

## 2.4 Existing and Draft Land Use Zoning

The site is currently zoned Consolidated Land Holdings under Hawkesbury LEP 2011 and is proposed to be zoned RU4 Rural Small Holdings under draft Hawkesbury LEP 2011. Land adjoining to the north and south is proposed to be zoned RU1 Primary Production. The Belmont Grove estate to the west is to be zoned RU1 Primary Production, while other land to the west and south-west is to be zoned RU4 Small Holdings. Land adjoining to the east is proposed to be zoned R2 Low Density Residential and RE1 Public Recreation.

Figure 8 shows the zoning of the site and surrounding land under the draft Hawkesbury LEP 2011.

Currently the minimum allotment size proposed for the site under the draft LEP is 200 hectares, which effectively prohibits any subdivision of the land.

Land adjoining to the north, west and south has a proposed minimum lot size of 10 hectares, while land to north-east and south-west has a minimum permissible lot size of 4 hectares. The residential land adjacent to the east has a minimum lot size of 600m<sup>2</sup>.

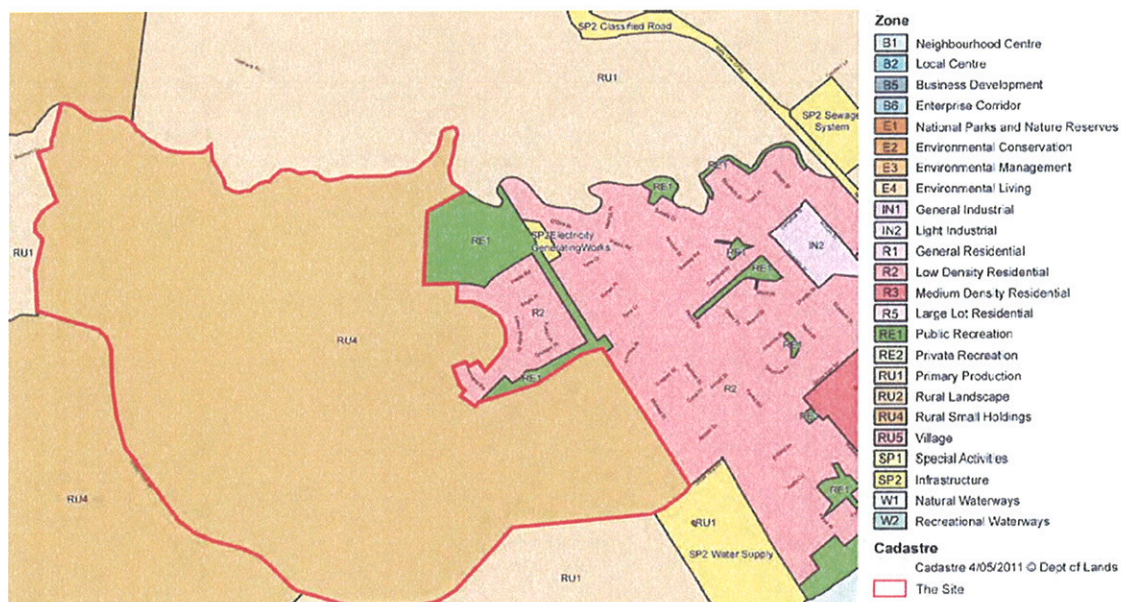


Figure 8 – Site and surrounding land use zones under draft HLEP 2011

Source: Hawkesbury City Council

## 2.5 Geotechnical Conditions

Geotechnique Pty Ltd has prepared a Preliminary Geotechnical Investigation to assess the subsurface conditions at the site (**Appendix E**). In doing so, Geotechnique has reviewed previous geotechnical studies undertaken for the site to ensure their accuracy, in particular the Preliminary Geotechnical and Environmental Assessment prepared by RCA Australia.

The report concludes that the site is suitable for residential development, with no constraints to the construction of residential buildings, or lightweight commercial structures. More detailed geotechnical and environmental investigations will be undertaken during each stage of development.