

	this Planning Proposal.
IMPROVE HOUSING CHOICE TO SUIT DIFFERENT NEEDS AND LIFESTYLES • Require local housing strategies to plan for a range of housing types. • Enable the subdivision of existing homes and lots in areas suited to medium density housing. • Deliver more opportunities for affordable housing.	Planning Proposals such as this assist in providing local housing choices and creating urban renewal in the Hawkesbury's towns and villages. Fringe areas such as Kurrajong will continue to provide a range of housing types although the services available at this time are not suitable for medium density housing.
DELIVER TIMELY AND WELL PLANNED GREENFIELD PRECINCTS AND HOUSING • Deliver greenfield housing supply in the North West and South West Growth Centres. • Develop a framework for the identification of new Growth Centres.	Kurrajong is not in an identified Growth Centre although proposals such as this do assist in delivering housing opportunities.
Goal 3: A great place to live with communities that are strong, healthy and well connected DIRECTIONS AND ACTIONS REVITALISE EXISTING SUBURBS • Support urban renewal by directing local infrastructure to centres where there is growth.	The proposal achieves this direction. Proposals such as this are at the heart of local suburb revitalisation.

CREATE HEALTHY BUILT ENVIRONMENTS • Deliver guidelines for a healthy built environment.	The proposal would result in a good environmental outcome and would be subject to appropriate environmental controls in construction and land use.
Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources DIRECTIONS AND ACTIONS BUILD SYDNEY'S RESILIENCE TO NATURAL HAZARDS • Provide local councils and communities with tools and information to shape local responses to natural hazards. • Complete and implement the Hawkesbury-Nepean Valley Floodplain Management Review. • Map natural hazard risks to inform land use planning decisions.	The subdivision does not require removal of significant vegetation. The Planning Proposal draft subdivision layout is consistent with Council's requirements for protection of bushland, ability to contain effluent disposal, water supply, bushfire asset protection zones and orientation of house sites. The Planning Proposal is consistent in a broad sense in that the hazards of the site are identified and the subdivision designed to account for hazard management. Planning

Proposals such as this assist Council in building up a data bank of hazards. This can be utilised in a broader sense in Council policies and guidelines.

The proposal is designed to account for bushfire risk. The existing dwellings on the site can continue having regard to Planning for Bushfire requirements of the State Government.

THE PLANNING PRINCIPLES THAT WILL GUIDE HOW SYDNEY GROWS

PRINCIPLE 1: INCREASING HOUSING CHOICE AROUND ALL CENTRES THROUGH URBAN RENEWAL IN ESTABLISHED AREAS

Increasing housing close to centres and stations makes it easier to walk or cycle to shops or services; travel to work or other centres; reduces traffic congestion; and makes our neighbourhoods more community oriented.

Increasing the variety of housing available makes it easier for people to find a home that suits their lifestyle, household size and their budget.

Locating new housing in centres delivers a range of economic, environmental and social benefits to the community. Research by the Organisation for Economic Cooperation and Development (OECD) has similarly found that productivity benefits arise from a more compact city.

The proposal, albeit in a small way, would assist in meeting the demand for additional housing supply and housing choices within the requirement for an additional 5-6,000 houses by 2031. Whilst there are some large lot yield proposals currently with Council and the Department of Planning & Environment the total proposed yield to 2031 can only be achieved if smaller proposals such as this are included alongside larger proposals. In this way, there will be a variety of housing choices brought to the market and smaller landholders will be part of the process and an integral component of local community's growth and wellbeing.

The site is not within one of the identified large centres however small proposals such as in this Planning Proposal will assist in delivering the projected population increase within Council's Strategy.

PRINCIPLE 3: CONNECTING CENTRES WITH A NETWORKED TRANSPORT SYSTEM

The public transport network connects people to centres. In doing this, it connects people to jobs, education facilities, health centres and hospitals, and sporting, cultural and entertainment facilities.

Centres rely on efficient transport to serve their customers, support their growing business and freight functions, and to connect to the global economy.

Efficient links within centres improves convenience for customers, and efficient links into centres and between centres helps people to get to jobs, schools, universities, shops and leisure activities.

Making it easy to get to centres and offering a range of services at centres makes them a focal point for the community and increases prospects for economic growth and job creation.

Being located close to Bells Line of Road, Kurrajong is ideally located to access the regions roads, hospitals, entertainment and other facilities. Bus services run from Kurrajong to the larger district centres and to the Sydney rail network at Richmond.

Bells Line of Road is currently being upgraded. A future link from this road to the West Sydney Castlereagh Freeway reservation is proposed.

Western Sydney – key to Sydney’s success

Investment in transport infrastructure, such as the South West Rail Link, the North West Rail Link, Western Sydney Rail Upgrade Program, Parramatta Light Rail and in the longer term, the Outer Sydney Orbital, will create new locations for housing growth that are connected to jobs, services and facilities – improving residents’ access to jobs.

Integrating land use decisions with transport improvements will lift the overall economic productivity of Western Sydney and create new opportunities for new investment in housing and jobs.

The site is within that broad area identified as the West Subregion.

The upgrading of Bells Line of Road and the future link with Castlereagh Freeway will assist in linking Kurrajong and the Hawkesbury generally with Sydney’s west.

Bells Line of Road will provide assistance in freight transport relative to the future Badgerys Creek Airport.

Kurrajong is not within an identified strategic growth centre however small local Planning Proposals such as this will assist in providing jobs and economic activity closer to Hawkesbury resident’s homes.

Delivering this plan – a bold new direction

To deliver *A Plan for Growing Sydney*, all stakeholders have to work together – Government, local councils, the private sector and the community.

For *A Plan for Growing Sydney* to become a reality, the delivery framework must include local government, the private sector and the community. It must also be effective across State Government agencies. The Plan needs to be accepted, shared and incorporated into each stakeholder's future activity.

The Plan is a component of the Government's commitment to improve the planning system, making it simpler, better understood and more efficient. Work will continue to deliver a planning system that strikes the right balance between responsible, sustainable growth while giving communities a say in the future of their area.

This has taken place with Council and the Department of Planning & Environment being involved in creating Council's Residential Land Strategy.

Subregional planning is a partnership between State Government, local councils and the community. It will guide the delivery of *A Plan for Growing Sydney* across the city's six subregions. Each plan will address:

- a vision for housing and employment growth in the subregion, consistent with *A Plan for Growing Sydney*;
- the distribution of housing and employment at the Local Government Area level;
- the goals, directions and actions contained within *A Plan for Growing Sydney*; and
- the infrastructure required to support housing and employment growth within the subregion.

The proposal provides such a partnership between a local landowner, developer, Council and the State Government.

The proposed subdivision has the available service infrastructure commensurate with a rural fringe area. Large lot residential or small rural/residential lots do not require the same delivery of services as required by closer in higher density areas.

The **Metropolitan Rural Area** is that part of the Sydney Metropolitan Area which is generally outside the established urban area.

The site is within that identified as part of the Metropolitan Rural Area.

The proposal is consistent with

	development envisaged under the Plan within this area.
Planning for housing involves: Greenfield development: Development in areas previously used for non-urban purposes.	Council has worked with the community and the State Government in preparation of its housing policy. This Planning Proposal is consistent with the directions contained within the policy and with the broad planning approach within the Plan. The site can't be considered as a Greenfield site although it is close to areas zoned and developed as urban areas around Kurrajong.
Urban Investigation Areas: Large areas of land to be examined for suitability for urban development.	The site is not within an identified Urban Investigation Area for the purpose of the Plan however is within one of the identified areas both by mapping and by description within Council's Residential Land Strategy.
1 Sydney's competitive economy Direction 1.4: Transform the productivity of Western Sydney through growth and investment ACTION 1.4.1: IMPROVE TRANSPORT LINKS AND CREATE A NEW SERVICES CENTRE AND INDUSTRIAL PRECINCT TO SUPPORT THE GROWTH OF BADGERYS CREEK AIRPORT The Government will support the timely and efficient delivery of Badgerys Creek Airport as an aviation and services centre.	The proposal has no bearing on Badgerys Creek although Kurrajong is located to take advantage of its reasonable proximity to the future airport. This will be particularly the case when the Bells Line of Road – Castlereagh Freeway link is done.
Direction 1.7: Grow strategic centres - providing more	Small Planning proposals such as this

jobs closer to home	include the local community in providing for growth. In conjunction with an appropriate S94 plan, there will be commensurate increase in local social infrastructure.
Direction 1.8: Enhance linkages to regional NSW ACTION 1.8.1: IMPROVE PRODUCTIVITY AND ACCESS TO SERVICES THROUGH IMPROVED TRANSPORT LINKS TO REGIONAL NSW Direction 1.11: Deliver infrastructure At a local level, the right infrastructure can create development opportunities. Where housing growth is occurring social infrastructure, such as a new or improved primary school, can make it more attractive for people to live in an area. Having energy, water and wastewater services in place before new homes are built is essential for community wellbeing and the productivity of the Sydney Metropolitan Area.	Kurrajong has the basic services to provide for large lot residential housing as proposed with this Planning Proposal. Local roads and the provision of upgraded access across the Hawkesbury River will be enhanced with such proposals when Council's S94 Plan is in place.
2 Sydney's housing choices Our plan for greater housing supply, choice and affordability to meet Sydney's changing needs and lifestyles. Accelerating the supply and the variety of housing across Sydney, such as apartments and townhouses, will make it	The proposal, and other small ones like it, will assist in creating housing choice for differing lifestyles and socio-economic groups. Such proposals also compliment larger developments and assist in maintaining the Hawkesbury diversity in housing for of all types and tenures. Kurrajong is not suited to medium

easier for people to find homes to suit their lifestyle and budget. Delivering houses in greenfield and urban renewal locations will help people to live closer to family and friends, to workplaces and schools, and to the services they use on a daily or weekly basis.	density housing at this time unless water and sewer is augmented. The proposal is consistent with this directive.
Direction 2.1: Accelerate housing supply across Sydney Providing more housing and different types of housing as the population grows reduces the pressure on rising house prices. ACTION 2.1.1: ACCELERATE HOUSING SUPPLY AND LOCAL HOUSING CHOICES The Government is working to achieve its target of an additional 664,000 new dwellings by 2031. Increasing housing supply and addressing housing affordability and choice, requires the Government to: • work with councils to identify where development is feasible; • identify where investments in local infrastructure can create housing supply; The most suitable areas for significant urban renewal are those areas best connected to employment and include: • in and around centres that are close to jobs and are serviced by public transport services that are frequent and capable of moving large numbers of people; and • in and around strategic centres.	The proposal is consistent with this direction. Without proposals such as this Council will not be able to meet its dwelling target for 2031.
WORKING WITH THE MARKET TO DELIVER NEW HOUSING	

The Government and local councils need to understand and respond to the housing market in each and every Local Government Area. The housing market reflects consumer demand and willingness to pay for particular types of housing in particular locations. Local councils assist housing production by identifying and rezoning suitable sites for housing. It is the role of the private sector to build new houses. The private sector will only develop housing on rezoned sites where there is sufficient consumer demand for it, at a price that provides a return to the developer. Rezoned land will only translate into new housing construction where there is sufficient market demand.	There is a strong market for new housing of all types within the Hawkesbury LGA however available land stock is very low. Council has prepared a Residential Land Strategy and this proposal is consistent with future housing areas identified through the Strategy.
Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs Well-planned and well-designed infill development can improve the feel of a place, its vitality and sense of community. It can make the local environment more attractive and improve services.	Proposals such as this will improve the vitality of Kurrajong and in time attract jobs and services.
Direction 2.3: Improve housing choice to suit different needs and lifestyles ACTION 2.3.1: REQUIRE LOCAL HOUSING STRATEGIES TO PLAN FOR A RANGE OF HOUSING TYPES Councils can use local housing strategies to identify housing needs and plan for a range of housing types and identify the local infrastructure to support the needs of their local communities. Local housing strategies are the first step towards coordinating local and State-funded infrastructure for local infill development. The strategies can cater for different household sizes such as terraces, townhouses, freestanding houses and apartments in centres and above businesses. The Government will require each council to prepare a local housing strategy that: identifies how the council will deliver a range of building forms and types, aligned with market demand, minimum household projections and development capacity in their local area;	This proposal will assist in providing for additional housing choice.

Direction 2.4: Deliver timely and well planned greenfield precincts and housing Greenfield development in new land releases is an important component of Sydney's overall housing supply.¹¹ In recent years greenfield housing has made up almost a quarter of Sydney's housing growth. It helps provide Sydney's residents with a diversity of housing that suits different needs, budgets and lifestyle choices. Greenfield housing development will continue to be primarily focused in the North West Growth Centre and South West Growth Centre.	The Planning Proposal will assist in the distribution of housing and employment opportunities within the Hawkesbury LGA.
ACTION 2.4.1: DELIVER GREENFIELD HOUSING SUPPLY IN THE NORTH WEST AND SOUTH WEST GROWTH CENTRES The Government will work with all stakeholders including local government, developers and the community to deliver new homes in the North West and South West Growth Centres. Structure planning and infrastructure investment in the Growth Centres will boost the supply of housing from greenfield development. The Government will: • update structure plans for the North West and South West Growth Centres to realise the full potential of investment in new infrastructure; • continue rezoning land in the North West and South West Growth Centres to maintain a steady supply of greenfield sites for development; and • co-ordinate and deliver enabling infrastructure at the local level to assist the conversion of zoned land into homes.	There is a demand for all types of housing within the Hawkesbury LGA including large lot residential or small lot rural/residential as proposed. This is being done through Council's Strategy. The land is appropriate with for subdivision as proposed with existing services.
3 Sydney's great places to live Our plan for creating a city with strong, healthy and well	

connected communities

Direction 3.1: Revitalise existing suburbs

Research has found that focusing new housing within Sydney's established suburbs brings real benefits to communities and makes good social and economic sense

The Government will prioritise the delivery of housing in or near centres in the established urban areas to help more people to live where they want – close to jobs, services and transport.

The proposal and other small ones like it can provide lots quickly and provide additional housing choices to suit a variety of lifestyles and budgets.

The proposal is consistent with this Direction. It allows those on larger parcels of land to downside and those in denser urban areas to have housing that is more spacious as their lives evolve.

4 Sydney's sustainable and resilient environment

Our plan to safeguard our environment by adopting a balanced approach to the use of land and resources

Direction 4.1: Protect our natural environment and biodiversity

Sydney's Metropolitan Rural Area – the area immediately beyond the urban footprint of Sydney – contains most of Sydney's conservation reserves and significant agriculture and extractive industries. In 2010–11, the gross value of agricultural commodities produced in the Sydney Metropolitan Area was \$591.8 million, contributing around five per cent of NSW's total agricultural production by value.⁵ More than one-third of the total value of the State's vegetables is produced in the Sydney Metropolitan Area in market gardens. Sydney's agricultural sector provides local jobs and reduces the transport costs of moving produce to markets.

The Metropolitan Rural Area is also home to many rural towns, villages and communities from Richmond in the north, Picton in the south and the Blue Mountains in the west. The biodiversity, agricultural, mineral and natural environment assets of these communities add to the diversity, uniqueness and prosperity of Sydney. This Plan recognises the value of the diverse mix of activities which

The site and locality around Kurrajong is part of the Metropolitan Rural Area identified within the Plan.

define the Metropolitan Rural Area.

As Sydney grows, we need to protect high conservation value areas, create a biodiversity network to protect our environment and habitats and manage developments in the Metropolitan Rural Area. A strategic framework will provide certainty about future land use and will help these activities remain viable, while enhancing the unique characteristics of the natural environment.

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

The framework will assist decision making by establishing criteria to:

- minimise the adverse economic impacts on existing primary industry and productive agriculture (Figure 25 shows some of the current agricultural uses throughout the Metropolitan Rural Area and on the border areas of the Metropolitan Urban Area);
- consider critical natural resource constraints;
- provide adequate public open space and recreational activities and avoid creating unsustainable pressure on existing Crown Land areas and State forests;
- consider natural hazards, such as the need to evacuate people from flood/bushfire prone areas; how flood-prone areas will be avoided and not increasing flood risks in new housing areas (through early planning for stormwater management); and
- consider and plan to protect significant natural resources including water quality, riparian and aquatic habitats and marine estates.

In the longer term, the development of demand and supply data sets for agriculture and resource extraction industries will be explored.

The Government will work with councils to develop a detailed planning framework for the area that:

- protects the Greater Blue Mountains World Heritage Area and other natural areas across the Metropolitan Rural Area, while fostering opportunities for international tourism, including a review of management and monitoring of

The land is not good agricultural land and the proposal will have no impact on important agricultural land availability.

The site is not flood liable. Whilst it has a bushfire risk, the subdivision is designed to contain appropriate bushfire asset protection zones in place.

impacts and cumulative effects of surrounding land uses on the World Heritage environmental values;

- identifies and protects the productive mineral, energy and construction material needs and provides appropriate buffers;
- protects productive agricultural land to keep fresh food available locally by planning for the infrastructure and land use needs of agricultural activity and providing appropriate buffers between different land uses to minimise conflicts;
- protects the Sydney drinking water catchment by requiring new development in the catchment to have a neutral or beneficial effect on water quality (consistent with Government policy);
- manages the risk from natural hazards, particularly flooding in the Hawkesbury-Nepean Valley and bushfires, by mapping where geophysical factors impose constraints on economic activity and urban development; and
- considers how all these activities can be best accommodated, including the sequencing of various activities, such as mining and urban development.

Direction 4.2: Build Sydney's resilience to natural hazards

The threat of natural hazards such as bushfires and floods to community safety, our homes and livelihoods, must be considered when planning our city.

Some of the natural hazards we currently experience are predicted to occur more frequently and, in some cases, with greater intensity in the future. Planning work must take these changes into account. The risk of flood, drought and water shortage can impact on our urban, agricultural, industrial and natural environments.

Sydney is one of the more bushfire prone areas in Australia.¹³ Major fires can affect a significant proportion of the Sydney Metropolitan Area.

The site is subject to bushfire risk, however there is adequate space available on each proposed lot to provide for asset protection zones in accordance with Planning for Bushfire 2006.

ACTION 4.2.3: MAP NATURAL HAZARD RISKS TO INFORM LAND USE PLANNING DECISIONS

Hazard mapping will guide planning decisions so that new

land for housing and jobs is not created in areas with unacceptable risk. By integrating this information into strategic planning, new developments will not be placed in harm's way and will not increase risks.

Land that is constrained due to risk from fire and flood hazards is regularly reviewed and this information will be provided to councils and industry to guide strategic planning and development decisions. Better subdivision design, building and site design, construction and maintenance, as well as early and ongoing consideration of effective emergency procedures at the regional and household scale will also improve the management of the risks of hazards.

New developments in areas identified as bushfire prone are already subject to specific planning controls. In such areas, developments must be designed to improve the survival of occupants. In addition, in designated areas, residents can protect their homes by applying new rules on clearing vegetation that could act as fuel for bushfires.

Direction 4.3: Manage the impacts of development on the environment

SYDNEY'S SUBREGIONS

Successful partnerships are needed to deliver 664,000 additional homes and accommodate 689,000 new jobs by 2031.

West Subregion

The West subregion will continue to provide distinctive rural landscapes, extensive agricultural and resource lands, and large areas of native bushland, national parks and reserves. The subregion also includes major parts of the urban area of Sydney.

The Greater Blue Mountains World Heritage Area brings international visitors to the subregion, and also contributes to Sydney's drinking water catchment and related infrastructure. Hazards associated with bushfires and with flooding in the Hawkesbury-Nepean Valley need to be at the forefront of planning for future growth in the subregion.

Badgerys Creek Airport will be a catalyst for significant new investment in infrastructure and jobs in the subregion. Along with new supporting transport infrastructure, the airport will greatly enhance national and international connections. Penrith will be a focus for housing and jobs growth,

The proposal provides for appropriate bushfire asset protection zones and is close to urban areas should evacuation ever be required noting the site's proximity to general safe areas such as the schools, Kurrajong shopping centre etc.

The proposal will have appropriate water control measures in place.

The site is in the west subregion identified within the Plan and will assist in providing the homes required by 2031.

particularly in professional services, health and education.

PRIORITIES FOR WEST SUBREGION

To implement the directions in *A Plan for Growing Sydney*, the following priorities will be considered and addressed in subregional planning for the West subregion.

A competitive economy

- Leverage investment and economic development opportunities arising from the development of Badgerys Creek Airport.
- Improve transport connections to eastern Sydney to capitalise on the subregion's increasing role in Sydney's manufacturing, construction and wholesale/logistics industries in the Western Sydney Employment Area.
- Support and develop the visitor economy to maintain the role of the Greater Blue Mountains World Heritage Area as a nationally significant tourism destination, and the subregion's role as a visitor gateway to regional NSW.
- Protect infrastructure of metropolitan significance including freight corridors, Sydney's drinking water supply catchment and the Warragamba Pipelines.
- Improve transport connections to provide better access between centres in the subregion and centres in other subregions, particularly in the North West Growth Centre, and with regional NSW (including freight connections).
- Provide planning support in the investigation and potential delivery of the Outer Sydney Orbital transport corridor and the Bells Line of Road – Castlereagh Connection transport corridor.
- Work with council to identify and protect strategically important industrial zoned land.
- Identify further opportunities to strengthen investment for employment growth in Western Sydney, including targeting overseas investors and incentives for businesses.

The site is located to assist in provision of this support.

Kurrajong is on the tourist loop for visitors to Bilpin/Blue Mountains and as such plays a role in supporting visitors and thus assisting the local economy.

Accelerate housing supply, choice and affordability and build great places to live

- Work with councils to identify suitable locations for housing intensification and urban renewal, including

The proposal has arisen out of

employment agglomerations – particularly around established and new centres and along key public transport corridors including the Western Line and the Blue Mountains Line.

Council's identification of suitable housing areas and opportunities.

Protect the natural environment and promote its sustainability and resilience

- Protect and maintain the high social, economic and environmental value of the Hawkesbury-Nepean River and its aquatic habitats, and the World Heritage-listed Blue Mountains National Park, and continue to protect and implement the plans for the Cumberland Conservation Corridor.
- Work with councils to improve the health of the South Creek sub-catchment of the Hawkesbury-Nepean Catchment.
- Work with councils to implement the Greater Sydney Local Land Services *State Strategic Plan* to guide natural resource management.
- Work with councils to implement the Cumberland Plain Recovery Plan.
- Promote early strategic consideration of bushfires, flooding and heatwaves in relation to future development in the subregion.

Work with councils to address flood and emergency management issues when planning for growth in the Hawkesbury-Nepean Valley.

The proposal is designed to protect the environment.

Appendix 2

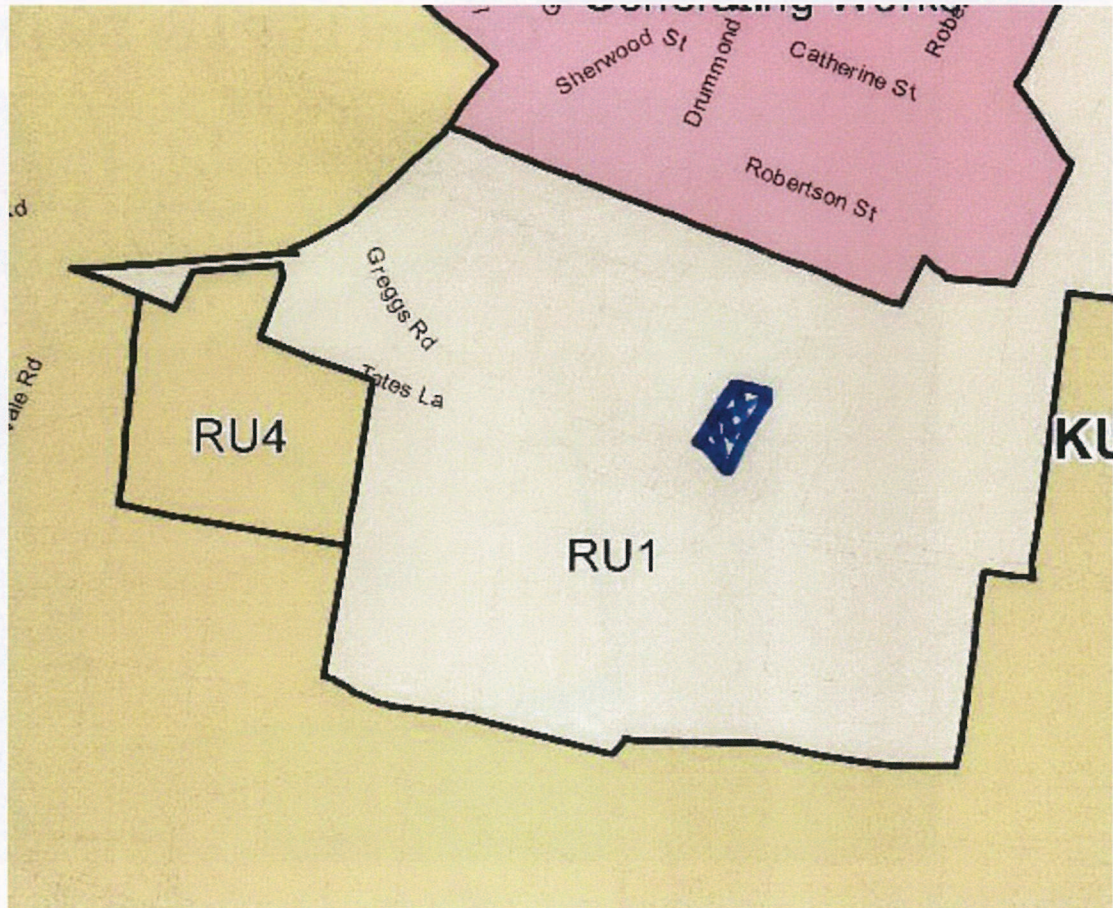
Aerial Photo with Site Identified





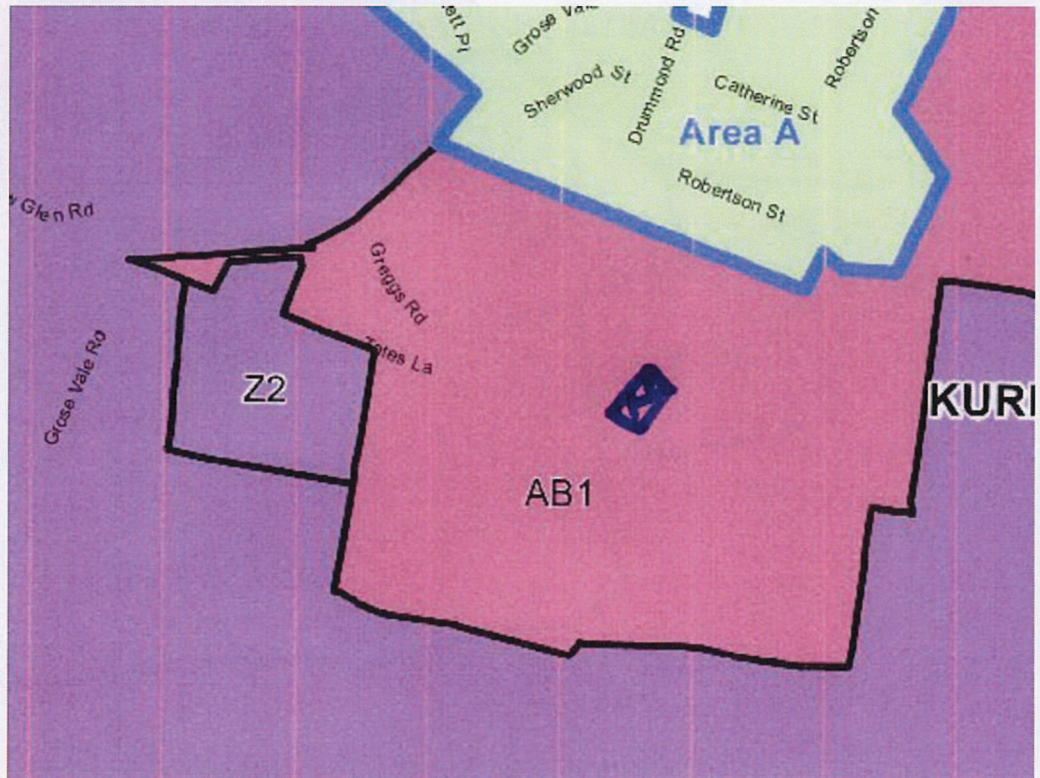
Appendix 4

Current LEP Zone Map



Appendix 5

Current LEP Lot Size Map



Appendix 6

Suggested Lot Size Map Alteration

