

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

(a) the planning proposal must be made publicly available for 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Transport for NSW
- Transport for NSW – Roads and Maritime Services
- Sydney Water
- NSW Aboriginal Land Council
- Hawkesbury – Nepean Catchment Management Authority
- NSW Rural Fire Service

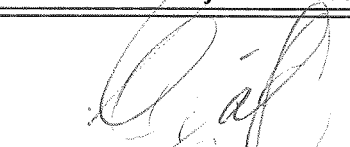
Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. 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).

5. The timeframe for completing the LEP is to be 24 months from the week following the date of the Gateway determination.

Signature:

Printed Name:



Neil McGaffin

Date:

25.7.12