

Hawkesbury City Council has undertaken an Opportunities and Constraints Analysis at a strategic level for all land within the LGA to identify where future urban growth and development may potentially occur. As part of this process, the Residential Land Strategy has identified the Redbank at North Richmond site as a 'High Priority Future Investigation Area' for urban release (refer to Figure 1).

The Residential Land Strategy recognises that urban growth in the Hawkesbury is severely limited by environmental constraints such as State and national parks, agricultural land values, flooding issues, noise constraints and limited development capacity within the existing centres. By contrast the Council's own preliminary Opportunities and Constraints analysis indicates that the site is relatively free from constraints (refer to Figure 21).

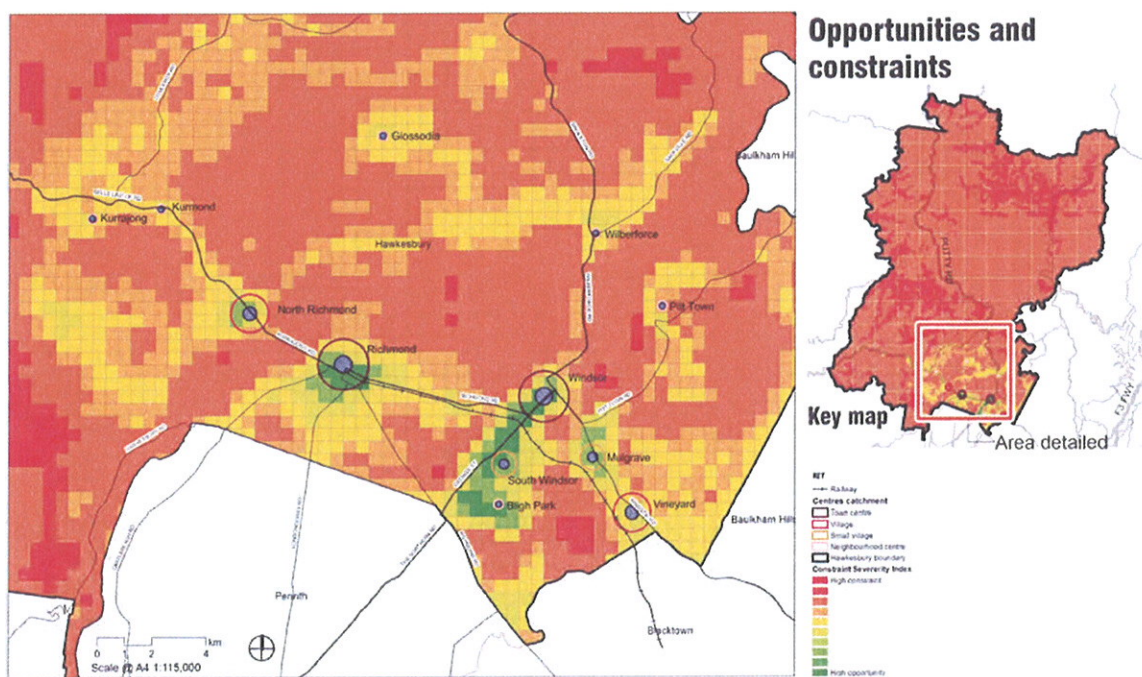


Figure 21 – Opportunities and constraints map

Source: Hawkesbury City Council

Hawkesbury Residential Land Strategy Sustainability Criteria

The HRLS provides sustainability criteria for the consideration of new release areas. The Sustainability Matrix establishes a minimum level of service and facilities for each type of centre. The matrix nominates the character and level of service provision in terms of numbers of dwellings, types of retail and employment, infrastructure requirements, public transport provision and level of community service.

Consistency with the Sustainability Criteria is addressed in the table at **Appendix P**. As demonstrated at **Appendix P**, the Project meets or is capable of meeting, all of Council's requirements.