

subregional housing targets in Subregional Strategies and Local Environmental Plans, and monitor their achievement.	6,000 house sites by 2031.
Objective D2 – to produce housing that suits expected future needs.	There is an expectation within the rural village areas of the Hawkesbury LGA that additional housing opportunities will occur commensurate with projected growth.
Action D2.1 – ensure local planning controls include more low-rise medium density housing in and around smaller local centres.	The proposal does not achieve this action. Kurrajong is not currently provided with adequate water and sewer services to provide for low rise medium density housing.
D3.1 Explore incentives to deliver moderately priced rental and purchase housing across all subregions.	The proposal will assist in meeting demand for rural/residential and large lot residential housing that, like all other housing types, is in short supply within the Hawkesbury LGA.
Objective F1 – to contain Sydney's urban footprint.	The proposal is within the local defined village and envisaged by Council's Residential Strategy as being within an area for limited growth.
Objective F2 - to maintain and protect agricultural activities and resource lands	The site has no land and is not of a size that is suitable for agriculture. The proximity of residential housing and vegetation constraints suggests that any meaningful agricultural use is non-existent.
Objective G5 – to achieve	The existing house has its own water

sustainable water use.	supply. New houses would probably have a combination of town water supplemented by roof water catchment.
Objective G6 - to protect Sydney's unique diversity of plants and animals.	Whilst the site contains vegetation the development as proposed is appropriate and does not impact on vegetation.
Objective H3 – to provide healthy, safe and inclusive places based on active transport. Action H3.1 – design and plan for healthy, safe, accessible and inclusive places.	There is limited transport within the rural village areas of the Hawkesbury LGA. However this site is within walking and cycling distances to the local village shopping centre and bus route that provides access to larger centres and to the metropolitan train service at Richmond.

Draft North West Subregional Strategy

The Draft North West Subregional Strategy identifies and assumes that the majority of future housing growth within the LGA will need to occur on land located predominantly to the north of the River in association with existing local centres. Whilst not specifically mentioned in the sub regional strategy Kurrajong Township would fall within such a local centre.

The proposal is consistent, albeit in a small way, with the objective of a further 5-6,000 dwellings within the Hawkesbury LGA by 2031.

Is the planning proposal consistent with council's local strategy or other local strategic plan?

The Planning Proposal is considered consistent with the following plans of Council:

- Residential Land Strategy 2010;
- Community Strategic Plan 2013-2032;

Residential Land Strategy 2010

Council's Residential Land Strategy identifies that existing zoned land within the Hawkesbury only have the potential to accommodate approximately 600 of the total 5,000 – 6,000 required new dwellings to 2031.

Additionally the Strategy requires a vibrant future for small villages including the development around their perimeters commensurate with appropriate access and facilities. The site is on the fringe of the Kurrajong Township and is within an area to be considered for development in accordance with Council's Strategy.

Community Strategic Plan 2013-2032

As mentioned earlier the Community Strategic Plan contains a number of themes that contains a number of Directions, Strategies, Goals and Measures.

There is no specific strategy relating to subdivision around villages and the Planning Proposal is not inconsistent with any of the broad themes within the Strategic Plan.

Our City Our Future – Rural Subdivision Policy 1998

This Policy has largely been superseded by later Council policies. The proposal is consistent with the general philosophies within this policy or is justifiably inconsistent given that the site is within an area now identified as having urban potential.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes, the proposal is consistent with the following state policies:

SEPP 9 – Extractive Industry	The site is not identified as having a resource nor will its subdivision interfere with resource extraction
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	identified within the SEPP.
SEPP 44 – Koala Habitat	There is no core koala habitat on the site.
SEPP 55 – Remediation of Land	There is no past use of the land that would require a remediation plan.
SEPP (Exempt and Complying Development Codes) 2008	The planning proposal does not include provisions that contradict or hinder the application of the SEPP.
SREP 20 Hawkesbury Nepean River (No 2 – 1997)	The proposal is not inconsistent with the strategies contained within SREP 20.

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Minister for Planning and Infrastructure, under section 117(2) of the EP&A Act issues directions that local councils must follow when preparing planning proposals for new local environmental plans. The directions cover the following broad categories:

- a. employment and resources
- b. environment and heritage
- c. housing, infrastructure and urban development
- d. hazard and risk
- e. regional planning

f. local plan making.

Direction	Consistency	Comments
1.2 Rural Zones	Yes	The proposal is considered to be of minor significance only in terms of impact on the available rural zones and rural/agricultural lands. The site has not been used for any form of meaningful rural/agricultural use in the past and is currently required to be mechanically slashed to keep grass and weed infestation at bay. Due to the location of the site adjacent to dwellings on small lots the land is not conducive to productive agricultural use. As the proposal is for limited large lot housing lots and is of minor significance the proposal does not warrant the preparation of a specific rural study. This is particularly the case noting Council's Residential Strategy that identified sites such as this for village expansion.

3.1 Residential Zones	Yes	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands. Subdivision of the land would allow for a variety of lot sizes and housing opportunities and be of appropriate environmental impact.
3.4 Integrated Land Use and Transport	Yes	The proposed rezoning will have no impact on transport. Kurrajong is served by a local bus route and the proposal is of minor significance only. It is therefore considered that the proposal does not warrant the preparation of a specific study in accordance with this Direction.
4.1 Acid Sulfate Soils	Yes	The land is within that broad area in the locality covered by class 5 soil on Council's Acid Sulfate Soils Map within LEP 2012. The proposal is consistent with the Direction in that: • No works are proposed with the subdivision that would require an assessment of soils. • The draft LEP is of minor

		significance.
4.4 Planning for Bushfire Protection	Yes	The lots are of appropriate size and shape. Bushfire protection can be adequately incorporated including asset protection zones and management of vegetation.
6.1 Approval and Referral Requirements	Yes	The proposal is of minor local significance. There is no reason why any further development of the site would require consultation or referral procedures to be incorporated into the LEP. The proposal is therefore consistent with this Direction.
6.3 Site Specific Provisions	Yes	The proposal could maintain the existing zone within LEP 2012 but alter the Lot Size Map to accord generally with the subdivision proposal which would provide for a maximum lot yield. The zone could also be altered but this would have no impact on the site specific provisions within this direction. Additionally there is no need for any specific development standards to be incorporated into the LEP. The proposal therefore is able to satisfy this Direction. The planning proposal will not provide any unnecessary restrictive site-specific planning controls.
7.1	Yes	Kurrajong Village is not

Implementation
of the Metro
Strategy

mentioned within the Metropolitan Strategy and has no hierarchical status. It is not contained within the north-west growth centre.

The proposal is of minor significance and reflects an appropriate low-scale development adjacent to an existing village and which is consistent with Council's Residential Land Strategy.

The proposal is not inconsistent with the Metro Strategy and therefore complies with this Direction.

Section C – Environmental, social and economic impact

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

The proposal will have no impact on existing flora/fauna.

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

The following possible environmental effects are identified.

Water Quality

The proposal would continue to rely on on-site disposal of effluent for each dwelling. These will need to be maintained in an appropriate manner. The lot sizes are sufficient to enable this to happen. On site disposal is the common method of treating effluent in the Kurrajong locality.

Bushfire Prone Land

Each housing lot is capable of providing an area of housing that would comply with NSW Planning for Bushfire 2006.

Traffic and Access

The site fronts Greggs Road. The proposed vehicular entrances to the lots each have good sight distances in each direction. Grose Vale Road is a relatively low traffic connector road. The road is capable of containing traffic associated with subdivision as proposed.

Site Contamination

The site is classified as class 5 within Council's Acid Sulfate Soils Map within LEP 2012. The site has been used for low-key grazing activities in the past. It is unlikely that there will be any contamination issues arising from this past use.

Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal has examined the potential social and economic effects. There have been no negative impacts identified. Positive impacts identified include consistency with Council's Residential Lands Strategy; creation of additional housing opportunities (and thus conforming to the Metro Strategy); contributing to the local economy; assisting in maintaining local primary school numbers.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

Electricity and telephone is available to the site. Bus services go past the site frontage and go to, inter alia, Richmond Train Station which is part of the metropolitan train service. Town water is available to the site although there may be some restriction on use of this to further houses as proposed. The subdivision could still be developed by either restricted use of town water and supplemented by roof water collection or solely by roof collection. This would not be unusual in the Kurrajong (or general Hawkesbury) locality. Effluent disposal would be on-site as is other housing in Kurrajong.

What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation has not occurred at this stage. It is anticipated that consultation will be undertaken with the following public authorities:

- Office of Environment and Heritage.
- Roads and Maritime Services.
- Rural Fire Service.
- Department of Trade & Investment – Mineral Resources Branch.
- Sydney Water.

4.4 Part 4 - Mapping

Attached to this report are the following maps/diagrams:

- Aerial photo with the subject land outlined.
- Plan of proposed subdivision.
- Plan of current zone for the locality with subject land outlined.
- Plan of current Lot Size Map with the subject land outlined.
- Plan of land with subdivision outlined and suggested lot size map alterations.

The site and locality generally around the site is within a 10m building height limit as shown on Council's LEP Building Height Map.

The site is also shown on Council's LEP Biodiversity Map as containing native vegetation. The Planning Proposal does not propose any alteration of this map and the subdivision of the land does not require any alteration of this map.

4.5 Part 5 – Community consultation

This is a matter for Council and the Department of Planning & Environment. It is envisaged that the proposal would be advertised in a local newspaper and that adjoining owners would be notified. A period of 14 days is considered sufficient community consultation for this planning proposal and would seem to be consistent with the Department of Planning & Environment's "A guide to preparing local environmental plans".

4.6 Part 6 – Project Timeline

Project Phase	Indicative Timeline
1. Anticipated commencement date	12 weeks from date of referral to DP&I for Gateway determination

2. Completion of technical information prior to government agency consultation	6 weeks
3. Government agency consultation	4 weeks
4. Preparation of written advice to the adjoining/affected property owners, public notice in a local newspaper, and exhibition material	3 weeks
5. Public consultation period	2 weeks
6. Consideration of submissions and a report on the matter to Council	10 weeks
7. Advice to the Department, the applicant and submission authors of Council's resolution	2 weeks
8. Request to PC to prepare a draft LEP under Section 59(1) of the Act with a copy of the request to DP & I	2 weeks
9. Finalisation of the content of the draft LEP by PC in consultation with Council and issuing of legal opinion on the draft plan	6 weeks
10. Request to the Department for online notification of the LEP	2 weeks

5. Summary

The subject site is within the Kurrajong Township and is a site that has available low density urban infrastructure and is suitable for large lot residential subdivision as proposed.

The proposal would allow continuation of the existing house on a smaller lot and the provision of additional housing in a reasonable low density housing context. It would provide a reasonable transition between the residential lots within the village, large lot housing towards the edge of the village and larger rural lots further out.

Importantly the proposal is consistent with Council's adopted Residential Land Strategy as it provides larger residential lots on the edge of an existing urban area commensurate with available services. It is also consistent with the Metropolitan Strategy and Draft North Western Subregional Strategy in that it will assist in a small way of creating the target of 5-6,000 dwellings to 2031.

Additionally there is the ongoing expenditure from the subdivision and house construction and recurrent expenditure which will be of benefit to the local community. This is manifest in the boost to the local Kurrajong community through expenditure in the local retail sector, provision of jobs, use of transport, and the strengthening of the general economic and social wellbeing of the local community.

There are no identified negative community impacts arising from the proposal.

It is believed that the planning proposal satisfies the requirements of the Department of Planning & Infrastructure for a Gateway Determination by the LEP Review Panel.

APPENDICES

- 1. Table of comments on A Plan for Growing Sydney.**
- 2. Aerial photo with the subject land outlined.**
- 3. Plan of proposed subdivision.**
- 4. Plan of current zone for the locality with subject land outlined.**
- 5. Plan of current Lot Size Map with the subject land outlined.**
- 6. Plan of suggested lot size map alterations.**

Appendix 1

Extract of relevant provisions from A Plan for Growing Sydney	Comments
In the next 20 years, Sydney's population will grow by 1.6 million people, with 900,000 of this population growth occurring in Western Sydney.	The Hawkesbury Local Government Area is part of a town planning and legislatively defined Sydney and covered by A Plan for Growing Sydney (the Plan). The Hawkesbury Council area will form a very small part of the overall growth projected for Sydney as a whole and even when compared to the western Sydney region. However, there are some growth pressures and the State Government and Hawkesbury Council have recognised this and a local Residential Land Strategy was compiled for Council in 2010 that identifies a number of areas and situations where growth can be investigated. The subject site is within this identified area. The site is located at Kurrajong, the centre of which is located on Old Bells Line of Road a short distance from Bells Line of Road, one of the two main roads linking Sydney with the Central West. Bells Line of Road is being progressively improved to enhance this western link. The subject property and Kurrajong and the wider locality will benefit from this improvement. There are vacant shops in the Kurrajong Village and the local Primary School need local population numbers to keep up teacher numbers

	and school resources. The proposal will assist in providing growth and local potential employment opportunities.
Goal 1: A competitive economy with world-class services and transport TRANSFORM THE PRODUCTIVITY OF WESTERN SYDNEY THROUGH GROWTH AND INVESTMENT • Improve transport links and create a new services centre and industrial precinct to support the growth of Badgerys Creek Airport. • Develop new strategic employment corridors along transport infrastructure investments that will service Badgerys Creek Airport.	The Plan has identified an investigation requirement for provision of a link from Bells Line of Road at approximately Kurrajong to join Castlereagh Freeway reservation. This link will improve access to the Hawkesbury area west of the Hawkesbury-Nepean River and thus be of benefit to the site and surrounding localities. The Planning Proposal will assist in creating a vibrant local community.
JOBS CLOSER TO HOME • Invest in strategic centres across Sydney to grow jobs and housing and create vibrant hubs of activity. • Improve councils' access to data on the demand and supply of homes, office and retail space. • Work with the Greater Sydney Commission to develop job targets for strategic centres. • Continue to grow Penrith, Liverpool and Campbelltown-Macarthur as regional city centres supporting their surrounding communities.	The site is located near Bells Line of Road that is one of the main road links joining Sydney with the west. Kurrajong is located to take advantage of improvements to this road including when the Bells Line or Road/Castlereagh Freeway link is constructed. Jobs will follow development and even small proposals such as this will provide local investment and further opportunities.

GROW STRATEGIC CENTRES - PROVIDING MORE

ENHANCE LINKAGES TO REGIONAL NSW

- Improve productivity and access to services through improved transport links to regional NSW.

Improvements are currently taking place on Bells Line of Road and on Hawkesbury Valley Way, which links the North Richmond Bridge with Richmond. More improvements will take place commensurate with further development through a S94 contributions plan of Council where all Planning Proposals will contribute to further road improvements.

PLAN FOR EDUCATION AND HEALTH SERVICES TO MEET SYDNEY'S GROWING NEEDS

- Assist the Department of Education and Communities, the Catholic Education Commission and the Association of Independent Schools of NSW to identify and plan for new school sites throughout Sydney.
- Support the growth of complementary health and tertiary education activities in strategic centres.
- Plan for expansion of health facilities to service Sydney's growing population.

Kurrajong has basic educational and health services. There is a local primary school within Kurrajong and a government High School nearby at North Richmond. There is a private combined primary/high school in Redbank Road (an extension of Greggs Road). Local medical practitioners operate and there is a district hospital at Windsor. All of these facilities are in reasonable distance of the site.

Proposals such as this will assist in building population to improve the viability of local services.

DELIVER INFRASTRUCTURE

- Preserve future transport and road corridors to support future growth.
- Secure Sydney's water supplies.
- Undertake long-term planning for social infrastructure to support growing communities.
- Commence planning and the development of a business case for new sports facilities for Western Sydney.
- Deliver long-term planning for cemeteries and

Whilst Kurrajong has limited infrastructure it does contain the basics suited for low density residential and rural residential development as identified by Council's strategy. Whilst not specifically identified with the Plan low scale development as proposed within the Planning Proposal does

crematoria infrastructure. Prepare Infrastructure Plans for subregional planning.	play a part in revitalising existing suburbs.
Goal 2: A city of housing choice, with homes that meet our needs and lifestyles The Plan's focus is on providing more housing, with a greater choice of dwelling types in well-serviced locations. This will help meet changing household needs, lifestyle choices, population growth and different household budgets. Residents should be able to age at home, if they wish, live close to families and friends, and travel easily to work, education and social activities. New housing will be supported by local infrastructure and services that reflect the demographic needs of a community.	Council's Residential Land Strategy provides for increasing housing opportunities that will include a variety of choice etc. Kurrajong, being a rural/residential fringe locality has a variety of property sizes and tenures and already provides some choice in housing. There is a demonstrated demand for small acreage or large lot residential housing in and around existing serviced centres such as Kurrajong. The proposal will assist in this housing choice and provision.
DIRECTIONS AND ACTIONS ACCELERATE HOUSING SUPPLY ACROSS SYDNEY • Accelerate housing supply and local housing choices. • Accelerate new housing in designated infill areas (established urban areas) through the Priority Precincts and Urban Growth NSW programs. • Deliver more housing by developing surplus or under-used Government land.	The proposed subdivision and housing lots can be brought onto the market quickly. The Hawkesbury is part of the North West growth centre and Kurrajong is one of those very small localities identified in Council's Residential Land Strategy as having some potential for infill and fringe development such as proposed with