

Hawkesbury Residential Land Strategy Sustainability Criteria

Sustainability Element	Criteria	Planning Proposal	Complies
Housing Types	All Centres Criteria - New dwellings to primarily be located within centre catchments. - New dwellings to provide a variety of housing types. - Mixed use development to surround commercial core. - Provide suitable transition between different dwelling densities. Village Criteria - Low to medium density residential development that is commensurate with the existing, or desired future character of the relevant Village Centre. - Up to 25 dwellings per hectare. - Seniors living aged care housing encouraged. - Mixed use development – shopping on street and commercial/residential above. Planning Action - A.3.4 Hawkesbury City Council to increase medium and higher density zoning in centres identified as capable of accommodating future growth.	The proposed housing is located on a site that forms a natural extension of the existing North Richmond Village Centre . It is within the centre catchment of North Richmond. The Planning Proposal identifies the intention to provide a variety of low to medium density housing types, and the proposed adoption of the R2 Low Density Residential, R3 Medium Density Residential and R5 Large Lot Residential land use zones support this intention and also provide for a suitable transition between different dwelling densities commensurate with both the adjoining North Richmond village (which includes both R2 Low Density and R3 Medium Density residential land), and the adjoining large lot residential development on the site's western boundary. This is in addition to the Seniors Living Development, which also provides an additional housing type that is much needed in the locality. Housing typology can be further considered as part of the DCP for the site. There is no 'commercial core' or 'mixed use' land use zoning proposed as part of the project. The small local centre (approx. 1 ha) will allow for the provision of a limited quantum of convenience retail / business floor space to meet the day to day needs of the local residents. The Planning Proposal is consistent with the identified All Centres and Village Criteria in that it will deliver low to medium density residential development commensurate with the existing North Richmond Village Centre at a density of up to 25 dwellings per hectare. It will also deliver seniors living aged care housing. Planning Action 3.4 will be met by the delivery of medium density zoned land as part of the North Richmond Village Centre on a site identified in the Residential Land Strategy and demonstrated in the Planning Proposal as capable of accommodating future residential growth.	Yes
Affordable Housing	All Centres Criteria - Affordable housing to be integrated into new urban developments. - Affordable housing to be located within centre catchment and close to public transport and services.	The proposed project does not incorporate 'affordable housing' within the statutory planning definition. However, it does deliver housing affordability, and also will provide housing to meet special needs through the Seniors Living Development. The indicative price ranges identified for the development indicate that	Yes

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	■ Provision of housing to meet special needs i.e. essential workers, itinerant residents, elderly and cultural groups etc. Village Criteria ■ Affordable housing to be integrated into new urban developments. ■ Desired location for affordable housing, to ensure residents can access a broad range of services available in major centres. Planning Action ■ B3.1 LEP and DCP controls are to protect the supply of existing affordable housing.	the site will provide housing that is affordable at the price point of the local housing sub market in the Hawkesbury LGA. The indicative price range for Redbank is \$280,000 to \$350,000 for the majority of lots. Lot sizes will range from 450m² to 1,200m² on average. Larger lots of 2,000m² to 4,000m² that are likely to be provided in one small section of the site (for environmental reasons) would be in the order of \$450,000 to \$550,000 per lot. There is also an opportunity to create smaller clusters of integrated low maintenance housing and reduce house land package prices into the \$400,000 to \$500,000 price range. These would appeal to the growing numbers of lone households, couples with no children and first home buyers in the local demographic submarket. This compares favourably with other similar development. For example, a 450m² lot in "The Ponds" Kellyville achieves \$320,000 on average and up to \$410,000 for land in North Kellyville. The proposal will actively support the provision of housing for essential workers and elderly people. Due to the proximity of the Richmond RAAF base to the site, the Defence Housing Authority (DHA) has advised the site is the most suitable location for additional housing stock. Additional stock is required to meet the demands of existing and projected personnel at the base and to dispose of redundant older housing that does not meet current DHA standards. The DHA have indicated a potential need for 20 to 30 dwellings per annum for 10 years, or up to 300 dwellings. Richmond RAAF is one of the largest employers in the Hawkesbury LGA maintaining considerable local employment opportunities. Additional DHA housing would bolster the local economy. Construction is already underway on the construction of a Seniors Living Development on the site. Once complete, the site will accommodate 197 ILUs and an 80 bed nursing home. The Planning Proposal is considered to be consistent with the identified All Centres and Village Criteria in terms of the delivery of housing affordability, seniors living and potentially essential worker housing. There is no inconsistency between the Planning Proposal and Planning Action B3.1 which relates to the retention of existing affordable housing supply.	Yes
Employment and Centres	All Centres Criteria ■ All centres to accommodate the retail and commercial service needs of	The site does not propose any significant commercial or employment land and does not propose to compete with the existing commercial and retail centre within North Richmond or retail / business uses within the existing	Yes

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	their surrounding residential population, according to their designation. - Facilitate renewal of existing centres with the capacity for growth. - Maintain or improve the existing level of subregional employment self-containment - To permit urban expansion at the perimeter of those towns and villages which can expand economically and without environmental detriment. - Meets subregional employment capacity targets. - Employment related land is provided in appropriately zoned areas. Village Criteria - Cluster of shops for daily shopping with 10 – 50 shops: - small supermarket - strip of shops - limited services - limited medical services	North Richmond Village Centre. To the contrary, the incoming residential population will support and enhance the local centre and improve employment self-containment. As demonstrated in the Economic Impact Assessment submitted as part of the Planning Proposal, the project will have the following positive economic impacts: - Assist in maintaining existing employment positions, particularly in the construction, manufacturing, and professional, scientific and technical services industries through the generation of 579 direct and indirect FTE jobs during each year of construction (10 years). With construction and manufacturing being the two largest employers in the Hawkesbury LGA, the development will generate significant job opportunities for local residents and contribute to increasing levels of employment self-sufficiency in the region. - Once all dwellings are constructed, direct and indirect jobs generated by resident expenditure and operation of the seniors living development will reach 1,079 FTE (approximately 108 during each year of construction) and these jobs will be sustained for as long as dwelling are occupied. This includes 400 FTE jobs within the proposed local centre (approximately 1ha) which will accommodate local neighbourhood shops and services. This will make a significant contribution to employment target under the draft North West Subregional Strategy, which requires the Hawkesbury LGA to accommodate 3,000 jobs by 2031. - The increase in housing mix and affordability has the potential to attract new residents with a different demographic profile to existing residents, thereby generating a range of benefits including an ability to fill local jobs, retaining incomes and expenditure in the local area. The Planning Proposal is consistent with the identified All Centres and Village Criteria in terms of its capacity to contribute to the growth of the existing Richmond Centre and North Richmond Village centres (without negative economic impact on those centres), and improve subregional employment self-containment.	
Service Infrastructure	All Centres Criteria - Following infrastructure is required for all centres: - Water (drinking/recycled) - Stormwater - Sewer - Energy (electricity/gas) - Communications (landline, mobile, broadband) - Road networks with links to key centres - Resolution of flood evacuation - Suitable public parking - Infrastructure has capacity or can be augmented to cater for future growth and demand: - Water: capacity to development sustainable water systems to reuse	As detailed in the Utilities and Traffic Infrastructure Report, the full range of utility services, including power, telecommunication, water and sewer are currently available to support the first stage of the development, without the need for infrastructure upgrades. Augmentation to potable water and sewerage specific infrastructure points to support later stages of the project can readily occur, and will be an ongoing commercial agreement with Sydney Water. The strategy for the upgrades and how this is matched to the proposed dwelling production schedule for the project is set out in the Utilities and Transport Report. Services Infrastructure has been clearly demonstrated to be able to be provided without limiting the provision of water and sewer infrastructure in the North-West Growth Centre or elsewhere.	Yes

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Public Transport and Access	and recycle stormwater runoff and overland flows - Sewer: urban development in town centres and villages to be limited to areas services by reticulated sewerage. ■ Urban development in small villages and neighbourhood centres to be limited to areas capable for onsite disposal and / or waste water irrigation. ■ The infrastructure capacity of each centre must be able to support future dwelling projections and provided in a timely and efficient way. ■ Development is located outside of 20 + ANEF noise contours. Planning Action ■ D1.3.2 Optimise use of services and infrastructure. Prioritise and plan in a timely manner the augmentation and future provisions of infrastructure. ■ D1.3.4 Capitalise on underutilised transport infrastructure and lobby for improved servicing.	The key infrastructure that will require significant upgrade works (due primarily to pre-existing traffic conditions in the locality) is the road transport network. The Planning Proposal presents an offer by the NRJV to provide an alternative east west crossing of the Grose River to alleviate congestion on the North Richmond Bridge. This proposal, plus any other required road transport network improvements is to be the subject of a TMAP that is currently being prepared in consultation with the RMS, Hawkesbury City Council and the DP&I. The site does not require evacuation during flood events, and flood free access is available to the Blue Mountains at all times. The proposed alternative east west crossing of the Grose River will, however, have the significant public benefit of providing an additional flood evacuation route, that will remain open for a considerable period of time following inundation of the North Richmond Bridge providing for improved flood evacuation and significantly reduced evacuation travel times for the locality generally. The site is located outside of the 20 + ANEF noise contour. Planning Action D1.3.2 is met by the Planning Proposal, which will optimise the use of existing water, sewer and energy infrastructure capacity for the initial stages of development. Planning Action D1.3.4 will be met through the delivery of improved servicing to be determined in consultation with the DP&I and RMS.	Yes
	All Centres Criteria ■ Future urban development: - Promotes high level of public transport to minimise car usage; - Is concentrated in proximity to CityRail Train Stations within the Hawkesbury LGA; - Is concentrated in proximity to regular and reliable bus networks and services; - Is accessible to transport options for efficient and sustainable travel between homes, jobs, services and recreation. ■ Transport infrastructure is available or scheduled to be provided in a timely and efficient way to service future urban development. ■ All centres provide cycle links within each centre and with linkages to other centres and key destinations. ■ All centres contain universally accessible pedestrian facilities throughout the centre.	The provision of improvements to the road transport network is the primary matter that needs to be resolved as part of the Planning Proposal. A TMAP is currently being prepared in consultation with the RMS, Hawkesbury Council and the DP&I. The TMAP will comprehensively address and make proposals with respect to each of the matters identified in the criteria, including identification of the threshold staging of provision of necessary road transport infrastructure and the relative contribution to be made by the NRJV towards the infrastructure provision including improvements relating to car travel, public transport, cycle and pedestrian. Specifically, the TMAP will address: ■ Existing transport and accessibility infrastructure and deficiencies; ■ Possible transport and accessibility infrastructure opportunities; and ■ Proposed solutions and funding apportionments to inform a VPA agreement and implementation program	
	Village Criteria		

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	■ Bus interchange (more than 1 bus) ■ 14 hr service ■ 10 – 15 minute frequency Planning Action ■ E3.2 Capitalise on underutilised transport infrastructure and lobby for improved servicing including proposed new bus routes ■ E3.3 Facilitate integration of a transport network and develop a hierarchy of roads. Existing road capacity issues should be addressed in consultation with the Roads and Traffic Authority (now Roads and Maritime Service) prior to or as part of the development for any planning within the Hawkesbury LGA ■ E3.7 Encourage more sustainable transport, expanding bicycle and pedestrian networks, providing more transport options ■ E3.7 Provide safe cycle links within each centre and with linkages to other centres and key destinations ■ E3.8 Provide universally accessible pedestrian facilities throughout all centres.	Richmond Railway Station and Bus interchange is accessed via the four Westbus bus routes which service the Richmond / Windsor area. Bus route 680 travels along Grose Vale Road, adjacent to the site. The North Richmond Village Centre is also serviced by a second bus service (682). The existing bus services in the North Richmond Village are less frequent than the identified criteria. Planning Actions E3.2, 3.3, E3.7 and E3.8 will be met through the preparation of the TMAP which will identify proposals with respect to public transport. Improved servicing including proposed new bus routes will be required – the Planning Proposal provides the opportunity to act as a catalyst for improved public transport. More detailed proposals and requirements with respect to the internal site road network hierarchy, bicycle and pedestrian networks and linkages to the North Richmond Village Centre will be ensured through both the VPA (as relevant), and through the site master plan and controls to be established in the site specific DCP.	
Open Space and Recreation	All Centres Criteria ■ Open space provision linking and contributing to district level open space network ■ All future residents are located in proximity to local and district open space and recreation facilities. ■ All centres meet open space and recreation benchmarks according to their catchments and population needs. Village Criteria ■ 1 local park (1-4ha) ■ 3 neighbourhood parks (0.25-2ha) ■ Cycle links to other centres and key destinations ■ Universally accessible pedestrian facilities throughout the centre. Planning Action ■ F3.1 Complete playground replacement program, to upgrade existing sites and improve the amenities for the community.	The preliminary concept and rezoning proposal seeks to extend upon the existing park, Peel Park, to create a network of open space not only for the site but also the existing community. The Indicative Concept Plan and site layout also facilitates the retention of the site's significant vegetation, with the Redbank Creek riparian corridor being preserved and maintained. The Community Needs Assessment submitted with the Planning Proposal identifies the requirements of the incoming population with respect to open space and recreation facilities including local parks, neighbourhood parks, cycle links and accessible pedestrian facilities. The Planning Proposal includes an offer by the NRJV to enter into a VPA with Hawkesbury City Council for the provision of local open space and recreation facilities. The Planning Proposal is considered to be consistent with the All Centres and Village Criteria, with the final open space provision to be determined in conjunction with both Council and the Heritage Council through the adoption of the site Conservation Management Plan. The site specific DCP will provide further detail and requirements with respect to the provision of open space, recreation facilities, and cycle and pedestrian links. The future development will contribute to the implementation of Planning	Yes

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Natural Environment and Resources	All Centres Criteria Future development is cognisant of and responsive to natural and environmental constraints including natural areas; water and air quality; flood prone land (less than 1:100); wetlands and riparian zones; acid sulphate soils; steep terrain; bushfire prone land; biodiversity and significant flora and fauna habitat; heritage. Detailed criteria for each constraint is outlined below.	Action F3.1 through the VPA as relevant.	
Natural Areas	- No urban development in areas identified for conservation, environmental sensitivity and recreation. - Maintains a high quality natural environment and respects elements of the natural environment. - Protect and enhance biodiversity, air quality, heritage and waterway health. - Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DECCW and DPI). This includes regionally significant vegetation communities; critical habitat; threatened species; populations; ecological communities and their habitats. Planning Action - G1.3.2 Maintain or improve areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DECCW and DPI). This includes regionally significant vegetation communities; critical habitat; threatened species; populations; ecological communities and their habitats.	The majority of the site has low conservation significance. The site does contain some Cumberland Plain Woodland (CPW) and River Flat Eucalyptus Forest. CPW is now listed as a critically endangered species under both the <i>Threatened Species Conservation Act 1995</i> and the <i>Environmental Protection and Biodiversity Conversation Act 1999</i>. The RFEF will be protected within the Redbank Corridor. A preliminary Seven Part Test has been conducted by GHD to determine the impact of the proposal on CPW and submitted with the Planning Proposal. The development will require the removal of 1.05ha of CPW. This comprises an isolated (0.5ha) patch of moderate to poor quality, and 0.55ha of a larger, more intact patch in the western corner of the site. The preliminary Seven Part Test concludes that the proposal is unlikely to result in a significant impact on CPW, pursuant to s.5A of the EP&A Act. Notably, the proposed removal represents only 0.23% of the CPW that is mapped as occurring in the locality, and 0.07% of what is mapped as occurring in the LGA. As a result, the removal would be unlikely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction. The limited removal of CPW will be facilitated by the following measures, at development application stage: - Assessment of significance of direct and indirect impacts on a critically endangered ecological community to meet the requirements of the EPA Act and the EPBC Act; - Determination of the need for a Referral under the EPBC Act; and - Determination of the need for biodiversity offsets to satisfy both NSW and Federal requirements. The preliminary site Concept Plan has been designed to retain the site's heritage values through effective interpretation and appropriate retention of some fabric, including Keyline elements such as tree plantings and drains, in association with a selection of dams for retention. Finally, waterway health will be maintained through a series of initiatives which seek to reduce stormwater volume and improve stormwater	Yes

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		quality. The strategy comprises a range of on-lot, street level and sub-catchment / subdivision scale treatments including: ■ on-lot treatments; ■ street level treatments; and ■ sub-catchment / subdivision scale treatments.	
<i>Water and Air Quality</i>	■ Maintain or improve existing environmental condition of air quality. ■ Maintain or improve existing environmental condition for water quality and quantity. ■ Further development is consistent with community water quality objectives for recreational water use and river health (DECCW and CMA). Planning Action ■ G2.3.2 Achieve and exceed State Government standards for recycling and reduction of waste water. ■ G2.3.4 Undertake broad-scale stream mapping at a strategic level to determine the significance of riparian lands and their management requirements in areas that are potentially being developed or redeveloped.	The proposal will not detrimentally affect existing air quality. The only potential to negatively affect air quality will arise during the construction process, at which stage a Construction Management Plan will be developed to ensure air quality is maintained. As detailed above, a stormwater strategy has been established to reduce stormwater volume and improve stormwater quality. The proposed riparian / trunk drainage network, and protection of Redbank Creek corridor is consistent with the objectives for recreational water use and river health. Planning Actions G2.3.2 can be met through the inclusion of provisions relating to waste water recycling and reduction in the site specific DCP.	Yes
<i>Flood Prone Land</i>	Further urban development: - Must avoid high risk flood areas below 1:100 flood level; - In flood prone or at risk areas is to prepare a Flood Risk Management Plan; - Must demonstrate and undertake appropriate construction methods to be used in areas identified as at risk of flooding; and - Is consistent with catchment and stormwater management planning (CMA and local council).	North Richmond township is above the Probable Maximum Flood (PMF) level and so is not directly at risk from riverine flooding, however a small area of the site along Redbank Creek (approximately 2% of the site) lies below the PMF. That section of land is within the riparian corridor and would never be developed without the relevant studies, approvals and limited fringe earthworks to ensure there are no adverse impacts upstream or downstream due to works on this section of the land. The site does not require evacuation during times of flood. A flood free access route is available at all times. As identified above, the offer by the NRJV to construct a new bridge across the Grose River would provide an alternate east west access for an extended period of time during flood events as compared to the existing bridge at North Richmond. Thus the proposal has the ability to deliver a significant public benefit in terms of an alternative flood evacuation / access route for the broader locality, and to significantly reduce travel times during a flood event.	Yes
<i>Wetlands</i>	■ Future urban development is to be avoided in (or in close proximity to) wetland areas, to continue to protect wetlands in the Hawkesbury LGA. ■ Future urban development to be located outside of riparian zones. ■ Location of future urban development is to be cognisant of acid sulphate	The site does not contain any identified wetlands. The riparian / trunk drainage system for the site, including the riparian zones has been identified in consultation with OEH and is reflected in the proposed land use zoning. The riparian zones	N/A

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<i>Acid Sulphate Soils</i>	soils classifications.		
	Planning Action		
	■ G7.3.1 Identify riparian zones, prepare LEP/DCP to limit development within riparian zones within the LGA.	Preliminary geotechnical investigations have identified that the site is not subject to acid sulphate soil constraints. Planning Action G7.3.1 has been met through the Planning Proposal which identifies riparian zones within the site and applies proposed land use zones that limit development accordingly.	
	■ Site specific studies should be carried out on areas identified as subject to an Acid Sulphate Soil and Urban Salinity Classification before urban development is approved. ■ Appropriate construction methods must be used for urban development in areas identified as at risk of acid sulphate soils, in line with Hawkesbury Local Environmental Plan 1989.	As detailed in the Preliminary Geotechnical Assessment submitted with the Planning Proposal a review of the Acid Sulphate Risk Map (Edition 2) for Kurrajong, prepared by Land and Water Conservation, indicates no known occurrence of acid sulphate soils on the site.	N/A
<i>Heritage</i>	■ Future development is cognisant of and responsive to archaeological and cultural heritage. Future urban development to protect areas of Aboriginal cultural heritage value (as agreed by DECCW).	Nine aboriginal archaeological sites and one potential archaeological deposit have been identified, located predominantly along Redbank Creek. No archaeological sites are located on sloping surfaces (which account for the majority of the land). Although archaeological material has been identified, the presence of these sites will not prevent development outside of the Redbank Creek riparian corridor. The areas of highest potential are associated with the creek line and immediate surrounds. Those sites outside of the Creek line that will be disturbed can be managed appropriately.	Yes
	Planning Action ■ 11.3.2 Develop plans to enhance the character and identity of towns and villages and conserve and promote heritage.	Planning Action 11.3.2 has been met through the preparation of a Conservation Management Plan for the site and through the Planning Proposal which proposed land use zonings consistent with the recommendations of the site Conservation Management Plan and also seeks to limit development potential of land containing Aboriginal archaeological sites.	
<i>Scenic Landscapes</i>	■ The existing landscape and its retention form an important consideration for further development of the LGA. Its significance is both local and regional and a considerable asset to tourism and increasingly important to marketing of local products as an adjunct to tourism.	The Visual Landscape Analysis prepared by Urbis and submitted with the Planning Proposal identifies that most of the site has very low to low visual sensitivity.	Yes
	■ Urban development to minimise impacts on view corridors to significant rural and natural landscapes.	The VIA makes a number of recommendations to minimise the visual impact of the proposed development, particularly on those areas identified as having moderate to high sensitivity. These recommendations have been incorporated into the Concept Plan, and are expected to form part of a future DCP for the site.	
	Planning Action ■ G8.3.1 LEP and DCP to protect scenic views.	Planning Action G8.3.1 has been met through the Planning Proposal which seeks to facilitate the protection of important view corridors across the site through the proposed open space / water cycle management network. Further detailed provisions can be provided within the site	

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<i>Steep Terrain</i>	- Urban development to be limited to areas with a slope of 15% or lower. - Development on slopes greater than 15% are required to demonstrate there is no impact on soil erosion subsidence, landslip and mass movements. Planning Action - G3.3.2 LEP/DCP controls to specify maximum slope permissible for urban development and other forms of development.	specific DCP. The Preliminary Geotechnical Assessment submitted with the Planning Proposal identifies that slopes on the site are generally 10-12 degrees, with a steep slope of up to about 20 degrees noted on the western portion of the site. A raw slope analysis of the site prepared by Council does identify other localised areas of the site which exceed 15 %. However, by applying earthworks, lot benching, retaining walls, trunk/stage drainage and road / footpath construction to the site, resultant slopes across the site can be altered to enable development within those areas of the site that have been identified to be zoned for urban purposes, for not only those areas which do not have slopes greater than 15%, but also to those areas which do. That is, the overall slope distribution across the site can be progressively reduced, or pulled through to lower resultant values across the site. Those areas proposed to be zoned for urban development which still marginally exceed 15% can be addressed, by taking advantage of the stability of the landform as tested, assessed and defined by the current geotechnical investigations, with the masterplanning provisions in place for either larger lots in those areas, for example >1000m2 or the application of 'built from', medium density type development. The resultant slopes across the site will not generally be realised until Masterplanning has progressed significantly, delivery preliminary gradings which take into account agreed road position / cross section details and adjacent land use in consultation with Council. More detailed provisions relating to development on sloping land can be included in the site specific DCP in accordance with Planning Action G3.3.2.	Yes
<i>Prime Land</i>	- Prime agricultural land is to be protected. - Urban development in rural and agricultural areas should be avoided to minimise conflicts between uses and to maintain economic and tourism resources of the LGA. - There is a need to protect the potential for future agricultural productions as circumstances and opportunities change. The protection of agricultural land is also seen as important by the local community for protecting the rural, scenic quality of the Hawkesbury. - Future urban development on prime agricultural land and loss of economic activity, employment and food source in the LGA and should be clearly assessed for its benefits before approval.	The site has been used for cattle grazing many years, in association with several other cattle properties. However, the use of the site for grazing is no longer viable due to rising land values and subsequent increases in rates and taxes. Further, the site is now 'book-ended' by urban development to the east and west, with the proximity of residential development preventing the intensification of agricultural uses due land use conflicts such as noise, odour, chemicals and visual intrusion that would arise. Finally, development of the site for urban uses would have no impact on primary production on neighbouring properties, essentially because the properties are residential or rural residential. With respect to the impact of the proposal on food production in the Sydney basin, with the	Yes

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<i>Bushfire Prone Land</i>	Planning Action ■ G9.3.1 Maintain agriculture as a viable industry ■ G9.3.2 LEP and DCP to protect existing high quality agricultural lands from urban expansion or conflicting landuses. ■ Urban development in Category 1 and 2 Bushfire areas is to be avoided. ■ Urban development is to be subject to meeting the requirements of the NSW Rural Fire Service Planning for Bushfire Protection Version 3 in June 2006 guidelines. ■ Detailed site specific studies are to be carried out in areas identified as being within a bushfire vegetation category before urban development can occur.	agricultural commodity value of the subject land being 0.03% (or one 33rd of 1%) of the total value of agricultural production in the Sydney Basin. The Planning Proposal does not give rise to any inconsistency with Planning Actions G9.3.1 or 9.3.2 given the identified limited ongoing / viable agricultural capacity of the land. The site is generally free from bushfire constraints. Bushfire hazard can be managed with the incorporation of APZs in accordance with the Planning for Bushfire Protection, within the boundaries of the site and predominantly along Redbank Creek. It should be noted that Council's Bushfire Prone Land Map contains several anomalies, and should be reviewed to ensure consistency with the Rural Fire Service's mapping guidelines. Whilst it is unlikely that bushfire would cause the site to be evacuated, and it is noted that there is no bushfire evacuation plan in place for the North Richmond area. However, it is recognised that in the most extreme events, many people may voluntarily choose to leave, or may be instructed to do so by the NSW Rural Fire Service. If evacuation was required, it is reasonable to assume that the Bells Line of Road to the west of North Richmond has the greatest risk of being cut by bushfires. There is a negligible risk of the roads to the east and across the floodplain to Richmond being cut by bushfires. As a result, if residents want to leave, or are instructed to evacuate North Richmond, they would be able to do so safely at any time.	Yes
<i>Special Use Land</i>	■ Future urban development is not to impact on the continued use and existence of significant special uses, such as the RAAF Base at Richmond and the University and TAFE College sites. ■ Future urban development avoids impacts on productive resource lands; extractive industries and other mining.	The proposal will support the operation of the RAAF Base and other special uses in the locality through the provision of housing. A unique requirement for housing is also generated by the Defence Housing Authority (DHA). Due to the proximity of the Richmond RAAF base to the site, the DHA has advised the site is the most suitable location for additional housing stock. Additional stock is required to meet the demands of existing and projected personnel at the base and to dispose of redundant older housing that does not meet current DHA standards. The DHA have indicated a potential need for 20 to 30 dwellings per annum for 10 years, or up to 300 dwellings. Richmond RAAF is one of the largest employers in the Hawkesbury LGA maintaining considerable local employment opportunities. Additional DHA housing would bolster the local economy.	Yes

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<i>Noise Exposure</i>	- Urban development with noise exposure contour of 20 or higher ANEF should not occur. - Australian Standard 2021:2001 criteria should be adopted as a measure of appropriate noise zones for future development.	The site is located outside of the ANEF contour and is therefore unaffected by potential aircraft noise. The site is acceptable for development of all buildings types without additional noise mitigation.	Yes
Community Facilities	All Centres Criteria - All centres to provide a level of community facilities and services that are accessible and meet the needs of their local community. - Some services and facilities may exist in areas outside of the centres therefore long term planning of future facility provision to create community hubs which seek to co-locate and consolidate services and facilities in key nodes. - Future urban development is to ensure that: - Quality health, education, legal, recreational, cultural and community development and other government services are accessible. - Adequate community services and facilities exist to meet the needs of the future residents. - Existing community services and facilities have the capacity to service the future development. - Future service provisions has been planned and budgeted. - Developer funding for required service upgrade / access is available. Village Criteria 1 local community health centre 1 preschool 1 public primary school - Child care facilities - Aged care facilities Planning Action - H3.2 Seek to ensure all community facilities are accessible - H3.4 Undertake consultation with key service providers and the wider community to more accurately determine future community facility needs.	The Community Needs Assessment prepared by Urbis and submitted with the Planning Proposal has determined the facilities required to support the development, which will increase the local population by up to 3,920 people over a 10 year period. The Assessment identifies North Richmond as a significant and self-sufficient community in the Hawkesbury LGA. The site itself is well located to access and support a range of health, education, community and recreation facilities, as well as human services and open space. Notwithstanding this, some additional infrastructure is required to service the future population. The NRJV is proposing to provide a multi-purpose community facility (approximately 300m2) adjacent to Peel Park. The building will help to relieve pressure on existing community facilities, as well as providing services that are lacking in the area, such as a men's shed service, potential space for youth activities, and a heritage facility. The men's shed will provide a valuable service to residents of both the proposed development and the adjacent seniors living development. In addition to the above, the social infrastructure assessment has identified a need for the following infrastructure: - Ensure that the community building provides a flexible space, including lockable storage space along with limited kitchen and bathroom facilities, as well as parking and shade sails appropriate to its location by Peel Park; - Improve connectedness of the site to the surrounding areas through investigation of additional roadways to North Richmond village and Richmond town, aligned with Councils Mobility Plan; and - Consideration to the provision of social programs in the wider area to build on the strong social capital of the area, and improve connectedness between the development and North Richmond village. The proposed development has the capability to accommodate the necessary social infrastructure to sustain any future residential community. The increased population will also support the viability of a range of local facilities (including primary schools) which are experiencing reduced enrolments, and will provide the critical mass required to support additional local transport facilities. Urbis has also recommended that due to the potential increase in secondary school age children at the site, and the limited capacity at the existing secondary school, further consultation is undertaken with the	Yes

Sustainability Element	Criteria	Planning Proposal	Complies
Character and Public Domain	All Centres Criteria - Future urban development is to have little or no impact on items of Indigenous, European or Natural heritage. - Future urban development to be cognisant of the character of surrounding areas. - Future urban development to be cognisant of the landscape character and its setting. - Future urban development is to focus around or be proximate to active urban space which facilitates formal and informal meeting and gathering spaces both during day and night i.e. plaza, square, mall etc. - Creation of high quality and safe public domain both during day and night. Village Criteria - Active urban space which facilities formal and informal meeting and gathering spaces i.e. plaza, square, mall etc - High quality and safe public domain Planning Action 12.3.1 Integrate sustainable practices into Council plans and policies 12.3.2 Undertake public domain plans to guide the development of the public domain to ensure the individual character of each centre is retained and enhanced.	Regional Education Director to identify the Department's response to this matter. It is noted that the Department of Education and Training would be responsible for addressing the issue of capacity and catchments for secondary students. The provision of these facilities will form part of a future local VPA offers. The VPAs will incorporate a comprehensive range of human services infrastructure responding to the identified demands of the incoming population. The Planning Proposal is considered to be consistent with the All Centres and Village Criteria. Planning Actions H3.2 and H3.4 will be met through the VPA. The future character and public domain will be developed as part of detailed design, and during the development of DCP controls for the site. Notwithstanding this, the draft Zoning Plan has been designed with consideration for the following key features: - Delivery of a sustainable development in terms of social and environmental outcomes. - A range of densities, lot sizes and dwelling types providing housing choice to satisfy the needs of a wide spectrum of households, at different life stages and from varying socio-economic circumstances and lifestyle preferences. - Provision of housing solutions to support the creation of a diverse community, with dwellings ranging from large lot housing to the more traditional detached homes and smaller attached houses. - Creation of an appropriate interface with the adjoining North Richmond urban area and the rural living development Belmont Grove. - Integration of existing historic fabric and ecological features. - A street hierarchy that promotes permeable connections and accessibility, trip containment, walking and cycling. - Provision of an extensive passive and active open space and landscape / vegetation network that shapes an identity and character responsive to the setting and heritage features of the site, and integrates a network of parks and corridors. Open space and landscape features will utilise the diverse landforms and views, providing continuity and connectivity that optimises the community's mobility and interaction. - Use of water bodies, performing both an aesthetic and functional (water sensitive urban design) purpose, as a contributing element of the public domain The Planning Proposal is considered to be consistent with the All Centres and Village Criteria. Planning Actions 12.3.1 and 12.3.2 will be met through the development of site specific provisions and requirements relating to public domain and sustainability to be incorporated into the site specific	Yes

Sustainability Element	Criteria	Planning Proposal	Complies
Sustainable Development	All Centres Criteria ■ All new housing to be adaptable, and where possible accessible, and embrace principles of sustainable housing design. ■ Define the environmental and infrastructure capacity for each centre and ensure that new development does not exceed the defined capacities. ■ Ensure all development is constructed to the highest environmental standards. ■ Natural resource limits not exceeded / environmental footprint minimised. ■ Demand for water does not place unacceptable pressure on infrastructure capacity to supply water and on environmental flows ■ Demand for sewer does not place unacceptable pressure on infrastructure capacity to supply sewer ■ Demonstrates most efficient / suitable use of land ■ Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy; requires demonstration of efficient and sustainable supply solution. Village Criteria ■ All new housing to be adaptable and embrace principles of sustainable housing design. Planning Action ■ J3.2 LEP and DCP controls require sustainable built form to maximise solar access, cross ventilation and minimise waste.	DCP. Detailed housing design and energy efficiency provisions will form part of the future DCP for the site. Notwithstanding this, the proposed development will incorporate a number of sustainable measures, including: ■ Integrated planning and design that coordinates social, physical and economic outcomes; ■ Delivery of a range of densities, lot sizes and dwelling types as a key social sustainability outcome to create a diverse community that is demographically balanced; ■ Provision of a variety of housing forms will provide opportunities to respond to changing life cycle, lifestyle and work requirements over time, it also provides opportunities for aging in place; ■ Retention and adaptation of key heritage features; ■ Retention and enhancement of existing riparian corridors; ■ Sustainable transport and access; ■ Water Sensitive Urban Design measures that will result in a net improvement in water quality in retained on-site dams and Redbank Creek; and ■ Energy sustainability through consumer demand initiatives including BASIX requirements for dwelling design. Planning Action J3.2 will be met through the preparation of the site specific DCP which can contain provisions relating to sustainable built form.	Yes