



# Planning Proposal

Proposed amendment to the  
*Hawkesbury Local Environmental Plan 2012*

## Richmond Lowlands

Amendment to *Hawkesbury Local Environmental Plan 2012* to allow additional permitted uses to permit polo, show jumping and dressage activities within certain lands the RU2 Rural Landscape zone in the Richmond Lowlands, Richmond and Cornwallis area.



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# 1. Introduction

## 1.1 Executive summary

This planning proposal contains an explanation of the intended effect and justification for a proposed amendment to the *Hawkesbury Local Environmental Plan (HLEP) 2012*. The planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment (EP&A) Act 1979* and the relevant Department of Planning and Environment guidelines including '*A Guide to Preparing Local Environmental Plans*' and '*A Guide to Preparing Planning Proposals*'.

The Planning Proposal seeks an amendment to the *Hawkesbury Local Environmental Plan 2012* to provide additional permitted uses to allow polo, show jumping and dressage activities across the RU2 Rural Landscape zone within certain lands in the Richmond Lowlands, Richmond and Cornwallis area.

The additional permitted uses being limited to the definition within the Macquarie Dictionary as:

- **Polo** – *a game resembling hockey played on horseback with long handled mallets and a wooden ball.*
- **Show jumping** – *the riding of horses in competitions in order to display skill in riding over and between obstacles.*
- **Dressage** – *the art of training of a horse in obedience, deportment, and responses.*

The Planning Proposal accords with Council's commitment to reaffirm continued support of the emerging polo uses within certain lands at Richmond Lowlands, Richmond and Cornwallis area.

Specifically, at Council's Ordinary Meeting on 3 February 2015, Council resolved as follows:

1. *Council reaffirm its continued support of the emerging polo and related support industries in the Richmond Lowlands.*
2. *Council indicate to all stakeholders and the community its unambiguous willingness to work closely and cooperatively with all relevant property owners to resolve quickly and expeditiously current planning provisions and conflict issues, including commencement of a review of the rezoning provisions, relating to permissible land use activities associated with the industry.*

In addition to the above, at the Ordinary Meeting of 28 February 2017, Council in their consideration of a Planning Proposal (LEP006/15) to amend *HLEP 2012* to permit with consent, the necessary uses associated with the World Polo Championships 2017 resolved in part the following:

5. *A report is provided to Council concerning a possible planning proposal and associated amendment to the HLEP 2012 to allow properties within certain lands at Richmond Lowlands/Richmond and Cornwallis area to be used for polo and equine related purposes.*

At the Ordinary Council Meeting of 29 May 2018, Council resolved:

- *That a planning proposal be prepared and forwarded to the Department of Planning and Environment seeking to amend the Hawkesbury Local Environmental Plan 2012 by permitting with consent Recreation Facilities (Outdoor) but restricted to polo, show jumping and dressage uses only across the RU2 Rural Landscape zoned land of the Richmond Lowlands, Richmond, and Cornwallis.*

In preparing the planning proposal, the approach has involved careful consideration of proposing additional uses that are reflective of the rural and scenic characteristics of the Richmond Lowlands, reflects the high flood risk of the Hawkesbury Nepean Valley, avoids conflict between land uses, avoids impact on infrastructure and in particular the road network. Given these the approach has been to propose low intensity uses that are reflective of historic uses that have emerged on the Richmond Lowlands.

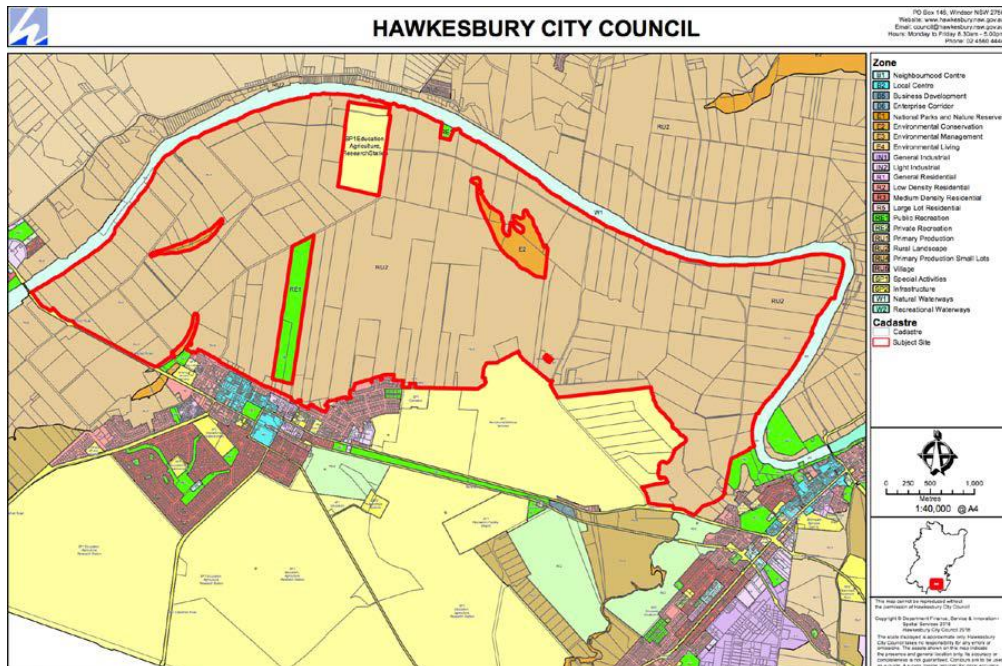
## **1.2 Purpose of this planning proposal**

This planning proposal has been prepared in response to the Council Resolution of 3 February 2015, 28 February 2017 and 29 May 2018. The Planning Proposal seeks an amendment to the *Hawkesbury Local Environmental Plan 2012* to provide additional permitted uses to allow polo, show jumping and dressage activities within the RU2 Rural Landscape zone within certain lands at the Richmond Lowlands, Richmond and Cornwallis area.

## **2. Existing situation**

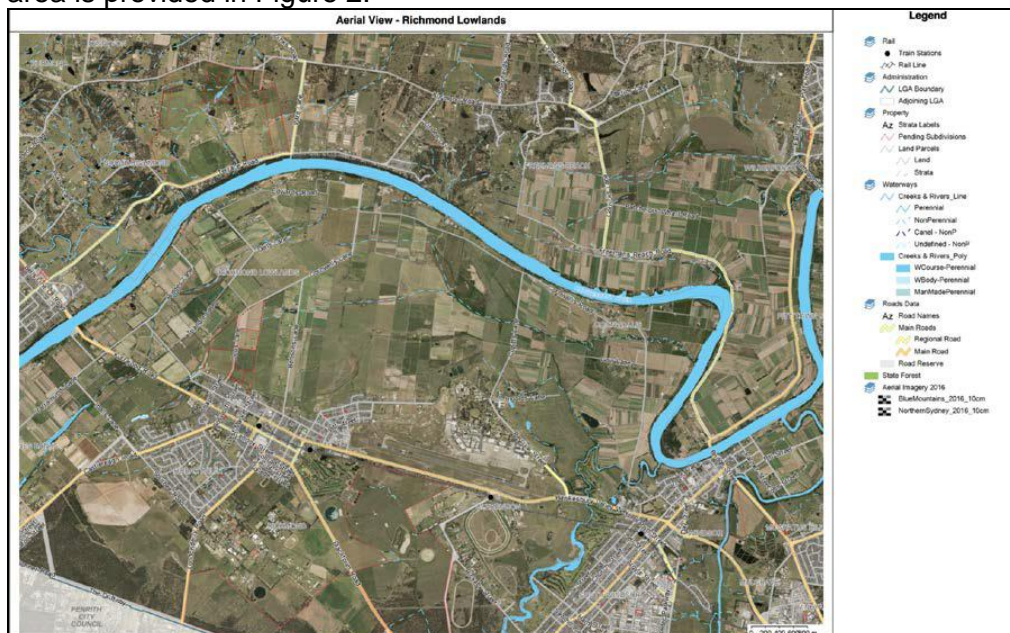
### **2.1 Land to which the planning proposal applies**

The planning proposal applies to various parcels (133 lots) of land located within the RU2 Rural Landscape zone in the Richmond Lowlands, Richmond and Cornwallis area. The Richmond Lowlands is located within the Hawkesbury local government area and comprises an approximate area of 1,933 hectares. Figure 1 illustrates the subject site.



**Figure 1: Subject Site**

The subject site is predominantly zoned RU2 Rural Landscape in the *HLEP 2012*. Portions of the subject site are zoned E2 Environmental Conservation, SP1 Special Activities and RE1 Public Recreation. An aerial image of the Richmond Lowlands, Richmond and Cornwallis area is provided in Figure 2.



**Figure 2: Aerial View of the Richmond Lowland Area**

## 2.2 Existing planning controls

Table 1 below summarises the current planning controls applying to the subject site under the *Hawkesbury LEP 2012*.

Table 1: Existing Planning Controls

<b><i>HLEP 2012 Planning Controls</i></b>	
<b>Land Zoning</b>	RU2 Rural Landscape E2 Environmental Conservation SP1 Special Activities RE1 Public Recreation
<b>Maximum Height of Buildings</b>	10m
<b>Minimum Lot Size</b>	10ha
<b>Flood Planning</b>	Affected by 1 in 100 Flood Planning Level
<b>Acid Sulphate Soil</b>	Affected by Class 3, Class 4 and Class 5
<b>Heritage</b>	There are four, (I25, I24, I23, and I21) properties listed as having Local heritage significance within the subject site.
<b>ANEF Contours</b>	Affected
<b>Bushfire prone land</b>	Not affected
<b>Mineral Resources</b>	Affected. Contains Identified Resources and Transition Area.
<b>Biodiversity</b>	Contains Endangered Ecological Communities, Conservation Significance and Connectivity between Remnant vegetation.

The subject site is identified as being flood prone land. The area is significantly constrained by flood and is inundated by flood waters during a 1 in 100 year flood event.

Clause 6.3 (Flood Planning) is a relevant consideration and will apply to future development as well as Hawkesbury Council Policy on Development of Flood Liable Land.

Other site constraints and relevant matters of *HLEP 2012* include:

- Parts of the subject site are subject to tidal inundation; as such Clause 5.7 Development below mean high water mark will apply to future development on the site.
- The subject site contains heritage listed items; as such Clause 5.10 Heritage Conservation will apply to future development on the site.



- The site is shown as being predominantly within Acid Sulfate Soil Classifications 3,4 and 5, with a *relatively* small area, generally corresponding to the W1 zoned land, being within Acid Sulfate Soil Classifications 1 hence *Clause 6.1 Acid Sulfate Soils* will apply to future development on the site.
- The subject site is partly affected by the Terrestrial Biodiversity Map, mainly along the site frontage to the Hawkesbury River and the wetlands and its surrounds hence, where relevant, *Clause 6.4 Terrestrial Biodiversity* will apply to future development on the site.
- A portion of the subject site falls within the 20 - 25 ANEF 2014 contour area hence, where relevant, *Clause 6.6 Development in areas subject to aircraft noise* will apply to future development on the site.

Extracts of the constraint mapping affecting the subject site is provided below in Figures 3-9. Given the Planning Proposal relates to providing additional permitted uses related to polo, show jumping and dressage activities with consent, it is considered reasonable for the above constraints to be considered as part of any future development application.

Adequate provisions are contained within *HLEP 2012* to ensure that these constraints are given due consideration as part of the development assessment process.

The Planning Proposal is also responsive to the flooding constraints of the Richmond Lowlands, Richmond and Cornwallis area. In this regard, additional considerations are included to ensure any future development is compatible with the flood hazard of the land and is not likely to significantly adversely affect flood behaviour.

Further, in response to the flooding constraints and likely increase in visitors to the area, the Planning Proposal recognises that planning for emergencies as a result of flood and storm events is necessary. The draft provisions include requirements for appropriate measures to manage risk associated with flood and other hazards.

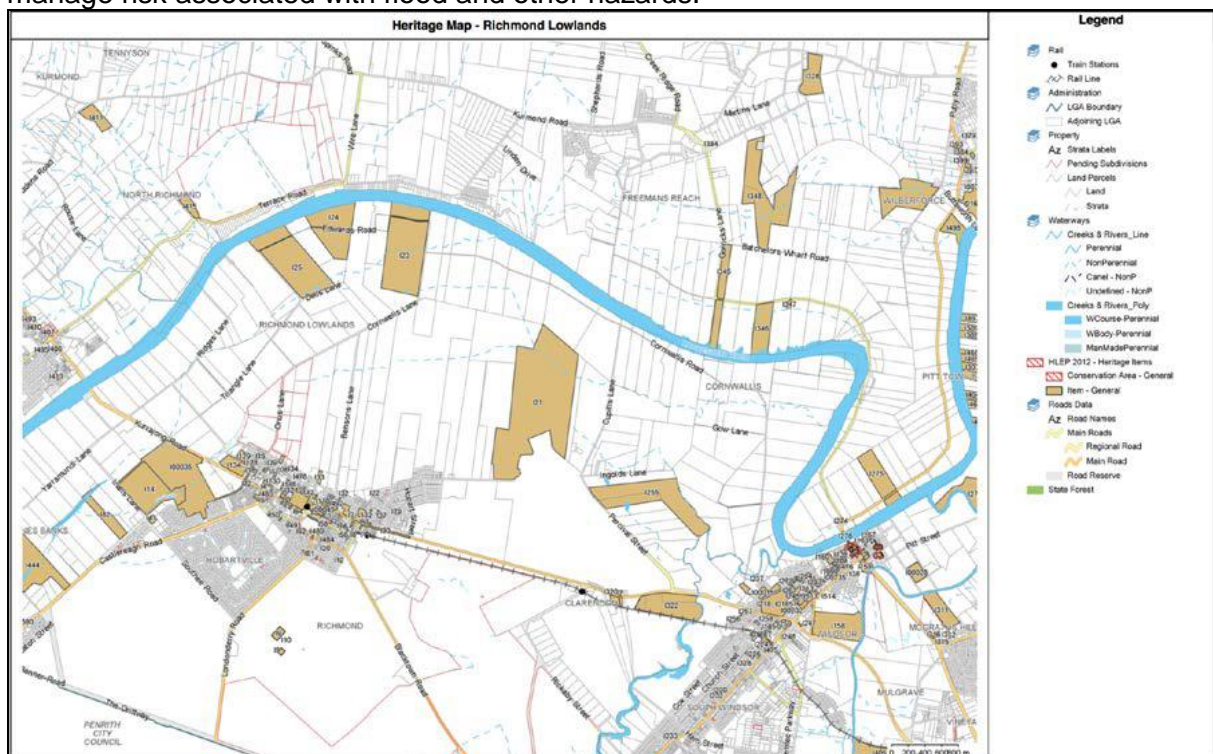


Figure 3: Heritage Map

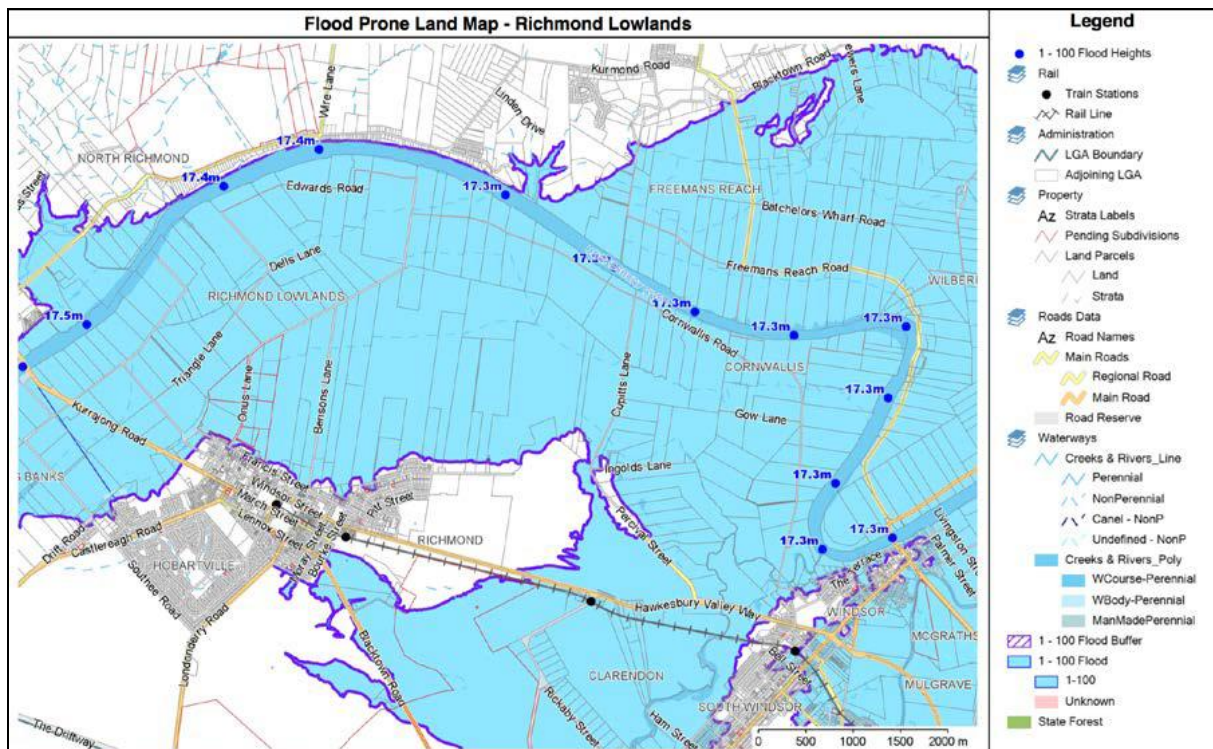


Figure 4: Flood Prone Land Map

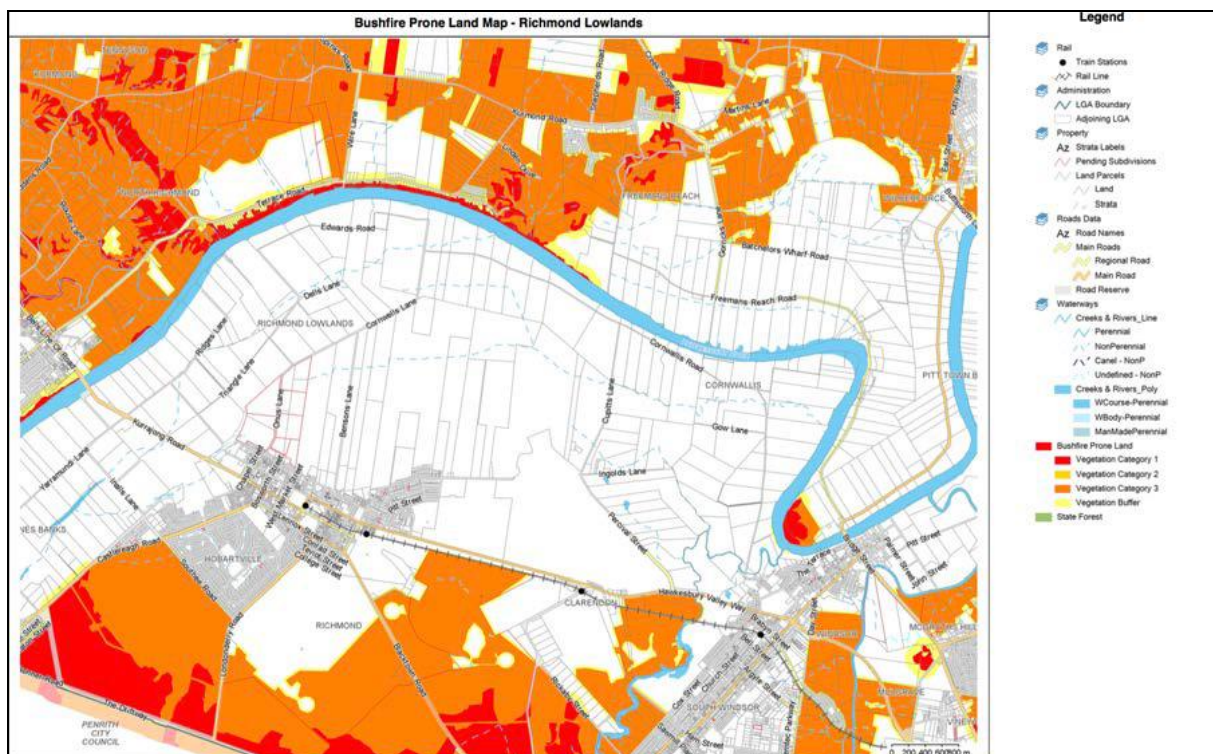


Figure 5: Bushfire Prone Land Map



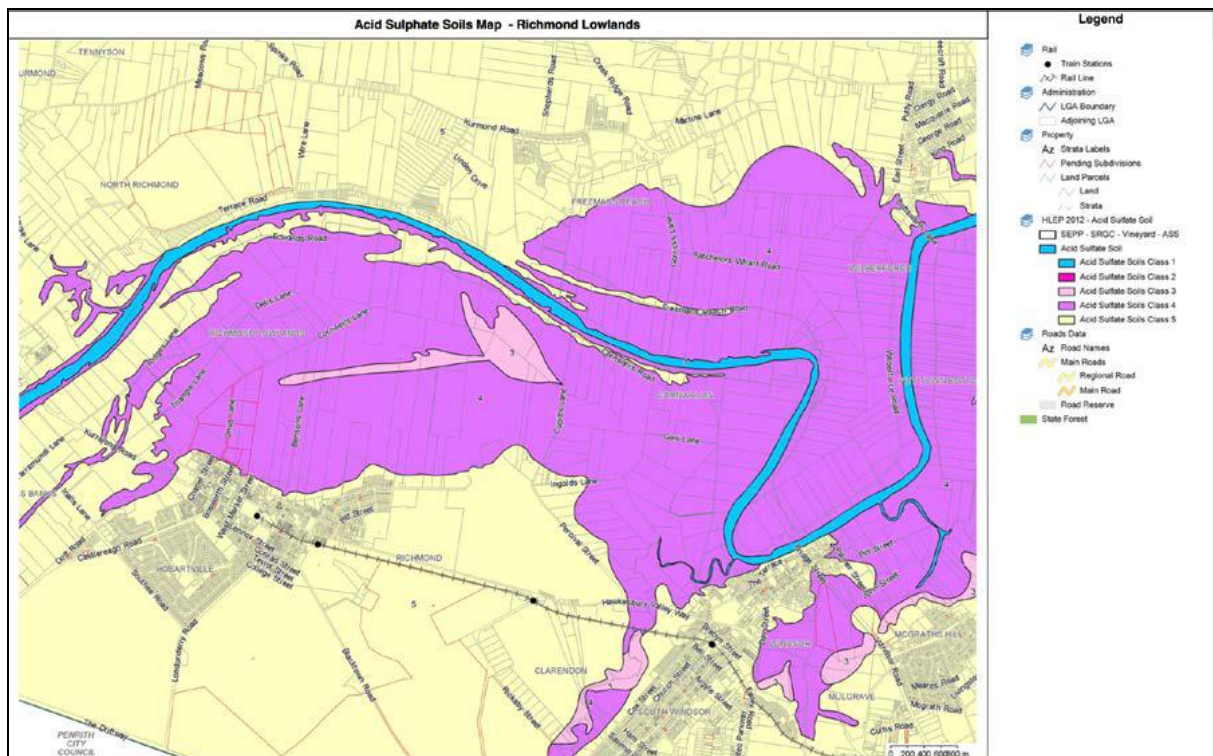


Figure 6: Acid Sulphate Soils Map

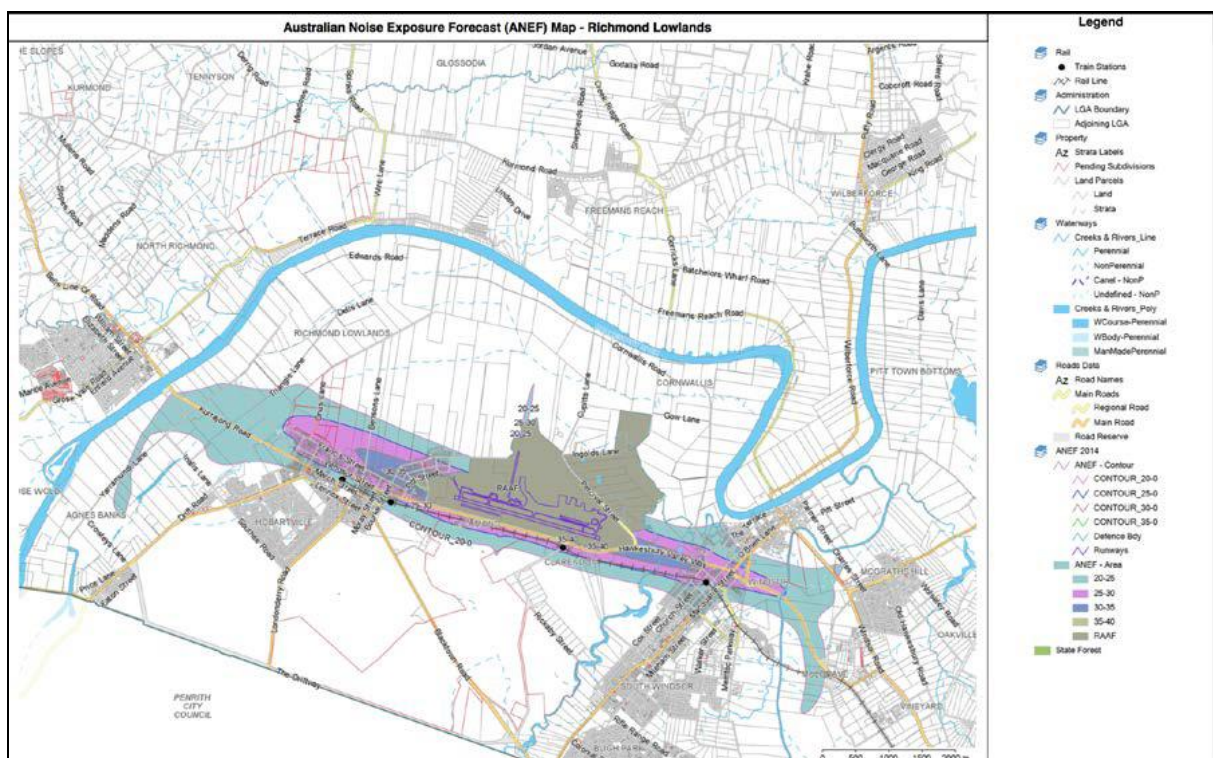


Figure 7: ANEF Contours





Figure 8: Biodiversity

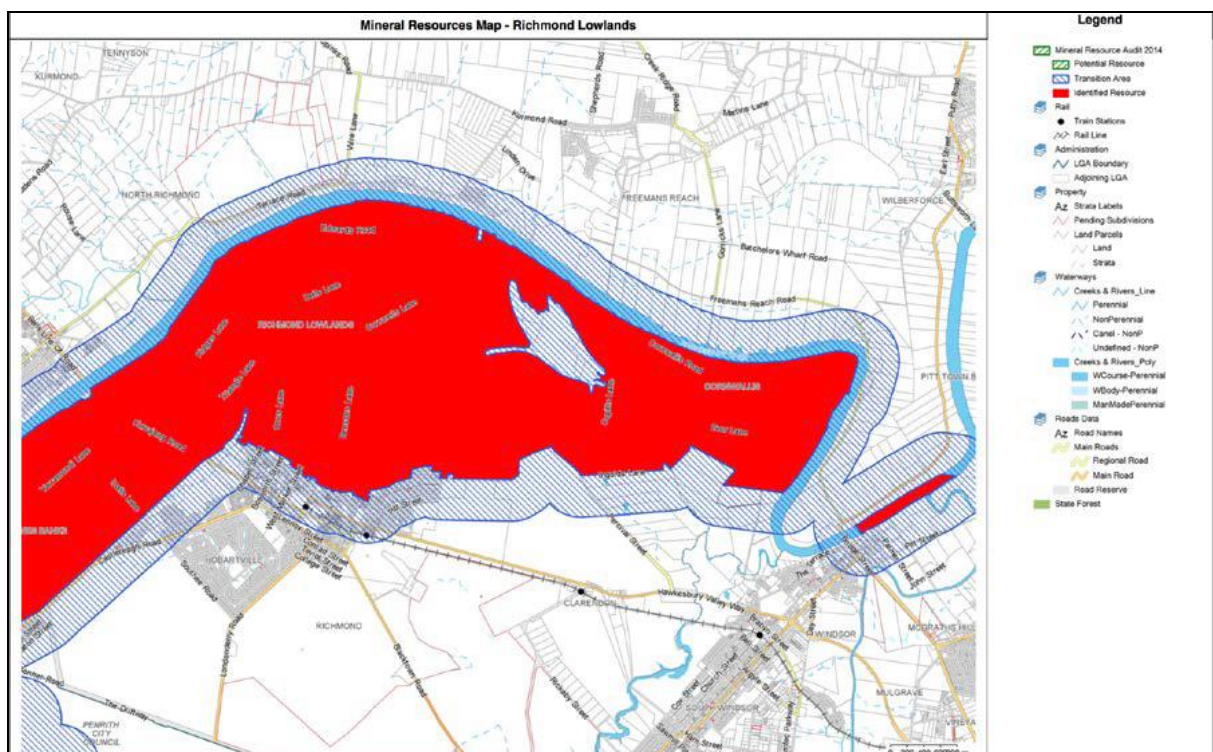


Figure 9: Mineral Resource

### 2.2.1 Land uses permitted under zone RU2 Rural Landscape

Land uses permitted within the RU2 Rural Landscape zone includes bed and breakfast, environmental protection works, extensive agriculture, home occupations, animal boarding or training establishments, boat sheds, building identification signs, cemeteries, charter and tourism, entertainment facilities, environmental facilities, farm buildings, farm stay

accommodation, flood mitigation works, forestry, funeral homes, helipads, home-based child care, home industries, jetties, landscaping material supplies, moorings, places of public worship, plant nurseries, recreation areas, restaurants or cafes, roads, rural industries, rural supplies, rural workers dwellings, water recreation structures and water storage facilities.

### **2.2.2 Protection of Rural Scenic Landscape**

In order to ensure due consideration is given to the protection of the rural scenic landscape and potential for land use conflict is considered part of any future development assessment process, the Planning Proposal recommends specific considerations be included as part of this amendment to *HLEP 2012*.

This will require the consent authority prior to the granting of development consent to consider whether the development:

- Retains or enhances the existing rural landscape values,
- Detract from the existing rural character,
- Create unreasonable demands for the provision or extension of public amenities and services, and
- Minimises conflict between land uses in the zone and land uses in adjoining zones.

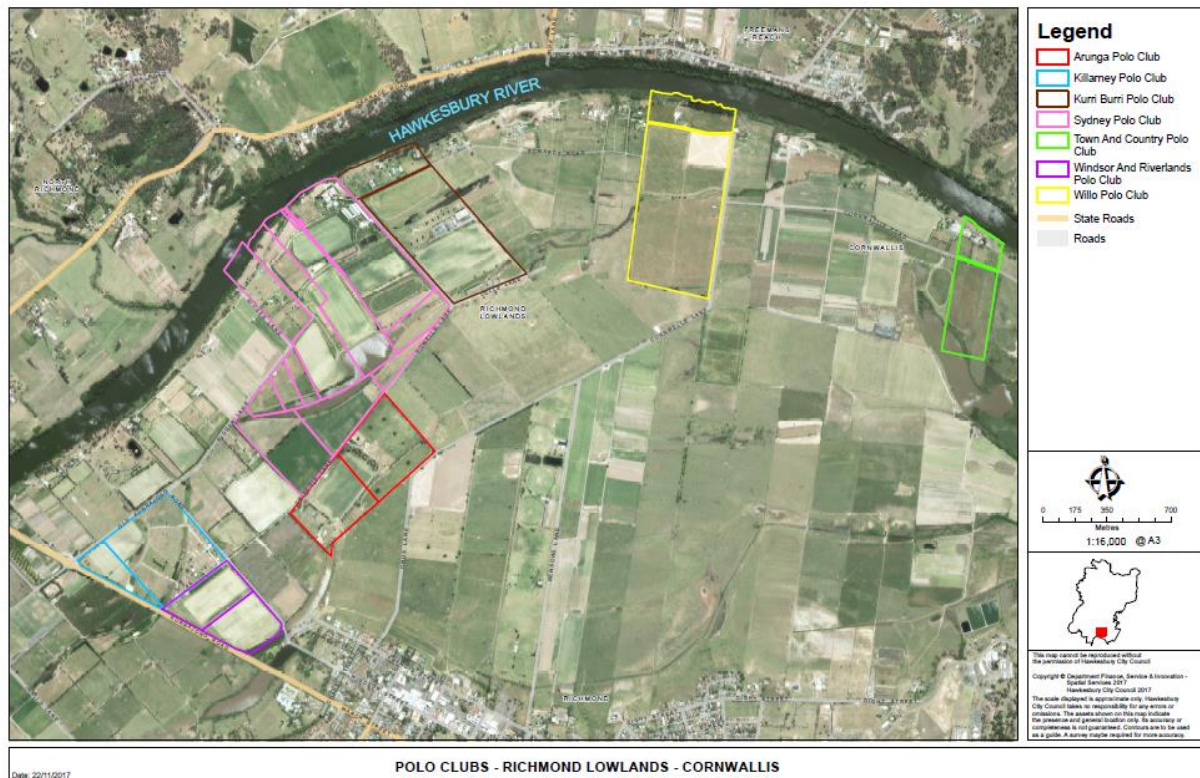
## **2.3 History and Local Context**

Polo has been an emerging sport on the Richmond Lowlands since the 1970's with a number of polo fields and polo clubs already established. Figure 10 below highlights the existing polo fields on the Richmond Lowlands.

The Richmond Lowlands mostly attracts and hubs agricultural uses within the Hawkesbury LGA. The subject site is bounded by the Hawkesbury River to the north and the suburbs of North Richmond (North and North-West) and Freemans Reach (North) and Richmond (South-East). The Richmond Lowlands is predominantly agricultural in character with a residential population of approximately 224 residents.

The *Hawkesbury-Nepean Scenic Quality Study* prepared by the Department of Planning and Urban Affairs (1996) identifies the broader locality as having high visual sensitivity because of the heritage value of the landscape. The study also recommended that the open agricultural character of the flats be retained by discouraging subdivisions and rural/industrial operations.





**Figure 10: Existing Polo Clubs Richmond Lowlands, Richmond and Cornwallis**

## 2.4 Planning Context

The site is predominantly zoned RU2 Rural Landscape in accordance with *HLEP 2012*. The zone objectives of the RU2 Rural Landscape zone are prescribed as follows:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses in the zone and land uses in adjoining zones.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.
- To ensure that development retains or enhances existing landscape values including a distinctive agricultural component.
- To preserve the river valley systems, scenic corridors, wooded ridges, escarpments, environmentally sensitive areas and other features of scenic quality.
- To ensure that development does not detract from the existing rural character or create unreasonable demands for the provision or extension of public amenities and services.



## 2.5 Surrounding Developments

Surrounding developments include a mix of land uses including RU1 Primary Production and RU2 Rural Landscape with pockets of RU5 Village to the north of the subject site across the Hawkesbury River.

Immediately adjacent to the south of the subject site is Richmond, which is an established Local Centre and includes a mix of residential, recreation, business and industrial uses. Figure 11 below illustrates the surrounding land zonings.

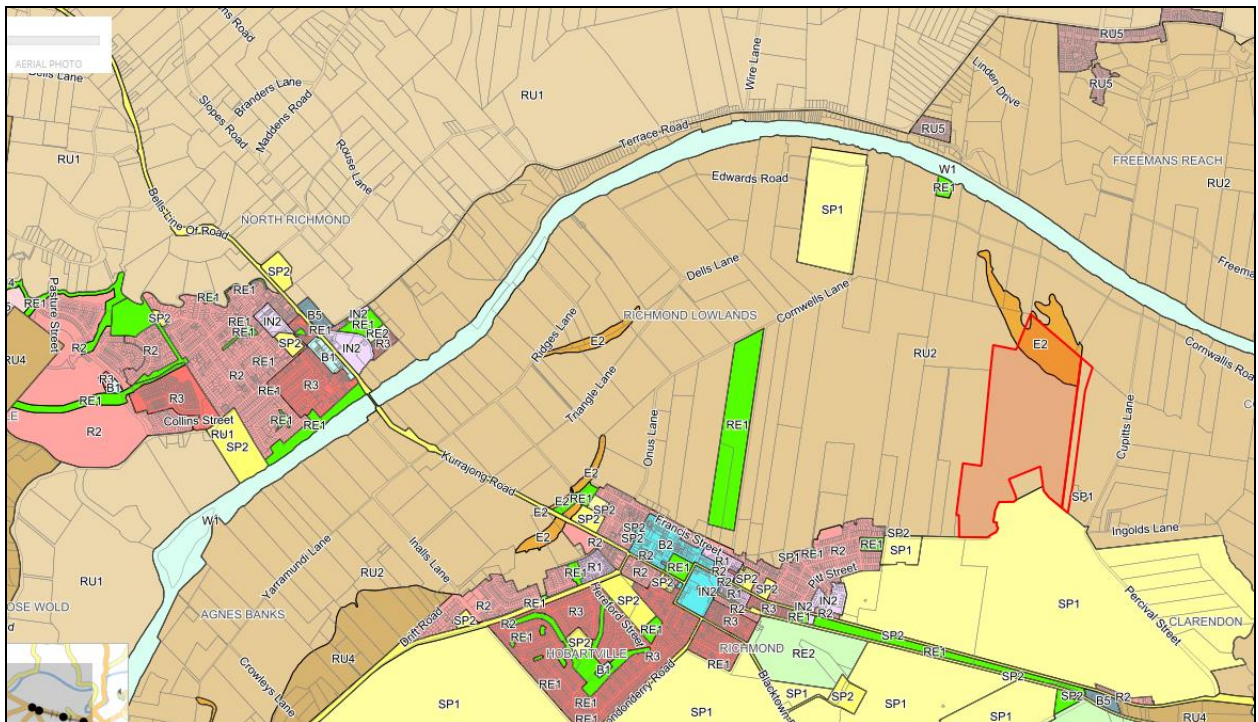


Figure 11: Surrounding Land Zonings - Hawkesbury IntraMap- LEP 2012 Zoning Map

## 3 Part 1 – Objectives and Intended Outcomes

The objective and intended outcomes of the planning proposal is to:

- Amend the *Hawkesbury Local Environmental Plan (HLEP) 2012*; to provide additional permitted uses to allow polo, show jumping and dressage activities across the RU2 zone in the Richmond Lowlands, Richmond and Cornwallis area.

The preparation of a planning proposal to respond to this resolution and other relevant resolutions of Council in this respect has considered the actual likely uses resulting from the terms polo and equine related purposes.

The terms Polo, Show jumping and Dressage, whilst not an existing definition in the Hawkesbury Local Environmental Plan 2012 is sufficiently defined in the Macquarie Dictionary as:

- **Polo** – a game resembling hockey played on horseback with long handled mallets and a wooden ball.

- **Show jumping** – the riding of horses in competitions in order to display skill in riding over and between obstacles.
- **Dressage** – the art of training of a horse in obedience, deportment, and responses.

Council intends to utilise these definitions (unless the DP&E is able to provide a more suitable and relevant definition) within the specific chapter of the Hawkesbury Development Control Plan to give effect to these uses once the planning proposal is gazetted.

## 4 Part 2 – Explanation of Provisions

To achieve the objectives mentioned above, the Planning Proposal will need to amend the *Hawkesbury Local Environmental Plan 2012 (HLEP 2012)* as follows:

- Amend *Hawkesbury LEP 2012*, Schedule 1 by inserting a new clause 20 – Additional Permitted use for certain lands at the Richmond Lowlands, Richmond and Cornwallis area.

20 Use of Certain Land at the Richmond Lowlands, Richmond and Cornwallis area being Lots and DPs:

Property Address	Legal Description (Lot and DP Nos)
122 Old Kurrajong Road RICHMOND NSW 2753	Lot B DP 89087
278 Cornwallis Road CORNWALLIS NSW 2756	Lot 1 DP 168814 Lot A DP 160257 Lot 57 DP 1069697
22 Ridges Lane RICHMOND LOWLANDS NSW 2753	Lot 510 DP 718600
92 Dight Street RICHMOND NSW 2753	Lot A DP 369937 Vol 10494 Fol 228 Lot 1 DP 588210 Vol 13309 Fol 46 Lot B DP 369937 Lot 2 DP 588210 and 1 more
1 Powells Lane RICHMOND LOWLANDS NSW 2753	Lot 1 DP 120794 Lot A DP 365391 Vol 6099 Fol 101 Lot 1 DP 77207 Vol 6907 Fol 186 Lot 1 DP 797310 and 6 more
100 Old Kurrajong Road RICHMOND NSW 2753	Lot 1 DP 206104 Vol 9366 Fol 48 Lot 2 DP 206104
100 Cornwells Lane RICHMOND LOWLANDS NSW 2753	Lot 2 DP 505904 Lot 1 DP 505904
110 Dight Street RICHMOND NSW 2753	Lot 2 DP 542738
62-90 Ridges Lane RICHMOND LOWLANDS NSW 2753	Lot 2 DP 997087 Lot 3 DP 997087
100-106 Cordners Lane CORNWALLIS NSW 2756	Lot 11C DP 164991 Lot 11B DP 164991

Property Address	Legal Description (Lot and DP Nos)
136 Old Kurrajong Road RICHMOND NSW 2753	Lot A DP 89087
1 Triangle Lane RICHMOND LOWLANDS NSW 2753	Lot 1 DP 997088
148 Old Kurrajong Road RICHMOND NSW 2753	Lot 34 DP 1118821
98 Cordners Lane CORNWALLIS NSW 2756	Lot 2 DP 219995 Vol 15083 Fol 133
216 Edwards Road RICHMOND LOWLANDS NSW 2753	Lot 1 DP 229549 Lot 2 DP 229549
582 Cornwallis Road CORNWALLIS NSW 2756	Lot 1 DP 620102 Lot 2 DP 620102
216 Edwards Road RICHMOND LOWLANDS NSW 2753	Lot 1 DP 229549 Lot 2 DP 229549
8 Jersey Street RICHMOND NSW 2753	Lot 24 DP 802983
6 Jersey Street RICHMOND NSW 2753	S/P 40090
91 Francis Street RICHMOND NSW 2753	Lot D DP 367635
85A Cornwallis Road CORNWALLIS NSW 2756	Lot 2 DP 871283
12 Dight Street RICHMOND NSW 2753	Lot C DP 336988
1 Powells Lane RICHMOND LOWLANDS NSW 2753	Lot 1 DP 120794 Lot A DP 365391 Vol 6099 Fol 101 Lot 1 DP 77207 Vol 6907 Fol 186 Lot 1 DP 797310 and 6 more
1 Powells Lane RICHMOND LOWLANDS NSW 2753	Lot 1 DP 120794 Lot A DP 365391 Vol 6099 Fol 101 Lot 1 DP 77207 Vol 6907 Fol 186 Lot 1 DP 797310 and 6 more
137 Cornwells Lane RICHMOND LOWLANDS NSW 2753	Lot 1 DP 635152
442 Cornwallis Road CORNWALLIS NSW 2756	Lot 16 DP 714927
106 Ridges Lane RICHMOND LOWLANDS NSW 2753	Lot 27 DP 566434
11-13 Ingolds Lane CLARENDON NSW 2756	Lot 1 DP 587139 Vol 13512 Fol 39 Lot 2 DP 587139
175A Francis Street RICHMOND NSW 2753	Lot 2 DP 879170

Property Address	Legal Description (Lot and DP Nos)
<b>Smith Park 180 Francis Street RICHMOND NSW 2753</b>	Lot 7009 DP 93269
<b>246 Dight Street RICHMOND NSW 2753</b>	Lot 1 DP 328980 Vol 4595 Fol 50 Lot 1 DP 109698 Lot 1 DP 75009 Lot 1 DP 63738 and 2 more
<b>171 Francis Street RICHMOND NSW 2753</b>	Lot 103 DP 877011
<b>169 Francis Street RICHMOND NSW 2753</b>	Lot 104 DP 877011
<b>167A Francis Street RICHMOND NSW 2753</b>	Lot 2 DP 1135048
<b>85C Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 4 DP 871283
<b>165 Francis Street RICHMOND NSW 2753</b>	Lot 106 DP 877011
<b>161 Francis Street RICHMOND NSW 2753</b>	S/P 62283
<b>246 Dight Street RICHMOND NSW 2753</b>	Lot 1 DP 328980 Vol 4595 Fol 50 Lot 1 DP 109698 Lot 1 DP 75009 Lot 1 DP 63738 and 2 more
<b>16 Dight Street RICHMOND NSW 2753</b>	Lot X DP 419316 Vol 10974 Fol 49
<b>155 Francis Street RICHMOND NSW 2753</b>	S/P 58361 S/P 61152
<b>143 Francis Street RICHMOND NSW 2753</b>	Lot 16 DP 616626 Vol 14442 Fol 34
<b>11-13 Ingolds Lane CLARENDON NSW 2756</b>	Lot 1 DP 587139 Vol 13512 Fol 39 Lot 2 DP 587139
<b>141 Francis Street RICHMOND NSW 2753</b>	Lot 17 DP 616626 Vol 14442 Fol 35
<b>135 Francis Street RICHMOND NSW 2753</b>	Lot 100 DP 789415
<b>129 Francis Street RICHMOND NSW 2753</b>	Lot 18 DP 616626 Vol 14442 Fol 36
<b>300 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 547531
<b>1 Powells Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 1 DP 120794 Lot A DP 365391 Vol 6099 Fol 101 Lot 1 DP 77207 Vol 6907 Fol 186 Lot 1 DP 797310 and 6 more
<b>Cordners Corner 112-112A Cordners Lane CORNWALLIS NSW 2756</b>	Lot 1 DP 216322 Lot 2 DP 216322 P/O 138930



Property Address	Legal Description (Lot and DP Nos)
646 Cornwallis Road RICHMOND LOWLANDS NSW 2753	Lot E DP 410973 Lot 1 DP 582215 Lot 2 DP 582215
646 Cornwallis Road RICHMOND LOWLANDS NSW 2753	Lot E DP 410973 Lot 1 DP 582215
4 Dight Street RICHMOND NSW 2753	Lot Y DP 419316 Lot 2 DP 578886
1 Powells Lane RICHMOND LOWLANDS NSW 2753	Lot 1 DP 120794 Lot A DP 365391 Vol 6099 Fol 101 Lot 1 DP 77207 Vol 6907 Fol 186 Lot 1 DP 797310 and 6 more
2 Triangle Lane RICHMOND LOWLANDS NSW 2753	Lot 1 DP 715819 Vol 3628 Fol 481
27 Strong Place RICHMOND NSW 2753	Lot 292 DP 811011
190 Cornwallis Road CORNWALLIS NSW 2756	Lot 53 DP 79989 Vol 13033 Fol 171
61A Hawkesbury Valley Way WINDSOR NSW 2756	Lot 12 DP 790346
92 Dight Street RICHMOND NSW 2753	Lot A DP 369937 Vol 10494 Fol 228 Lot 1 DP 588210 Vol 13309 Fol 46 Lot B DP 369937 Lot 2 DP 588210 and 1 more
246 Dight Street RICHMOND NSW 2753	Lot 1 DP 328980 Vol 4595 Fol 50 Lot 1 DP 109698 Lot 1 DP 75009 Lot 1 DP 63738 and 2 more
232 Cornwallis Road CORNWALLIS NSW 2756	Lot A DP 85773
226 Cornwallis Road CORNWALLIS NSW 2756	Lot B DP 85773
100-106 Cordners Lane CORNWALLIS NSW 2756	Lot 11C DP 164991 Lot 11B DP 164991
42 Triangle Lane RICHMOND LOWLANDS NSW 2753	Lot A DP 180889 Lot B DP 180889
1 Cornwallis Road CORNWALLIS NSW 2756	Lot 1 DP 797104
646 Cornwallis Road RICHMOND LOWLANDS NSW 2753	Lot E DP 410973 Lot 1 DP 582215 Lot 2 DP 582215
646 Cornwallis Road RICHMOND LOWLANDS NSW 2753	Lot E DP 410973 Lot 1 DP 582215
1 Powells Lane RICHMOND LOWLANDS NSW 2753	Lot 1 DP 120794 Lot A DP 365391 Vol 6099 Fol 101 Lot 1 DP 77207 Vol 6907 Fol 186 Lot 1 DP 797310 and 6 more

<b>Property Address</b>	<b>Legal Description (Lot and DP Nos)</b>
<b>62-90 Ridges Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 997087 Lot 3 DP 997087
<b>Bensons Lane Sporting Complex 23 Bensons Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 624012 Vol 14742 Fol 247 Lot 3 DP 633497
<b>92 Dight Street RICHMOND NSW 2753</b>	Lot A DP 369937 Vol 10494 Fol 228 Lot 1 DP 588210 Vol 13309 Fol 46 Lot B DP 369937 Lot 2 DP 588210 and 1 more
<b>10 Onus Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 580211 Lot 1 DP 1110560 Lot 3 DP 1110560 Lot 4 DP 1110560 and 1 more
<b>16 Cordners Lane CORNWALLIS NSW 2756</b>	Lot 1 DP 73760
<b>1 Powells Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 1 DP 120794 Lot A DP 365391 Vol 6099 Fol 101 Lot 1 DP 77207 Vol 6907 Fol 186 Lot 1 DP 797310 and 6 more
<b>646 Cornwallis Road RICHMOND LOWLANDS NSW 2753</b>	Lot E DP 410973 Lot 1 DP 582215 Lot 2 DP 582215
<b>645 Cornwallis Road RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 582215
<b>1 Powells Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 1 DP 120794 Lot A DP 365391 Vol 6099 Fol 101 Lot 1 DP 77207 Vol 6907 Fol 186 Lot 1 DP 797310 and 6 more
<b>64 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 2 DP 560255 Vol 12065 Fol 111
<b>63 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 560255 Vol 12065 Fol 110
<b>508 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 81687 Lot 2 DP 81687
<b>127 Edwards Road RICHMOND LOWLANDS NSW 2753</b>	Lot 13 DP 752032 Lot 175 DP 752032
<b>441 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 17 DP 714927
<b>127 Francis Street RICHMOND NSW 2753</b>	Lot 19 DP 616626 Vol 14442 Fol 37
<b>85B Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 3 DP 871283
<b>133 Francis Street RICHMOND NSW 2753</b>	Lot 11 DP 251795
<b>17 Ingolds Lane CLARENDON NSW 2756</b>	Lot 1 DP 157451 Lot 1 DP 158472 Lot 1 DP 70948

Property Address	Legal Description (Lot and DP Nos)
17 Ingolds Lane CLARENDON NSW 2756	Lot 1 DP 157451 Lot 1 DP 158472 Lot 1 DP 70948
131 Francis Street RICHMOND NSW 2753	Lot 12 DP 251795
24-162 Percival Street CLARENDON NSW 2756	Lot 11 DP 563483 Lot 12 DP 563483 Lot 5 DP 244683 Lot 6 DP 244683 and 7 more
108 Dight Street RICHMOND NSW 2753	Lot 176 DP 752032 Vol 12518 Fol 157
125 Francis Street RICHMOND NSW 2753	Lot 14 DP 251795 Vol 13062 Fol 131 Lot 2 DP 212662 Lot 4 DP 212662
123 Francis Street RICHMOND NSW 2753	Lot 15 DP 251795 Vol 13062 Fol 132
2 Cupitts Lane RICHMOND NSW 2753	Lot 1 DP 65139
121A Francis Street RICHMOND NSW 2753	Lot 1 DP 563230 Vol 12318 Fol 17
121 Francis Street RICHMOND NSW 2753	Lot 2 DP 563230
14 Evans Crescent RICHMOND NSW 2753	Lot 14 DP 789582
119 Francis Street RICHMOND NSW 2753	Lot 3 DP 563230 Vol 12318 Fol 19
9 Evans Crescent RICHMOND NSW 2753	Lot 9 DP 789582
97 Francis Street RICHMOND NSW 2753	Lot 2 DP 814363
7 Evans Crescent RICHMOND NSW 2753	Lot 7 DP 786402
117 Francis Street RICHMOND NSW 2753	Lot 4 DP 219538 Lot 5 DP 219538
15 Evans Crescent RICHMOND NSW 2753	Lot 15 DP 789582
115 Francis Street RICHMOND NSW 2753	Lot 100 DP 875082
113 Francis Street RICHMOND NSW 2753	Lot 1 DP 218082

<b>Property Address</b>	<b>Legal Description (Lot and DP Nos)</b>
<b>100 Cornwells Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 505904 Lot 1 DP 505904
<b>17 Ingolds Lane CLARENDON NSW 2756</b>	Lot 1 DP 157451 Lot 1 DP 158472 Lot 1 DP 70948
<b>111 Francis Street RICHMOND NSW 2753</b>	Lot 2 DP 29694 Vol 9149 Fol 116
<b>24-162 Percival Street CLARENDON NSW 2756</b>	Lot 11 DP 563483 Lot 12 DP 563483 Lot 5 DP 244683 Lot 6 DP 244683 and 7 more
<b>87A Francis Street RICHMOND NSW 2753</b>	Lot 570 DP 859752
<b>103 Francis Street RICHMOND NSW 2753</b>	Lot 3 DP 29694 Lot 4 DP 248272 Vol 12554 Fol 91 Lot 3 DP 578827 Lot 1 DP 814363
<b>87 Francis Street RICHMOND NSW 2753</b>	Lot 571 DP 859752
<b>107 Francis Street RICHMOND NSW 2753</b>	Lot 6 DP 599456
<b>24-162 Percival Street CLARENDON NSW 2756</b>	Lot 11 DP 563483 Lot 12 DP 563483 Lot 5 DP 244683 Lot 6 DP 244683 and 7 more
<b>Cordners Corner 112-112A Cordners Lane CORNWALLIS NSW 2756</b>	Lot 1 DP 216322 Lot 2 DP 216322 P/O 138930
<b>44 Ridges Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 1 DP 996881 Lot 1 DP 1145686
<b>44 Ridges Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 1 DP 996881 Lot 9 DP 134182 Lot 1 DP 1145686
<b>299 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 2 DP 743020 Vol 3503 Fol 690 Lot 1 DP 743020 Vol 3503 Fol 690
<b>246 Dight Street RICHMOND NSW 2753</b>	Lot 1 DP 328980 Vol 4595 Fol 50 Lot 1 DP 109698 Lot 1 DP 75009 Lot 1 DP 63738 and 2 more
<b>278 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 168814 Lot A DP 160257 Lot 57 DP 1069697
<b>73 Cordners Lane CORNWALLIS NSW 2756</b>	Lot 1 DP 219995 Lot 89 DP 1116677
<b>299 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 2 DP 743020 Vol 3503 Fol 690 Lot 1 DP 743020 Vol 3503 Fol 690



<b>Property Address</b>	<b>Legal Description (Lot and DP Nos)</b>
<b>100 Old Kurrajong Road RICHMOND NSW 2753</b>	Lot 1 DP 206104 Vol 9366 Fol 48 Lot 2 DP 206104
<b>63 Cordners Lane CORNWALLIS NSW 2756</b>	Lot 1 DP 136238
<b>258 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 263 DP 752061 Lot B DP 160257
<b>92 Dight Street RICHMOND NSW 2753</b>	Lot A DP 369937 Vol 10494 Fol 228 Lot 1 DP 588210 Vol 13309 Fol 46 Lot B DP 369937 Lot 2 DP 588210 and 1 more
<b>114 Cornwells Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 291 DP 811011
<b>98 Ridges Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 1 DP 997087
<b>49 Old Kurrajong Road RICHMOND NSW 2753</b>	Lot 1 DP 738865 Vol 3679 Fol 915 Lot 2 DP 738881 Vol 3679 Fol 915
<b>10 Onus Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 580211 Lot 1 DP 1110560 Lot 3 DP 1110560 Lot 4 DP 1110560 and 1 more
<b>171 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 57 DP 1094343
<b>4 Dight Street RICHMOND NSW 2753</b>	Lot Y DP 419316 Lot 2 DP 578886
<b>Bensons Lane Sporting Complex 23 Bensons Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 624012 Vol 14742 Fol 247 Lot 3 DP 633497
<b>14 Cupitts Lane RICHMOND NSW 2753</b>	Lot 4 DP 587139 Lot 3 DP 587139
<b>33 Old Kurrajong Road RICHMOND NSW 2753</b>	Lot 11 DP 570172 Vol 12483 Fol 204
<b>177 Francis Street RICHMOND NSW 2753</b>	Lot 100 DP 877011 Lot 554 DP 1121438
<b>166 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 52 DP 585372
<b>246 Dight Street RICHMOND NSW 2753</b>	Lot 1 DP 328980 Vol 4595 Fol 50 Lot 1 DP 109698 Lot 1 DP 75009 Lot 1 DP 63738 and 2 more
<b>24-162 Percival Street CLARENDON NSW 2756</b>	Lot 11 DP 563483 Lot 12 DP 563483 Lot 5 DP 244683 Lot 6 DP 244683 and 7 more
<b>92 Dight Street RICHMOND NSW 2753</b>	Lot A DP 369937 Vol 10494 Fol 228 Lot 1 DP 588210 Vol 13309 Fol 46 Lot B DP 369937 Lot 2 DP 588210 and 1 more

Property Address	Legal Description (Lot and DP Nos)
1 Gow Lane CORNWALLIS NSW 2756	Lot 1 DP 548855 Vol 11696 Fol 82 Lot 1 DP 78670
1 Gow Lane CORNWALLIS NSW 2756	Lot 1 DP 548855 Vol 11696 Fol 82 Lot 1 DP 78670
14 Cupitts Lane RICHMOND NSW 2753	Lot 4 DP 587139 Lot 3 DP 587139
5 Old Kurrajong Road RICHMOND NSW 2753	Lot 12 DP 570172 Vol 12483 Fol 205
Deerubbin Park 8 Cornwallis Road CORNWALLIS NSW 2756	Lot 45 DP 244472
24-162 Percival Street CLARENDON NSW 2756	Lot 11 DP 563483 Lot 12 DP 563483 Lot 5 DP 244683 Lot 6 DP 244683 and 7 more
73 Cordners Lane CORNWALLIS NSW 2756	Lot 1 DP 219995 Lot 89 DP 1116677
45 Cordners Lane CORNWALLIS NSW 2756	Lot 1 DP 199319
31 Strong Place RICHMOND NSW 2753	Lot 2 DP 847288
Lions Park 7 Dight Street RICHMOND NSW 2753	Lot 14 Sec 30 DP 758881 Lot 15 Sec 30 DP 758881 Lot 16 Sec 30 DP 758881
Lions Park 7 Dight Street RICHMOND NSW 2753	Lot 14 Sec 30 DP 758881 Lot 15 Sec 30 DP 758881 Lot 16 Sec 30 DP 758881
Address Not Specified	Part Lot 91 DP 751665 Lot 7008 DP 1016475 Lot 7013 DP 1026224 Lot 3 DP 820355 and 97 more
2 Dight Street RICHMOND NSW 2753	Lot 2 DP 113087
29 Strong Place RICHMOND NSW 2753	Lot 1 DP 847288
16 Jersey Street RICHMOND NSW 2753	Lot 1 DP 724131
69 Francis Street RICHMOND NSW 2753	Lot 1 DP 19131
59A Francis Street RICHMOND NSW 2753	Lot 1 DP 218081
63 Francis Street RICHMOND NSW 2753	Lot 2 DP 561868 Lot 1 DP 561868 Lot 3 DP 561868
14 Jersey Street RICHMOND NSW 2753	Lot 26 DP 802983

<b>Property Address</b>	<b>Legal Description (Lot and DP Nos)</b>
<b>2 Percival Street CLARENDON NSW 2756</b>	Part Lot 4 DP 572977 Vol 12715 Fol 178
<b>42 Triangle Lane RICHMOND LOWLANDS NSW 2753</b>	Lot A DP 180889 Lot B DP 180889
<b>103 Francis Street RICHMOND NSW 2753</b>	Lot 3 DP 29694 Lot 4 DP 248272 Vol 12554 Fol 91 Lot 3 DP 578827 Lot 1 DP 814363
<b>31 Cornwells Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 4 DP 1120860
<b>1 Cornwells Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 5 DP 1120860
<b>49 Old Kurrajong Road RICHMOND NSW 2753</b>	Lot 1 DP 738865 Vol 3679 Fol 915 Lot 2 DP 738881 Vol 3679 Fol 915
<b>582 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 620102 Lot 2 DP 620102
<b>149 Edwards Road RICHMOND LOWLANDS NSW 2753</b>	Lot 21 DP 659030 Vol 15496 Fol 106 Lot 1 DP 947221
<b>508 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 81687 Lot 2 DP 81687
<b>63 Hawkesbury Valley Way WINDSOR NSW 2756</b>	Lot 11 DP 790346
<b>86 Dight Street RICHMOND NSW 2753</b>	S/P 79709
<b>88 Dight Street RICHMOND NSW 2753</b>	S/P 21799
<b>105 Francis Street RICHMOND NSW 2753</b>	Lot 7 DP 599456
<b>71 Francis Street RICHMOND NSW 2753</b>	Lot 1 DP 1012639
<b>92A Dight Street RICHMOND NSW 2753</b>	Lot 4 DP 222300 Lot 1 DP 222300
<b>92A Dight Street RICHMOND NSW 2753</b>	Lot 4 DP 222300 Lot 1 DP 222300
<b>101 Francis Street RICHMOND NSW 2753</b>	Lot 4 DP 29694
<b>99 Francis Street RICHMOND NSW 2753</b>	S/P 51170
<b>95 Francis Street RICHMOND NSW 2753</b>	Lot B DP 367635
<b>93 Francis Street RICHMOND NSW 2753</b>	Lot C DP 367635 Vol 6229 Fol 166

Property Address	Legal Description (Lot and DP Nos)
24-162 Percival Street CLARENDON NSW 2756	Lot 11 DP 563483 Lot 12 DP 563483 Lot 5 DP 244683 Lot 6 DP 244683 and 7 more
42 Ridges Lane RICHMOND LOWLANDS NSW 2753	Lot 9 DP 134182
44 Ridges Lane RICHMOND LOWLANDS NSW 2753	Lot 1 DP 996881 Lot 9 DP 134182 Lot 1 DP 1145686
115 Dight Street RICHMOND NSW 2753	Lot 1 DP 616709 Lot 2 DP 90072 Lot 1 DP 90072 Lot 196 DP 824045 and 1 more
23 Strong Place RICHMOND NSW 2753	Lot 11 DP 802983
12 Jersey Street RICHMOND NSW 2753	S/P 49099
55 Francis Street RICHMOND NSW 2753	Lot 7 DP 21480 Lot B DP 368811
10 Jersey Street RICHMOND NSW 2753	Lot 25 DP 802983
173A Francis Street RICHMOND NSW 2753	Lot 11 DP 1050433
199 Edwards Road RICHMOND LOWLANDS NSW 2753	Lot 1 DP 724856
Benson House 61 Francis Street RICHMOND NSW 2753	Lot 1 DP 212262 Lot 1 DP 1245663
Benson House 61 Francis Street RICHMOND NSW 2753	Lot 1 DP 212262 Lot 1 DP 1245663
636 Cornwallis Road CORNWALLIS NSW 2756	Lot 1 DP 529382 Lot B DP 157405
1 Powells Lane RICHMOND LOWLANDS NSW 2753	Lot 1 DP 120794 Lot A DP 365391 Vol 6099 Fol 101 Lot 1 DP 77207 Vol 6907 Fol 186 Lot 1 DP 797310 and 6 more
1 Powells Lane RICHMOND LOWLANDS NSW 2753	Lot 1 DP 120794 Lot A DP 365391 Vol 6099 Fol 101 Lot 1 DP 77207 Vol 6907 Fol 186 Lot 1 DP 797310 and 6 more
51 Mcquade Avenue SOUTH WINDSOR NSW 2756	Lot 4 DP 214147 Lot 6 DP 259534 Lot 1 DP 107941 Lot 2 DP 214147
9 Cornwallis Road CORNWALLIS NSW 2756	Lot 102 DP 884408
38 Greenway Crescent WINDSOR NSW 2756	Lot 222 DP 884409



<b>Property Address</b>	<b>Legal Description (Lot and DP Nos)</b>
<b>394 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 1041602
<b>149 Edwards Road RICHMOND LOWLANDS NSW 2753</b>	Lot 21 DP 659030 Vol 15496 Fol 106 Lot 1 DP 947221
<b>127 Edwards Road RICHMOND LOWLANDS NSW 2753</b>	Lot 13 DP 752032 Lot 175 DP 752032
<b>3/12 Jersey Street RICHMOND NSW 2753</b>	Lot 3 S/P 49099
<b>44 Ridges Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 1 DP 996881 Lot 1 DP 1145686
<b>44 Ridges Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 1 DP 996881 Lot 9 DP 134182 Lot 1 DP 1145686
<b>83 Ridges Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 128 DP 1151145 Lot 129 DP 1151145
<b>83 Ridges Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 128 DP 1151145 Lot 129 DP 1151145
<b>53 Francis Street RICHMOND NSW 2753</b>	Lot 8 DP 21480 Lot C DP 368811
<b>532 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 743075 Vol 2338 Fol 695 Lot 1 DP 75819
<b>246 Dight Street RICHMOND NSW 2753</b>	Lot 1 DP 328980 Vol 4595 Fol 50 Lot 1 DP 109698 Lot 1 DP 75009 Lot 1 DP 63738 and 2 more
<b>362 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 3 DP 1112496
<b>332 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 3 DP 975376
<b>278 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 168814 Lot A DP 160257 Lot 57 DP 1069697
<b>258 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 263 DP 752061 Lot B DP 160257
<b>192 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 2 DP 717526
<b>146 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 51 DP 565378 Vol 12681 Fol 244
<b>124 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 50 DP 1061878
<b>104 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 1069384
<b>105 Edwards Road RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 635152 Vol 15144 Fol 230

<b>Property Address</b>	<b>Legal Description (Lot and DP Nos)</b>
<b>380 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 2 DP 1085715
<b>636 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 529382 Lot B DP 157405
<b>532 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 743075 Vol 2338 Fol 695 Lot 1 DP 75819
<b>170 Old Kurrajong Road RICHMOND NSW 2753</b>	Lot 351 DP 1112862 Lot 352 DP 1112862
<b>177 Francis Street RICHMOND NSW 2753</b>	Lot 100 DP 877011 Lot 554 DP 1121438
<b>10 Onus Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 580211 Lot 1 DP 1110560 Lot 3 DP 1110560 Lot 4 DP 1110560 and 1 more
<b>10 Onus Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 580211 Lot 1 DP 1110560 Lot 3 DP 1110560 Lot 4 DP 1110560 and 1 more
<b>10 Onus Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 580211 Lot 1 DP 1110560 Lot 3 DP 1110560 Lot 4 DP 1110560 and 1 more
<b>87 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 871283
<b>7 Ridges Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 1168610
<b>33 Ridges Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 1 DP 1168610
<b>88 Cornwells Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 11 DP 1182898
<b>4 Bensons Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 12 DP 1182898
<b>155 Francis Street RICHMOND NSW 2753</b>	S/P 58361 S/P 61152
<b>2 College Street RICHMOND NSW 2753</b>	Lot 181 DP 39768 Lot 185 DP 39768 Lot 186 DP 39768 Lot 10 DP 752032 and 4 more
<b>Howe Park 51 The Terrace WINDSOR NSW 2756</b>	Lot 44 DP 244472 Lot 5 DP 575193 Lot 3 DP 593192
<b>346 Cornwallis Road CORNWALLIS NSW 2756</b>	Lot 1 DP 194200
<b>77 Cornwells Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 2 DP 1120860

<b>Property Address</b>	<b>Legal Description (Lot and DP Nos)</b>
<b>78 Powells Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 1 DP 1120860
<b>55 Cornwells Lane RICHMOND LOWLANDS NSW 2753</b>	Lot 3 DP 1120860
<b>61 Hawkesbury Valley Way WINDSOR NSW 2756</b>	Lot 221 DP 884409
<b>11/155 Francis Street RICHMOND NSW 2753</b>	Lot 11 S/P 61152
<b>12/155 Francis Street RICHMOND NSW 2753</b>	Lot 12 S/P 61152
<b>13/155 Francis Street RICHMOND NSW 2753</b>	Lot 13 S/P 61152
<b>2/161 Francis Street RICHMOND NSW 2753</b>	Lot 2 S/P 62283
<b>1/161 Francis Street RICHMOND NSW 2753</b>	Lot 1 S/P 62283
<b>3/155 Francis Street RICHMOND NSW 2753</b>	Lot 3 S/P 58361
<b>4/155 Francis Street RICHMOND NSW 2753</b>	Lot 4 S/P 58361
<b>5/155 Francis Street RICHMOND NSW 2753</b>	Lot 5 S/P 58361
<b>6/155 Francis Street RICHMOND NSW 2753</b>	Lot 6 S/P 58361
<b>2/99 Francis Street RICHMOND NSW 2753</b>	Lot 2 S/P 51170
<b>1/99 Francis Street RICHMOND NSW 2753</b>	Lot 1 S/P 51170
<b>2/88 Dight Street RICHMOND NSW 2753</b>	Lot 2 S/P 21799
<b>2/86 Dight Street RICHMOND NSW 2753</b>	Lot 2 S/P 79709
<b>3/6 Jersey Street RICHMOND NSW 2753</b>	Lot 3 S/P 40090

- (1) This clause applies to certain lands at the Richmond Lowlands, Richmond and Cornwallis area as listed in the table above, and will be identified as “7” on the Additional Permitted Uses Map.
- (2) Development for the purpose of recreation facilities (outdoor) limited to polo, show jumping and dressage activities.

(3) Development consent must not be granted under this clause unless the consent authority is satisfied that:

- (a) The development retains or enhances the existing rural landscape values,
- (b) The development does not detract from the existing rural character,
- (c) The development minimises conflict between land uses in the zone and land uses in adjoining zones,
- (d) The development is compatible with the flood hazard of the land and is not likely to significantly adversely affect flood behaviour, and
- (e) The development does not create unreasonable demands for the provision or extension of public amenities and services.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied development incorporates appropriate measures to manage risk to life from flood (and other hazards) including the preparation of a risk management and evacuation plan.

#### **4.1 Rationale for restrictions**

Despite the emergence of polo on the Richmond Lowlands since the 1970's, the Hawkesbury Local Environmental Plan 2012, being a standard instrument local environmental plan does not currently permit polo uses within the RU2 Rural Landscape zone. As detailed above, Council has previously passed resolutions indicating support for the emerging polo and related support industries, and as such this planning proposal has been prepared to respond to that support from Council.

When considering this matter and the proposed uses, the zone objectives of the RU2 Rural Landscape zone which are prescribed and provided below need to be considered:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses in the zone and land uses in adjoining zones.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.
- To ensure that development retains or enhances existing landscape values including a distinctive agricultural component.
- To preserve the river valley systems, scenic corridors, wooded ridges, escarpments, environmentally sensitive areas and other features of scenic quality.
- To ensure that development does not detract from the existing rural character or create unreasonable demands for the provision or extension of public amenities and services.

The Planning Proposal recommends polo, show jumping and dressage related uses to be permitted within the RU2 Rural Landscape zone of the Richmond Lowlands. The broad nature of recreation facilities (outdoor) definition within *HLEP 2012* has potential to result in

development applications being received that do not accord with the zone objectives or the desired outcomes of the Planning Proposal.

Furthermore, broader equine uses are not being sought as part of this amendment as this could permit uses such as (but not limited to) an equestrian centre. These types of land uses have potential to significantly alter the rural landscape.

On this basis it is recommended that the recreation facilities (outdoor) be restricted for the purposes of polo, show jumping and dressage related uses and activities as follows:

Land Use	Restriction	Rationale
Recreation facilities (outdoor)	Recreation facilities (outdoor) for the purposes of polo, show jumping and dressage activities and uses.	<p>Unrestricted this land use could permit land uses such as including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre.</p> <p>These land uses do not accord with the intended objectives of the Planning Proposal that is to support polo, show jumping and dressage development within the Richmond Lowlands. Furthermore, these developments could have significant impacts within the land use zone.</p> <p>Restricting the planning proposal to polo, show jumping and dressage uses and activities only is consistent with Councils previous strategic direction for the area and is the best mechanism for ensuring the objectives of the RU2 Rural Landscape zone is preserved.</p>



## 5. Part 3 - Justification

This section sets out the reasons for the proposed outcomes and development standards in the planning proposal. The following questions are set in the Department of Planning and Environment's '*A Guide to Preparing Planning Proposals*' and addresses the need for the planning proposal, its strategic planning context, the environmental, social and economic impacts and the implications for State and Commonwealth government agencies.

### 5.1 Need for a planning proposal

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

This planning proposal is initiated in response to Council's Resolution dated 3 February 2015, and 28 February 2017, to facilitate Councils support for polo uses within the Richmond Lowlands precinct.

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

*HLEP 2012* is Council's principle planning instrument. This planning proposal seeks to amend *HLEP 2012* by providing additional permitted uses to allow polo, show jumping and dressage activities across the RU2 zone in the Richmond Lowlands, Richmond and Cornwallis area.

A planning proposal is the most appropriate means to achieve this outcome and the objectives and intended outcomes of the planning proposal.

### 5.2 Relationship to strategic planning framework

#### Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

##### 5.2.1 A Plan for Growing Sydney

The planning proposal is consistent with the goal, directions and actions of **A Plan for Growing Sydney** as follows:

Goal	Consistency
<b>Goal 4, Direction 4.1: Protect our natural environment and biodiversity</b> <b>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.</b>	<p>The planning proposal is consistent with this action. The planning proposal seeks additional permitted uses to allow polo, show jumping and dressage activities across the RU2 zone in the Richmond Lowlands, Richmond and Cornwallis area.</p> <p>Restricting outdoor recreation facilities to polo, show jumping and dressage related activities uses only will ensure any future development is consistent the objectives of the RU2 Rural</p>

	<p>Landscape zone and be sensitive to the scenic landscape values of the Richmond Lowlands area.</p> <p>The proposed additional permitted uses will promote the tourism economy associated with polo, show jumping and dressage activities in the Hawkesbury area. This approach will also support increased economic activity and tourism in the Richmond Lowlands area associated with these uses.</p>
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## 5.2.2 A Metropolis of Three Cities- Region Plan

The planning proposal is consistent with the actions of **Region Plan** as follows:

Direction	Consistency
<p><b>Direction – Jobs and Skills for the City</b>  <b>Objective 24: Economic sectors are targeted for success.</b></p> <p><b>Strategy 24.2:</b></p> <ul style="list-style-type: none"> <li>• encouraging the development of a well-designed and located facilities.</li> <li>• Developing industry skills critical to growing the visitor economy.</li> </ul>	<p>The Plan recognises that Greater Sydney's rural towns and villages provide important centres for rural industries, tourism and businesses and for providing the day-to-day needs of communities.</p> <p>In addition, the Plan identifies that maintaining the distinctive character of rural villages is a high priority. The Plan outlines that growth and intensification of business activity within these rural villages is supported where they maintain or enhance local character.</p> <p>The Planning Proposal is consistent with this Direction and Objective of the Plan.</p> <p>The Planning Proposal will facilitate additional land uses to support the equine tourism economy related to polo activities and show jumping events. The Planning Proposal will compliment established polo activities within the Richmond Lowlands area.</p> <p>The proposed uses are of low scale and intensification and will compliment existing polo uses in the Richmond Lowlands area.</p>
<p><b>Direction – A City in its Landscape</b>  <b>Objective 28: Scenic and Cultural landscapes are protected.</b></p> <p><b>Objective 29: Environmental, social and economic values in rural areas are protected and enhanced.</b></p> <p><b>Strategy 28.1:</b></p> <ul style="list-style-type: none"> <li>• Identify and protect scenic and cultural landscapes.</li> </ul> <p><b>Strategy 28.2:</b></p> <ul style="list-style-type: none"> <li>• Enhance and protect views of</li> </ul>	<p>The Richmond Lowlands area is located within the Metropolitan Rural Area.</p> <p>The Metropolitan Rural Area is identified within the Plan as having a wide range of environmental, social and economic values. The area covers almost one quarter of Greater Sydney and contains farms; rural towns and villages; rural residential developments; heritage, scenic and cultural landscapes; mineral resources; and locations for recreation and tourism.</p> <p>The Plan recognises the importance of the</p>

Direction	Consistency
<p>scenic and cultural landscapes from the public realm.</p> <p><b>Strategy 29.1:</b></p> <ul style="list-style-type: none"> <li>• <b>Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.</b></li> </ul>	<p>rural and scenic landscape and discourages further rural-residential development. The Plan further identifies that a key influence in land use decisions in this area is the potential to provide more tourism and recreational opportunities.</p> <p>The Planning Proposal is consistent with this Direction and Objective. The Planning Proposal recognises the value of the rural scenic landscape and the potential for expansion of existing polo related uses and activities in the locality.</p>

### 5.2.3 Western City District Plan

The planning proposal is consistent with the actions of **Western City District Plan** as follows:

Direction	Consistency
<p><b>Direction: Productivity</b></p> <p><b>Planning Priority W11: Growing investment, business opportunities and jobs in strategic centres.</b></p>	<p>This direction and planning priority has identified Richmond-Windsor centres as a strategic centre within the Western District.</p> <p>The Plan recognises that the Richmond-Windsor function and roles has traditionally been in providing accommodation and services to support a rural population and agricultural activity.</p> <p>The Plan also recognises that the centre has an emerging tourism base that is focused on rural character and agriculture. Specific actions have been established to support the Richmond-Windsor strategic centre. These actions include:</p> <ul style="list-style-type: none"> <li>• Support complementary land uses around the agglomeration of education and defence uses in Richmond</li> <li>• Support master planning processes for Richmond and Windsor that encourage new lifestyle and entertainment uses, employment opportunities, activate streets and places, grow the tourism economy and respect and enhance the significant heritage value and assets</li> <li>• Facilitate the attraction of office/commercial floor space and provide opportunities to allow commercial and retail activities to innovate, including smart work hubs.</li> </ul> <p>The Planning Proposal is consistent with this Direction and Planning Priority as it will continue to support and grow equine tourism</p>

Direction	Consistency
	<p>(specifically polo, show jumping and dressage uses and activities) economy while respecting the significant scenic value of Richmond Lowlands.</p> <p>The proposed land uses will compliment and expand on existing operations while ensuring that any new development considers the scenic rural landscape of the Richmond Lowlands area.</p>
<p><b>Direction: Sustainability</b></p> <p><b>Planning Priority W16: Protecting and enhancing scenic and cultural landscapes.</b></p> <p><b>Planning Priority W17: Better Managing Rural Areas.</b></p>	<p>The Plan recognises that scenic and cultural landscapes of the Western City District contribute to the identity and international profile of Greater Sydney. Scenic and cultural landscapes encourage an appreciation of the natural environment, protect heritage and culture, and create economic opportunities, particularly for recreation and tourism.</p> <p>The Planning Proposal is consistent with this planning priority in that it is proposing additional land uses to support the local tourism economy through facilitating polo, show jumping and dressage activities within Richmond Lowlands area.</p> <p>The Richmond Lowlands is located within the Metropolitan Rural Area of the Plan. The Plan recognises that the rural areas contribute to habitat and biodiversity, support productive agriculture, provide mineral and energy resources, and sustain local rural towns and villages.</p> <p>The Planning Proposal is consistent with this planning priority as it is seeking to retain the RU2 Rural Landscape zone while equine uses that will compliment existing polo related activities and developments in the Richmond Lowlands area.</p> <p>These proposed uses and activities are of low intensity and low scale and will not be intrusive within the rural scenic landscape of the Richmond Lowlands area.</p>

**Is the planning proposal consistent with the local Council's community strategic plan, or other local strategic plan?**

#### **5.2.4 Hawkesbury Community Strategic Plan 2017-2036**

The Hawkesbury Community Strategic Plan sits above all other Council plans and policies. Its purpose is to identify the Hawkesbury community's priorities and aspirations for the future. The strategies within it should take into consideration the issues and pressures that affect the community, and the level of resources realistically available. Given this, the significance of the Community Strategic Plan to the community and to the Council is of the highest order,



and ensuring that it is fully reflective of the Hawkesbury community's aspirations is viewed as critical.

As expressed through the Hawkesbury Community Strategic Plan 2017-2036, the vision for the Hawkesbury is that:

*'We see the Hawkesbury as a vibrant and collaborative community living in harmony with our history and environment, whilst valuing our diversity, striving for innovation, a strong economy and retaining our lifestyle and identity'.*

Relevant HCSP Outcome within the theme	Council's commitment to the outcome	How the planning proposal achieves the outcome
<b>Theme 5.7 Tourism and Economic Development- promote our community as the place to visit, work and invest.</b>	<p><b>5.7.1</b> – working in partnership we will actively market our City and our capabilities to existing and potential businesses, visitors and investors.</p> <p><b>5.7.2</b> – Develop Hawkesbury tourism to enhance and strengthen opportunities within our tourism sector.</p> <p><b>5.7.3</b> – Businesses are encouraged and upskilled to adopt more ethical and sustainable practises.</p>	<p>The planning proposal seeks additional permitted uses to allow polo, show jumping and dressage activities across the RU2 zone in the Richmond Lowlands/Richmond/Cornwallis area.</p> <p>The proposed amendments to the <i>HLEP 2012</i> will promote the tourism economy associated with polo, show jumping and dressage activities in the Hawkesbury area. This approach will also support increased economic activity and tourism in the Richmond Lowlands area associated with these uses.</p>

### 5.2.5 Hawkesbury Tourism Strategy 2015

The Planning Proposal also accords with the Hawkesbury City Council Tourism Strategy (July 2015) that was prepared to focus on future directions and trends in tourism for the Hawkesbury LGA and to develop a management framework to guide Councils activities in its tourism program.

This Strategy identified potential in the growth and expansion of equine related activities in the Hawkesbury LGA. The Strategy included as part of its Action Plan for Council to consider the development of an "equine hub". The intent was to capitalise on existing equine operations and work with relevant stakeholders to encourage a greater profile for equine related uses to attract more visitors, encourage new experiences and grow the length of visitor stays within the Hawkesbury LGA.

By permitting with development consent polo, showing jumping and dressage uses within the Richmond Lowlands area, the Planning Proposal will capitalise on existing polo activities in the locality and provide potential to attract more visitors and provide new experiences such as show jumping and dressage.

## Is the planning proposal consistent with the applicable state environmental policies?

The relevant State Environmental Planning Policies are outlined in the table below:

No.	Title	Summary	PP application's consistency with the SEPP
1	<b>Development Standards</b>	Aim to provide flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objectives specified in section 5 (a)(i) and (ii) of the Act.	<b>Applies to State</b> (except certain land marked in Map of SEPP- Development Standards).  Consistent.
14	<b>Coastal Wetlands</b>	Aims to ensure that the coastal wetlands are preserved and protected in the environmental and economic interests of the State.	<b>Applies to State</b> (except to land included under SEPP 26- Littoral Rainforest and does not apply to development that is State Significant Infrastructure)  Consistent.
19	<b>Bushland in Urban Areas</b>	Aims to protect bushland within urban areas. Specific attention to bushland, remnant and endangered vegetation and bushland zoned or reserved for public open space.	<b>Applies to State</b>  Consistent.
21	<b>Caravan Parks</b>	Aims to facilitate the proper management and development of land used for caravan parks catering to the provision of accommodation to short and long term residents.	<b>Applies to State</b> except land to which SEPP (Western Sydney Parklands) applies.  The planning proposal is consistent with this SEPP.

No.	Title	Summary	PP application's consistency with the SEPP
26	Littoral Rainforests	Aim is to provide a mechanism for the consideration for development that is likely to damage or destroy littoral areas with a view to the preservation of those areas in their natural state.	<b>Applies to State</b>  The planning proposal is consistent with this SEPP.
30	Intensive Agriculture	Establishes the requirement for development consent and additional requirements for cattle feedlots and piggeries.	<b>Applies to State</b> Consistent
33	Hazardous and Offensive Development	Aims to provide additional support and requirements for hazardous and offensive development	<b>Applies to State</b>  Consistent
44	Koala Habitat Protection	Aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reserve the current trend of koala population.	<b>Applies to LGAs listed in Schedule 1 – including Hawkesbury LGA.</b> Consistent  Given the low scale and intensity of the proposed additional uses, it is considered adequate for each individual development application to address the subject SEPP where relevant.
50	Canal Estate Development	Prohibits canal estate development	<b>Applies to State</b>  Consistent
55	Remediation of Land	Provides a State wide planning approach for the remediation of contaminated land.	<b>Applies to State</b> <b>Consistent</b> The planning proposal seeks additional permitted uses to allow polo, show jumping and dressage activities across the RU2 zone in the Richmond Lowlands, Richmond and Cornwallis area.  The subject site consists of numerous parcels of land which

No.	Title	Summary	PP application's consistency with the SEPP
			<p>may have agricultural uses occurring on it. These uses may have potential to result in land contamination to a certain extent.</p> <p>However, any subsequent DAs lodged may need to undertake a phase 1 contamination assessment to fulfil Clause 6 requirements of the SEPP 55 if the proposal proceeds to S3.34 Gateway Determination and notification (gazettal).</p>
62	<b>Sustainable Aquaculture</b>	Aims to encourage and regulate sustainable aquaculture development	<p><b>Applies to State</b></p> <p>Consistent</p>
64	<b>Advertising and Signage</b>	Aims to regulate signage (but not content) and ensure signage is compatible with desired amenity and visual character of the area.	<p><b>Applies to State</b></p> <p>Consistent</p>
65	<b>Design Quality of Residential Flat Development</b>	Aims to improve the design qualities of residential flat building development in New South Wales.	<p><b>Applies to State,</b> except Kosciusko SEPP area</p> <p>Consistent</p> <p>The proposed controls, which would work in conjunction with Council's Development Control Plan framework, would be consistent with SEPP 65. Any subsequent DAs would need to comply with the SEPP if applicable.</p>
	<b>Housing for Seniors or People with a Disability 2004</b>	Aims to encourage the provision of housing to meet the needs of seniors or people with a disability.	<p><b>Applies to State</b></p> <p>Consistent</p>

No.	Title	Summary	PP application's consistency with the SEPP
	<b>Building Sustainability Index: BASIX 2004</b>	Aims to ensure consistency in the implementation of the BASIX scheme throughout the State	<b>Applies to State</b> Consistent
	<b>Major Development 2005</b>	Aims to facilitate the development or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State. Also to facilitate service delivery outcomes for a range of public services.	<b>Applies to State</b> Consistent
	<b>Mining, Petroleum and Extractive Industries 2007</b>	Aims to provide for the proper management and development of mineral, petroleum and extractive material resources	<b>Applies to State</b> Consistent
	<b>Miscellaneous Concerns Provisions 2007</b>	Aims to provide that the erection of temporary structures is permissible with consent across the State, development comprising the subdivision of land, the erection of a building or the demolition of a building, to the extent to which it does not already require development consent under another environmental planning instrument, cannot be carried out except with development consent.	<b>Applies to State</b> Consistent
	<b>Infrastructure 2007</b>	Aims to facilitate the effective delivery of infrastructure across the State. Specifies exempt and complying development controls to apply to the range of development types listed in the SEPP.	<b>Applies to State</b> Consistent



No.	Title	Summary	PP application's consistency with the SEPP
	<b>Rural Lands 2008</b>	Aims to facilitate the orderly and economic use and development of rural lands for rural and related purposes	<b>Does not apply to Hawkesbury LGA</b> Consistent
	<b>Exempt and Complying Development Codes 2008</b>	Aims to provide streamlined assessment process for development that complies with specified development standards.	<b>Applies to State</b> To be considered at DA stage if required.
	<b>Western Sydney Parklands 2009</b>	Aims to ensure the Western Sydney Parkland can be developed as urban parkland to serve the Western Sydney Region.	<b>Does not apply to Hawkesbury LGA</b>  Applies to land within the Blacktown, Fairfield and Holroyd LGAs (Quakers Hill to West Hoxton)
	<b>Affordable Rental Housing 2009</b>	Aims to provide a consistent planning regime for the provision of affordable rental housing and facilitate the effective delivery of affordable housing	<b>Applies to State</b> To be considered at DA stage if required.
	<b>State and Regional Development 2011</b>	Aims to identify State significant development and State significant infrastructure. Also to confer functions on joint regional planning panels to determine development applications.	<b>Applies to State</b> Consistent
<b>70</b>	<b>Coastal Protection</b>	Aims to protect and manage the natural, recreational and economic attributes of the NSW coast.	<b>Applies to State</b> (whole or any part of which is thin the coastal zone)  Consistent

The relevant Sydney Regional Environmental Plans are outlined in the table below:

No	Title	Summary	Application
9	Extractive Industry	Aims to facilitate the development of extractive industry in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive materials of regional significance.	<b>Applies to Hawkesbury LGA</b>  Consistent
20	Hawkesbury Nepean	Aims to protect the Hawkesbury-Nepean River System.	<b>Applies to Hawkesbury LGA.</b> Applies to certain LGAs within Greater Metropolitan Region.  Consistent.

### Is the planning proposal consistent with applicable Ministerial Directions s.9.1 (previously S117) directions?

The relevant Section 9.1 Directions contained within the Environmental Planning and Assessment Act 1979 is outlined in the table below:

Section 9.1 Direction No. and Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
<b>1. Employment and Resources</b>			
<b>1.1 Business and Industrial Zones</b>	<ul style="list-style-type: none"> <li>Encourage employment growth in suitable locations</li> <li>Protect employment land in business and industrial zones</li> <li>Support the viability of identified strategic centres.</li> </ul>	<p>The planning proposal seeks additional permitted uses to allow polo, show jumping and dressage activities across the RU2 zone in the Richmond Lowlands, Richmond and Cornwallis area.</p> <p>The proposed amendments to the <i>HLEP 2012</i> will promote the tourism economy associated with polo, show jumping and dressage activities in the Hawkesbury area. This approach will also support increased economic activity and tourism in the Richmond Lowlands area associated with these uses.</p>	<b>Yes</b>
<b>1.2 Rural Zones</b>	<ul style="list-style-type: none"> <li>Protect agricultural production value of rural land.</li> </ul>	The planning proposal seeks additional permitted uses to allow polo, show jumping and dressage activities across the	<b>Yes</b>

		<p>RU2 zone in the Richmond Lowlands, Richmond and Cornwallis area.</p> <p>The land is zoned RU2 Rural Landscape. The intended use of the subject site with the provision of the additional permitted uses will promote and protect and scenic views and landscape character of the area.</p>	
<b>1.3 Mining, Petroleum Production and Extractive Industries</b>	<ul style="list-style-type: none"> <li>Ensure future extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</li> </ul>	N/A	<b>N/A</b>
<b>1.4 Oyster Aquaculture</b>	<ul style="list-style-type: none"> <li>Protect oyster aquaculture areas.</li> </ul>	N/A	<b>N/A</b>
<b>1.5 Rural Lands</b>	<ul style="list-style-type: none"> <li>Protect agricultural production value of rural land and facilitate orderly and economic development of rural lands and related purposes.</li> </ul>	<p>The planning proposal seeks additional permitted uses to allow polo, show jumping and dressage activities across the RU2 zone in the Richmond Lowlands, Richmond and Cornwallis area.</p> <p>The proposed amendments to the <i>HLEP 2012</i> will promote the tourism economy associated with polo, show jumping and dressage activities in the Hawkesbury area.</p>	<b>N/A</b>
<b>2. Environment and Heritage</b>			
<b>2.1 Environment Protection Zones</b>	<ul style="list-style-type: none"> <li>Protect and conserve environmentally sensitive areas.</li> </ul>	The planning proposal is consistent with this direction.	<b>YES</b>
<b>2.2 Coastal Protection</b>	<ul style="list-style-type: none"> <li>Implement the principles in the NSW Coastal Policy.</li> </ul>	N/A	<b>N/A</b>
<b>2.3 Heritage Conservation</b>	<ul style="list-style-type: none"> <li>Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</li> </ul>	The planning proposal is consistent with this direction. There are heritage significant items within the subject site, which will be protected through further conditions imposed through DA Consents on the developments.	<b>YES</b>
<b>2.4 Recreation Vehicle Areas</b>	<ul style="list-style-type: none"> <li>Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</li> </ul>	N/A	<b>N/A</b>

<b>3. Housing, Infrastructure and Urban Development</b>			
<b>3.1 Residential Zones</b>	<ul style="list-style-type: none"> <li>▪ Encourage a variety and choice of housing types to provide for existing and future housing needs</li> <li>▪ Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services</li> <li>▪ Minimise the impact of residential development on the environment and resource lands.</li> </ul>	N/A	N/A
<b>3.2 Caravan Parks and Manufactured Home Estates</b>	<ul style="list-style-type: none"> <li>▪ Provide for a variety of housing types</li> <li>▪ Provide opportunities for caravan parks and manufactured home estates.</li> </ul>	N/A	N/A
<b>3.3 Home Occupations</b>	<ul style="list-style-type: none"> <li>▪ Encourage the carrying out of low-impact small businesses in dwelling houses.</li> </ul>	N/A	N/A
<b>3.4 Integrating Land Use and Transport</b>	<ul style="list-style-type: none"> <li>▪ Improve access to housing, jobs and services by walking, cycling and public transport.</li> <li>▪ Increase choice of available transport and reducing car dependency.</li> <li>▪ Reduce travel demand and distance (especially by car)</li> <li>▪ Support the efficient and viable operation of public transport services</li> <li>▪ Provide for the efficient movement of freight</li> </ul>	N/A	N/A
<b>3.5 Development Near Licensed Aerodromes</b>	<ul style="list-style-type: none"> <li>▪ Ensure effective and safe operation of aerodromes</li> <li>▪ Ensure aerodrome operation is not compromised by development</li> <li>▪ Ensure development for residential purposes or human occupation, if situated on land within the ANEF contours between 20 and 25, incorporate noise mitigation measures.</li> </ul>	Any development on the subject site will be assessed against the ANEF provisions within the <i>HLEP 2012</i> .	Yes
<b>3.6 Shooting Ranges</b>	<ul style="list-style-type: none"> <li>▪ Maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,</li> <li>▪ Reduce land use conflict</li> </ul>	N/A	N/A

	<ul style="list-style-type: none"> <li>arising between existing shooting ranges and rezoning of adjacent land</li> <li>Identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</li> </ul>		
<b>4. Hazard and Risk</b>			
<b>4.1 Acid Sulfate Soils</b>	<ul style="list-style-type: none"> <li>Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</li> </ul>	The subject site is affected by Class 3, 4 and 5 Acid Sulfate Soils.	<b>Yes</b>
<b>4.2 Mine Subsidence and Unstable Land</b>	<ul style="list-style-type: none"> <li>Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</li> </ul>	N/A	<b>N/A</b>
<b>4.3 Flood Prone Land</b>	<ul style="list-style-type: none"> <li>Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>.</li> <li>Ensure that the provisions of an LEP on flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</li> </ul>	The subject site is affected by flood prone land.	<b>Yes</b>
<b>4.4 Planning for Bushfire Protection</b>	<ul style="list-style-type: none"> <li>Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas.</li> <li>Encourage sound management of bush fire prone areas.</li> </ul>	N/A	<b>N/A</b>
<b>5. Regional Planning</b>			
<b>5.1 Implementation of Regional Strategies</b>	<ul style="list-style-type: none"> <li>To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</li> </ul>	N/A	<b>N/A</b>
<b>5.2 Sydney Drinking Water Catchments</b>	<ul style="list-style-type: none"> <li>To protect water quality in the hydrological catchment.</li> </ul>	N/A	<b>N/A</b>
<b>5.3 Farmland of State and Regional</b>	<ul style="list-style-type: none"> <li>Ensure that the best agricultural land will be</li> </ul>	N/A	<b>N/A</b>



<b>Significance on the NSW Far North Coast</b>	<p>available for current and future generations to grow food and fibre</p> <ul style="list-style-type: none"> <li>▪ Provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning</li> <li>▪ Reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into Ofarming areas</li> </ul>		
<b>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</b>	<ul style="list-style-type: none"> <li>▪ Protect the Pacific Highway's function, that is to operate as the North Coast's primary inter and intra-regional road traffic route</li> <li>▪ Prevent inappropriate development fronting the highway</li> <li>▪ Protect public expenditure invested in the Pacific Highway</li> <li>▪ Protect and improve highway safety and efficiency</li> <li>▪ Provide for the food, vehicle service and rest needs of travellers on the highway</li> <li>▪ Reinforce the role of retail and commercial development in town centres, where they can best serve the population of the towns.</li> </ul>	N/A	N/A
<b>5.8 Second Sydney Airport: Badgerys Creek</b>	<ul style="list-style-type: none"> <li>▪ Avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek</li> </ul>	The subject site is not in the vicinity of the Badgerys Creek airport site.	N/A
<b>6. Local Plan Making</b>			
<b>6.1 Approval and Referral Requirements</b>	<ul style="list-style-type: none"> <li>▪ Ensure LEP provisions encourage the efficient and appropriate assessment of development</li> </ul>	N/A	Yes
<b>6.2 Reserving Land for Public Purposes</b>	<ul style="list-style-type: none"> <li>▪ Planning proposal to facilitate the provision of public services and facilities by reserving land for public purposes</li> <li>▪ Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</li> </ul>	N/A	N/A

<b>6.3 Site Specific Provisions</b>	<ul style="list-style-type: none"> <li>Discourage unnecessarily restrictive site specific planning controls</li> </ul>	The planning proposal seeks additional permitted uses to allow polo, show jumping and dressage activities across the RU2 zone within the subject site. This provision of limited equine uses on the RU2 zoned land is necessary to maintain the character and purpose of the land.	<b>Yes</b>
<b>7. Metropolitan Planning</b>			
<b>7.1 Implementation of A Plan for Growing Sydney</b>	<ul style="list-style-type: none"> <li>Planning proposal shall give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney</li> </ul>	<p>The planning proposal seeks additional permitted uses to allow polo, show jumping and dressage activities across the RU2 zone in the Richmond Lowlands, Richmond and Cornwallis area.</p> <p>The planning proposal is consistent with the principles and directions contained within 'A Plan for Growing Sydney'.</p>	<b>YES</b>

## Section C – Environmental, social and economic impact

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

The subject site has historically been used for grazing and agricultural purposes. However, the subject site is partly affected by the Terrestrial Biodiversity Map of *HLEP 2012*. This affectation occurs mainly along the subject site frontage to the Hawkesbury River and the wetlands and its surrounds as illustrated in Figure 9.

This affectation is not an impediment to the Planning Proposal and any future development applications seeking to utilise the proposed enabling provisions will need to address where relevant, Clause 6.4 Terrestrial Biodiversity of the *HLEP 2012*.

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

The Planning Proposal recommends an enabling provision within Part 6 of the *HLEP 2012*. The intent is to permit with development consent - recreation facility (outdoor) within the RU2 Rural Landscape zone with restrictions. The restrictions limit the permissibility of outdoor recreation facilities to polo, show jumping and dressage related uses and activities only.

This restriction is considered necessary to protect the rural and scenic landscape qualities of the Richmond Lowlands area and ensure that the RU2 zone objectives are preserved.

Given the restricted nature of the proposed uses and their low-scale and intensity it is unlikely to result in any adverse environmental impacts that should prevent the Planning Proposal. Notwithstanding, to maintain the existing rural landscape character of the area and respond to site constraints such as flooding, additional considerations form part of the draft provisions.

This approach ensures that despite permitting with consent polo, show jumping and dressage related uses and activities consideration must be given to whether any new development retains and enhances the rural scenic landscape and whether land use conflict is minimised.

The Planning Proposal identifies that the Richmond Lowlands area is constrained by flooding and that the proposed additional uses have the potential to increase traffic generation in the broader locality across the Richmond Lowlands area.

Notwithstanding, given the low- scale and intensity of the proposed uses, it is considered adequate for both the flooding and traffic impacts to be assessed at individual development application stage.

Existing provisions within the *HLEP 2012* provide additional considerations for the consent authority regarding flooding constraints and assessing the flooding impact. Specifically, Clause 6.3 prescribes that;

*The objectives of this clause are as follows:*

- a) *to minimise the flood risk to life and property associated with the use of land,*
- b) *to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,*
- c) *to avoid significant adverse impacts on flood behaviour and the environment.*

*2) This clause applies to land at or below the flood planning level.*

*3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:*

- a) *is compatible with the flood hazard of the land, and*
- b) *is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
- c) *incorporates appropriate measures to manage risk to life from flood, and*
- d) *is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and*
- e) *is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.*

*4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0), published by the NSW Government in April 2005, unless it is otherwise defined in this clause.*

*5) In this clause:*

**flood planning level** *means the level of a 1:100 ARI (average recurrent interval) flood event.*

Subclause (3) ***Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development is key in the consideration of future development applications.***

This provision provides the consent authority with circumstances and matters for when that **development consent must not be granted**, despite any land use being permitted by the land use table.

### **How has the planning proposal adequately addressed any social and economic effects?**

The Planning Proposal has been prepared to support permitting polo, show jumping and dressage related uses and activities within the RU2 zone of properties located within the Richmond Lowlands area.

The Planning Proposal accords with the Council's commitment to reaffirm its continued support of the emerging polo uses in the Richmond Lowlands area that is both consistent with Council's Community Strategic Plan and the Council's Tourism Strategy.

Both the Community Strategic Plan and the Council's Tourism Strategy identify the benefit to the Hawkesbury LGA in regards to promoting land uses that will continue to support existing polo related land uses as well as strategies that will foster their growth and expansion.

Permitting with development consent polo, show jumping and dressage related uses within the RU2 Rural Landscape zone of the Richmond Lowlands is consistent with Council's strategic vision for the area and the broader LGA, creating the potential for increased economic growth and investment and attracting more visitors to the area.

## **Section D – State and Commonwealth interests**

### **Is there adequate public infrastructure for the planning proposal?**

The Planning Proposal has been prepared to support permitting polo, show jumping and dressage related uses and activities within the RU2 Rural Landscape zone of properties located within the Richmond Lowlands area. The restricted nature of the proposed permitted additional uses within the RU2 Rural Landscape zone are of minimal impact and low-scale and intensity that are not inconsistent with the objectives of the zone.

The range of uses that the Planning Proposal would permit (with consent) would be the development of sporting fields to accommodate polo, show jumping and dressage activities, viewing areas and carpark providing that they are associated with a polo, show jumping and dressage uses and activity.

Furthermore, the low-scale nature of these proposed permitted uses are unlikely to result in any increased demand on public infrastructure.

### **What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

The planning proposal does not require consultation with any State and Commonwealth public authorities with the exception of the Department of Planning and Environment at this stage.

However, the Gateway Determination will determine Commonwealth public authorities to be contacted for consultation.

## 6. Part 4 - Maps

This part of the Planning Proposal deals with the maps associated with the *Hawkesbury Local Environmental Plan 2012* that are to be amended to facilitate the necessary changes as described in this report.

- Amend the relevant Additional Permitted Uses Map-Sheet APU\_008DA, Map-Sheet APU\_008AA, Map-Sheet APU\_008C, Map-Sheet APU\_008 to boarder the subject site in red.
- Additional clause under 'Schedule 1 Additional permitted uses' as:  
20 Use of Certain Land at Richmond Lowlands, Richmond and Cornwallis area.
  1. This clause applies to land at Richmond Lowlands/Richmond/Cornwallis area as listed in the table below, identified as "7" on the Additional Permitted Uses Map.
  2. Development for the purpose of recreation facilities (outdoor) limited to polo, show jumping and dressage activities and uses.
  3. Development consent must not be granted under this clause unless the consent authority is satisfied that:
    - (a) The development retains or enhances the existing rural landscape values,
    - (b) The development does not detract from the existing rural character,
    - (c) The development minimises conflict between land uses in the zone and land uses in adjoining zones,
    - (d) The development is compatible with the flood hazard of the land and is not likely to significantly adversely affect flood behaviour, and
    - (e) The development does not create unreasonable demands for the provision or extension of public amenities and services.
  4. Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied development incorporates appropriate measures to manage risk to life from flood (and other hazards) including the preparation of a risk management and evacuation.



## 7. Part 5 - Community Consultation

Community consultation is required under *Sections 2.23 of the Environmental Planning and Assessment Act 1979*.

The Act sets out the community consultation requirement for planning proposals and these are determined or confirmed at the Gateway process.

It is proposed that the notification of the public exhibition of the planning proposal will include but not be limited to:

- Newspaper publication;
- Hard copies of the exhibition placed at the Council administration centre;
- Exhibition placed on Council's Website and at Your Hawkesbury Your Say online engagement; and
- Letters sent to owners of the subject site and adjacent owners to notify them of the exhibition.

## 8. Part 6 - Project Timeline

The project timeline is intended to be used only as a guide and may be subject to changes such as changes to issues that may arise during the public consultation process and/or community submissions.

No.	Step	Process content	Timeframe
1	s.3.34 – request for Gateway Determination	<ul style="list-style-type: none"> <li>Prepare and submit Planning Proposal to DP&amp;E</li> </ul>	January 2019
2	Gateway Determination	<ul style="list-style-type: none"> <li>Assessment by DP&amp;E (including LEP Panel)</li> <li>Advice to Council</li> </ul>	February 2019
3	Completion of required technical information and report (if required) back to Council	<ul style="list-style-type: none"> <li>Prepare draft controls for Planning Proposal</li> <li>Update report on the Gateway requirements</li> </ul>	March 2019
4	Public consultation for Planning Proposal	<ul style="list-style-type: none"> <li>In accordance with Council resolution and conditions of the Gateway Determination.</li> </ul>	April 2019
5	Government Agency consultation	<ul style="list-style-type: none"> <li>Notification letters to Government Agencies as required by Gateway Determination</li> </ul>	April 2019
6	Public Hearing (if required) following public consultation for Planning Proposal	<ul style="list-style-type: none"> <li>Subject to the Gateway Determination issued by DP&amp;E, and a public hearing is not required.</li> </ul>	April 2019
7	Consideration of submission	<ul style="list-style-type: none"> <li>Assessment and consideration of submissions</li> </ul>	May 2019
8	Report to Council on submissions to public exhibition and public hearing	<ul style="list-style-type: none"> <li>Includes assessment and preparation of report to Council</li> </ul>	June 2019
9	Possible re-exhibition	<ul style="list-style-type: none"> <li>Covering possible changes to draft Planning Proposal in light of community consultation</li> </ul>	July 2019
10	Report back to Council	<ul style="list-style-type: none"> <li>Includes assessment and preparation of report to Council</li> </ul>	September 2019
11	Referral to PCO and notify DP&I	<ul style="list-style-type: none"> <li>Draft Planning Proposal assessed by PCO, legal instrument finalised</li> <li>Copy of the draft Planning Proposal forwarded to DP&amp;E</li> </ul>	October 2019
12	Plan is made	<ul style="list-style-type: none"> <li>Notified on Legislation web site</li> </ul>	November-December 2019
Estimated Time Frame			12 Months