

ORDINARY MEETING
4. REPORTS FOR DETERMINATION
Meeting Date: 12 December 2023

4.1.2. CP - Planning Proposal - LEP005/23 Redbank, North Richmond - (95498, 124414)

Directorate: City Planning

PLANNING PROPOSAL INFORMATION

File Number:	LEP005/23
Property Address:	Redbank North Richmond (various lots)
Applicant:	HATT PTY LTD & MARARCH DEV (RICHMOND) PTY. LTD. & REDBANK UNIT TRUST & WENGOR DEV (RICHMOND) PTY. LTD.
Owner:	BDNSW (MR) Project 0007 Pty Ltd
Date Received:	30 August 2023
Current Minimum Lot Size:	Various
Proposed Minimum Lot Size:	N/A
Current Zone:	R2 Low Density Residential R3 Medium Density Residential RE1 Public Recreation E1 Local Centre
Site Area:	180 ha
Key Issues:	<ul style="list-style-type: none">• Resolving zoning inconsistencies that have arisen through the subdivision design development process of the subject site• Adjustment of the R3 Medium density zone adjacent to the Redbank Village Centre to reflect the approved subdivision layout• Expansion of the E1 Local Centre zone for the Redbank Village Centre• Adjustment of boundaries of R3 Medium Density Residential zone and RE1 Public Recreation zone north of seniors living development to reflect privately owned land

PURPOSE OF THE REPORT

The purpose of this report is to present this Planning Proposal to Council for determination on whether to submit the proposal to the Department of Planning and Environment for a Gateway Determination. The purpose of the Planning Proposal is correct anomalies that have occurred as a process of the development of the Redbank development in North Richmond. To correct these anomalies, the Planning Proposal is seeking to rezone several lots across the Redbank development.

EXECUTIVE SUMMARY

Council is in receipt of a Planning Proposal from Ethos Urban, on behalf of Hatt Pty Ltd and Mararch Dev (Richmond) Pty Ltd and Redbank Unit Trust and Wengor Dev (Richmond) Pty Ltd, to resolve zoning inconsistencies that have arisen through the subdivision design development process of the

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individual lots, which now require adjustments to the RE1 Public Recreation zone, E1 Local Centre zone, R2 Low Density Residential zone, R3 Medium Density Residential zone, and R5 Large Lot residential zone boundaries.

In addition to the above, the Planning Proposal also proposes to expand the existing E1 Local Centre zone for the Redbank Village Centre to provide greater flexibility for future uses.

The Planning Proposal will not increase the overall density or affect the delivery of the approximately 1,400 dwellings originally envisaged in the 2012 Master Plan for the Redbank development.

RECOMMENDATION

That:

1. Support the Planning Proposal LEP005/23 for Redbank, North Richmond with the following amendment:-
 - Proceed with RE2 Private Recreation zoning for rezoning the land north of the seniors' living development.
2. Council forward the Planning Proposal LEP005/23 to the Department of Planning and Environment for a Gateway Determination.

BACKGROUND

The Redbank Development site has been the subject of ongoing consideration over several years, with an original submission made in 2009 requesting the site to be listed on the Metropolitan Development Program. The Metropolitan Development Program (as of 2001) was the NSW Government's key program for tracking and managing housing supply. The program developed a ten year dwelling supply forecast for tracking the likely future availability of land for housing purposes, ensuring the housing market's demand could be adequately met and therefore the affordability of housing maintained.

In May 2011, Council adopted a Residential Land Strategy for the Hawkesbury Local Government Area, which identified the Redbank site as a 'High Priority' Future Investigation area for urban release. The Redbank Development was subject to a Planning Proposal that re-zoned this former rural land to primarily allow for residential purposes. Indicative plans submitted with the Planning Proposal detailed that the overall Redbank site would accommodate approximately 1,400 dwellings. The resultant Local Environmental Plan Amendment was gazetted on 11 April 2014.

The timeline for this history is as follows:

- **2011:** In May 2011, Council adopted the Hawkesbury Residential Land Strategy (RLS), which identified the subject site and other surrounding properties as having potential for residential development subject to the provision of shops, transport infrastructure, community infrastructure and services.
- **2012:** In response to the Residential Land Strategy, the owner/proponent consulted with Council staff and state government agencies and commissioned various studies in support of a Planning Proposal (PP-2020-2977/Hawkesbury Local Environmental Plan 2012 (Amendment No 6) - Redbank at North Richmond (1,400 dwellings).

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- **2014:** The rezoning, which was gazetted on 11 April 2014, facilitates the delivery of approximately 150 dwellings on the site per annum from early 2015. To date, all residential lots have been approved via DAs, and over 1000 urban lots have been registered.
- **2014:** A Development Control Plan (DCP) was prepared for the subject site under Part E, Chapter 8 of the Hawkesbury DCP 2002. This DCP was prepared in close consultation with the NSW Heritage Branch and is consistent with the endorsed Conservation Management Plan for the subject site. Council adopted the final agreed version of the DCP on 25 November 2014 as Part E, Chapter 8 of the DCP, and is still current.
- **2014:** At the Council meeting on 1 July 2014, Council resolved to execute the Voluntary Planning Agreement (VPA) for the site. The VPA prescribes the timing of infrastructure delivery across the entire Redbank site as it is developed. Importantly, the Planning Proposal which is the subject of the report does not affect the infrastructure delivery required by the VPA.

Figure 1 shows the location of the Redbank Development site.

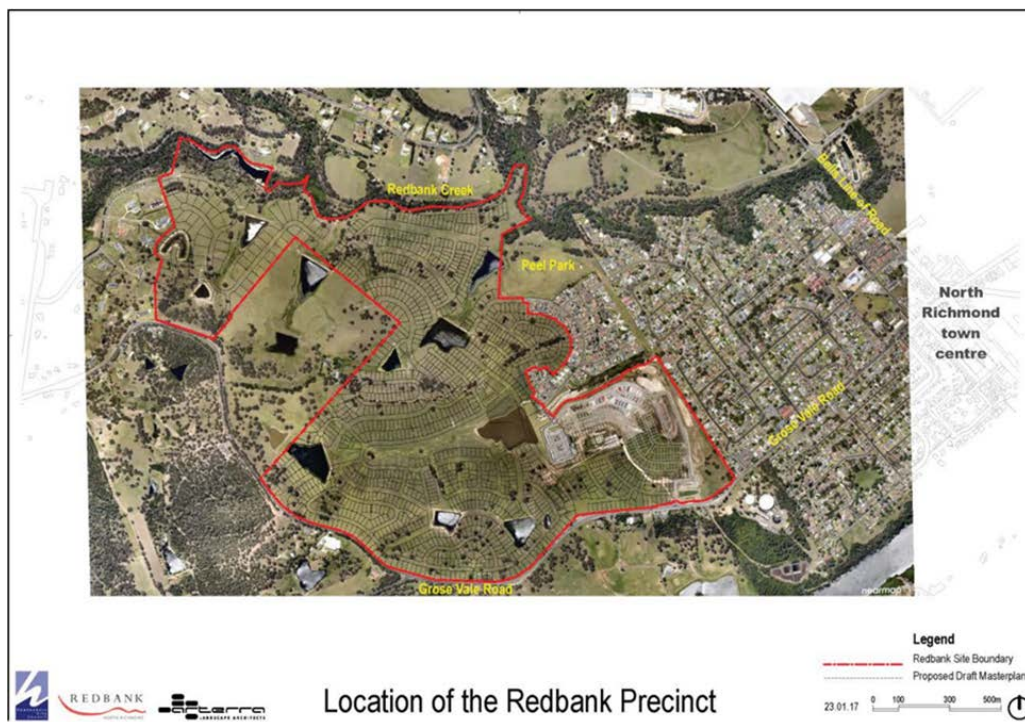


Figure 1 Redbank Development Site

Major development applications (DA) that have been determined as part of the Redbank Development site to date include:

Table 1: Major development applications (DA) determined

DA	Description	Determination
DA0092/22	Subdivision – Land Clearing, Earthworks, Decommissioning of Water Storage Facility, Construction of Roads and service Infrastructure, Upgrade and Intersection Works on Grose Vale Road, Associated Landscaping, Torrens Title Subdivision to Create 375 Residential Lots, one super lot and four open space lots.	Approved (29/05/2023)

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DA	Description	Determination
DA0498/18	Subdivision – Torrens title subdivision of Lot 548 to create 254 residential lots, four open space lots and a residual lot.	Approved by the Land and Environment Court (LEC) of NSW (24/09/2020)
DA0334/18	Concept Masterplan for the Redbank Village Centre and detailed design of commercial building.	Approved by LEC (31/10/2019)
DA0430/19	Subdivision – Torrens title subdivision of Lot 548 to create 25 residential lots.	Approved (29/07/2020)
DA0412/17	Subdivision – Torrens title subdivision of Lot 796 to create 50 residential lots.	Approved (31/01/2019)
DA0284/17	Subdivision – Torrens title subdivision of Super Lots 795 and 796 to create 19 residential lots.	Approved (11/01/2018)
DA0216/16 (S960071/17 and S960144/17)	Subdivision – Earthworks, alterations to four dams, the construction of roads and a Torrens title subdivision to create 244 residential lots, one neighbourhood centre lot, six open space lots, two super lots and two residual lots forming a precinct known as ‘Yeomans’.	Approved (22/12/2016)
DA0467/15	Subdivision – Torrens title subdivision to create 59 residential lots, two open space lots and one residual lot known as ‘Belmont’.	Approved (5/05/2016)
DA0451/14 (S960154/16)	Subdivision – Torrens title subdivision to create 12 additional residential lots.	Approved (9/06/2015)
DA0452/14	Subdivision – Torrens title subdivision to create one additional residential lot.	Approved (02/06/2015)
DA0471/14	Subdivision – Torrens title subdivision to create 237 additional residential lots, forming three precincts known as ‘Yobarnie Rise’, ‘Mountain View’ and ‘The Gallery’.	Approved (12/03/2015)
DA0450/14	Subdivision – Torrens title subdivision to create 13 additional residential lots to be included in the ‘Yobarnie Rise’ precinct (DA0471/14).	Approved (28/01/2015)
DA0434/14 (S960042/15)	Subdivision – Torrens title subdivision to create one super lot.	Approved (30/12/2014)
DA0439/14	Subdivision – Torrens title subdivision to create one additional residential lot	Approved (24/12/2014)
DA0437/14	Subdivision – Torrens title subdivision to create two additional residential lots.	Approved (11/12/2014)
DA0440/14	Subdivision – Torrens title subdivision to create one additional residential lot.	Approved (11/12/2014)
DA0852/08	Seniors Housing Development comprising 197 independent living units and an 80-bed aged care facility. The approval has been subject to multiple modification applications.	Approved (15/09/2009)

A series of attachments have been included as part of this report, including:-

- Attachment 1 - Assessment Against State Environmental Planning Policies
- Attachment 2 - Assessment Against Local Planning (Ministerial) Directions

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- Attachment 3 - Planning Proposal Report - Redbank, North Richmond - (Distributed under separate cover)
- Attachment 4 - Proposed LEP Map
- Attachment 5 - Aboriginal Heritage Statement
- Attachment 6 - Heritage Statement
- Attachment 7 - Stormwater and Flooding Statement
- Attachment 8 - Biodiversity Statement
- Attachment 9 - Bushfire Statement
- Attachment 10 - Traffic Statement
- Attachment 11 - Plans Demonstrating Change from Existing to Proposed Land Zoning - (Distributed under separate cover)

DISCUSSION

Objectives and Provisions of the Planning Proposal

The objective of the Planning Proposal is to amend the Hawkesbury Local Environmental Plan (LEP) 2012, to amend the Land Zoning Map (sheet LZN_008AA), in order to:-

- Resolve zoning discrepancies that have arisen throughout the subdivision design development process;
- Adjust the medium density zone adjacent to the Redbank Village Centre to reflect the subdivision layout of the Southern Valley development approved under DA0092/22;
- Expand the E1 Local Centre zoning for the Redbank Village Centre, and;
- Adjustment of boundaries of R3 Medium Density Residential zone and RE1 Public Recreation zone north of seniors living development to reflect privately owned land.

Additional information is provided in the following section to further expand on these points:-

Resolve zoning discrepancies

The Planning Proposal aims to rectify zoning discrepancies that have emerged during the subdivision design process of individual lots. This requires adjustments to the boundaries of the RE1 Public Recreation, E1 Local Centre, R2 Low Density Residential, R3 Medium Density Residential and R5 Large Lot Residential zones.

The overarching purpose of the Planning Proposal is to realign zoning boundaries to reflect the approved subdivision of the Redbank development and achieve the envisaged number of dwellings on the Redbank site. Figure 2 shows the current land use zoning, while Figure 3 illustrates the proposed zoning changes for the subject site.

Tables 2, 3, and 4 of the report provide specific details regarding the proposed amendments, whilst Attachment 11 presents a visual representation of each amendment, including the exact areas that will be subject to change.

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The proposed amendments are intended to create a more effective and streamlined zoning structure that promotes growth and development within the Redbank community. By ensuring that the zoning boundaries align with the approved subdivision of the Redbank development, the proposed amendments will provide a clear framework for future development.

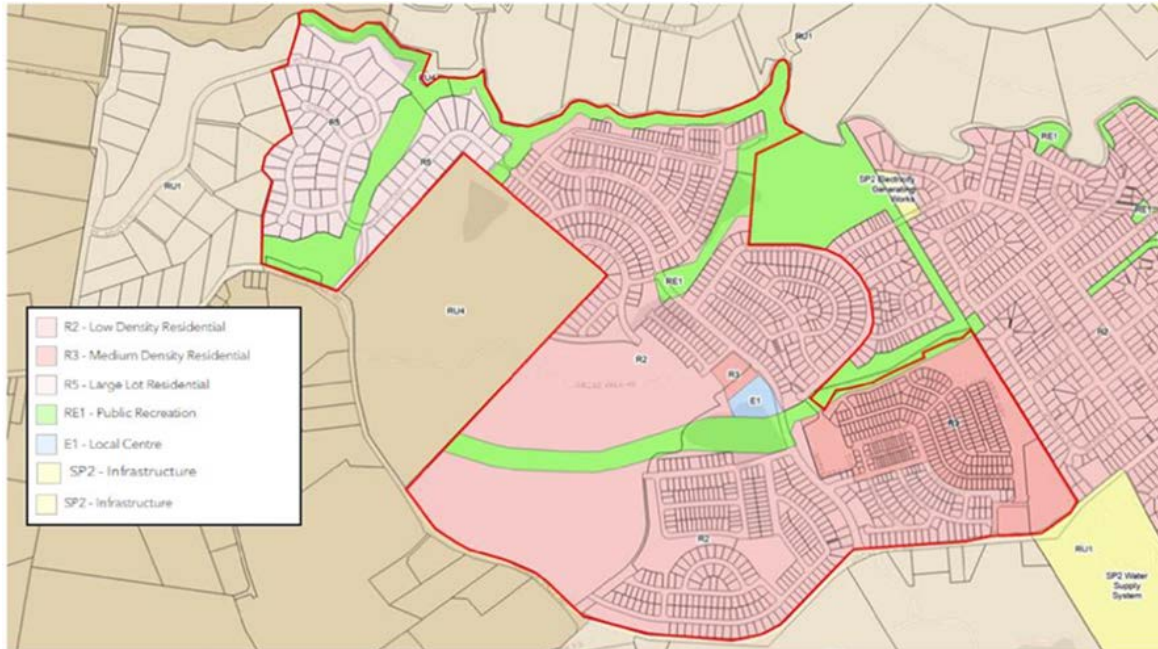


Figure 2: Existing Zoning Map

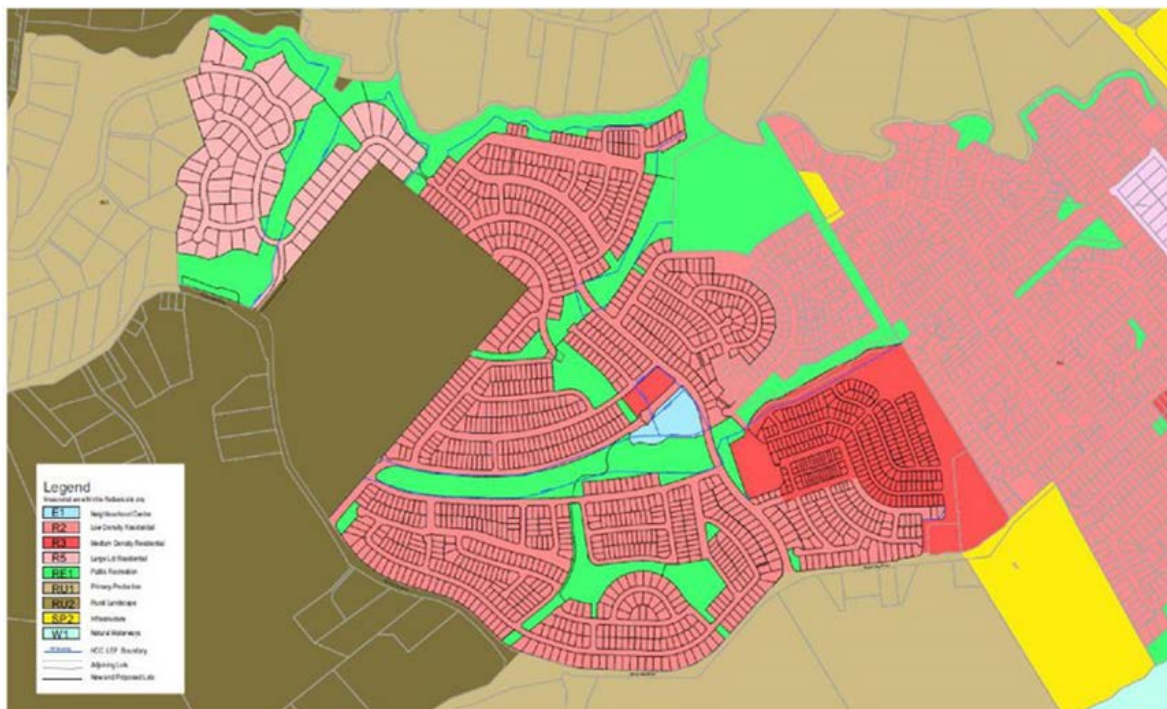


Figure 3: Proposed zoning map

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To rezone the medium density zone adjacent to the Redbank Village Centre to align with the subdivision layout of the Southern Valley Development approved under DA0092/22

The subdivision layout of the Southern Valley Development was approved by DA0092/22. As per the approved plan, an R3 Medium Density zoned 'super lot' was approved north of the existing E1 Local Centre zone. In order to align the zoning with the approved subdivision plan for Proposed Lot 2479, as outlined in Figures 4 and 5, it is required to proceed with the proposed rezoning of the surrounding area.

The following amendments are proposed for the area surrounding the Village Centre (referred to as the Neighbourhood Centre in the Development Application - as shown in refer to Figure 6):

- To provide a broader range of housing options, the R3 Medium Density Residential zone will be expanded to the west, aligning with the approved subdivision plan. This will involve converting 2,941m² of land from R2 Low Density to R3 Medium Density Residential.
- To maintain consistency with the approved subdivision plan and existing zoning along Keyline Drive, a portion of the R3 Medium Density Residential zone south of the existing R3 Medium Density zone will be converted to R2 Low Density Residential zoning, involving an area of 2,215m².
- A part of the R3 Medium Density Residential zone will be converted to E1 Local Centre zoning, covering an area of 1,164m².

This rezoning will ensure that the zoning of the surrounding areas aligns with the approved subdivision plan and supports the overall vision for the development.

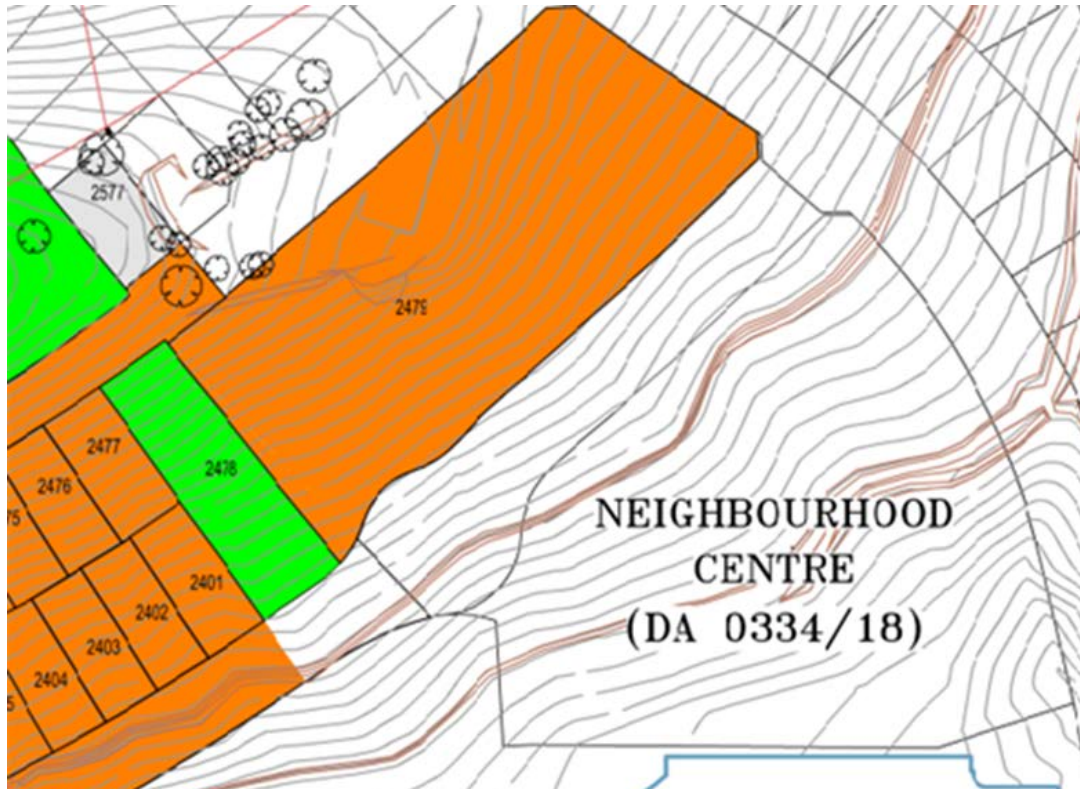


Figure 4: Approved lot layout of the R3 Medium Density Residential zone (as shown in orange super lot 2749 adjacent to the green open space) - approved via DA0092/22

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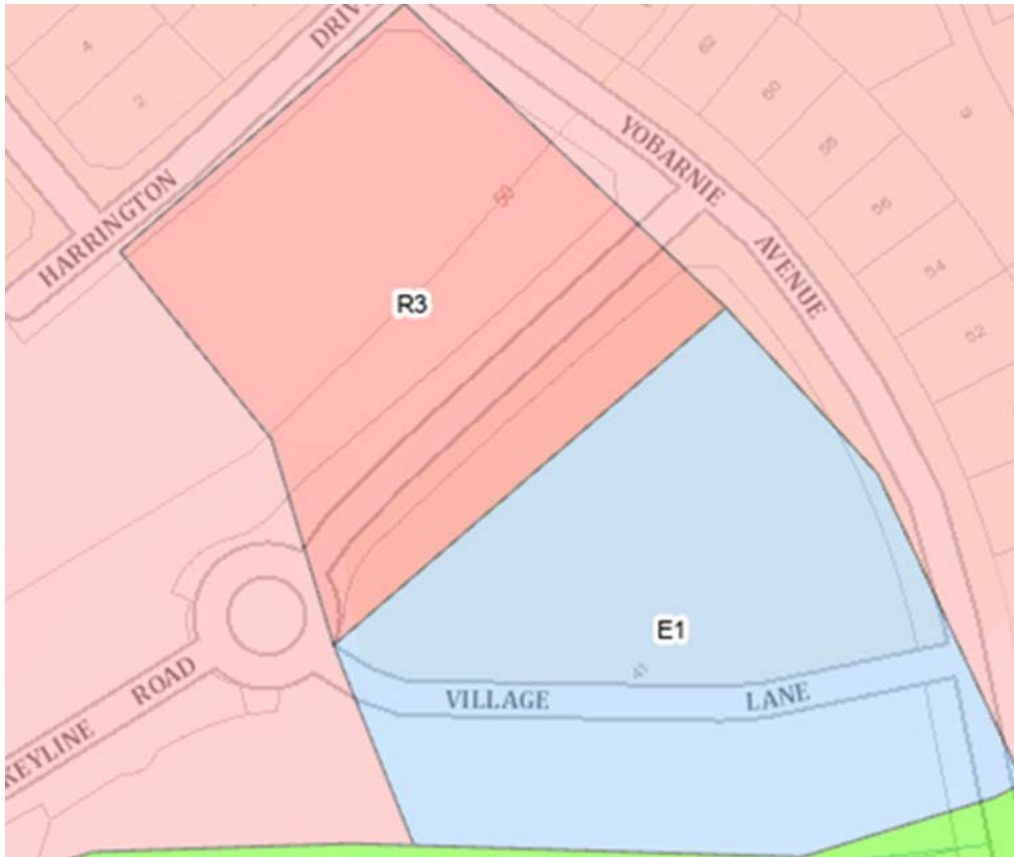


Figure 5: Map of the existing R3 Medium Density Residential zone

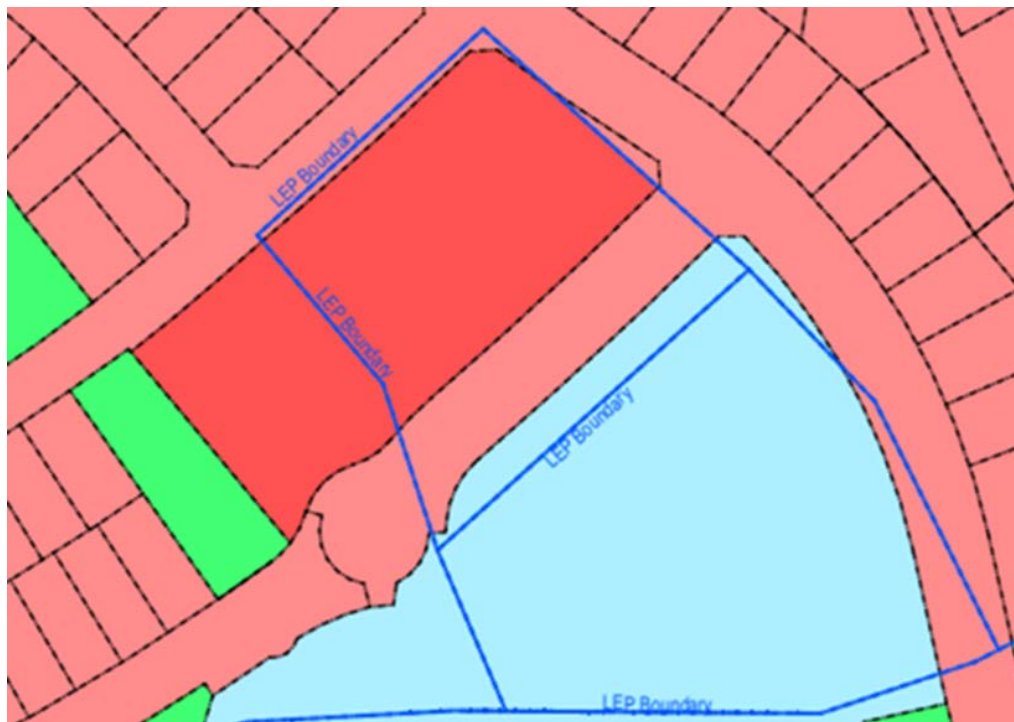


Figure 6: Proposed map of R3 Medium Density Residential zone to align with an approved super lot.

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Expansion of the E1 Local Centre

As shown in Figures 7 and 8, this component involves:-

- The current E1 Local Centre zone at the Redbank Village Centre encompasses a temporary playground as an ancillary element to the retail offerings. This proposal seeks to expand the E1 Local Centre zone to enhance flexibility in future land uses as the surrounding residential areas develop.
- The existing E1 Local Centre zone currently covers an area of approximately 11,323m². The proposed amendment aims to add an additional area of 4,490 m², which will include the conversion of 1,065m² of R2 Low Density zoned land and 2,525m² of RE1 Public Recreation zoned land to E1 Local Centre.

The existing playground, constructed by Redbank, serves as an interim amenity to activate the Village Centre while the remaining development is undertaken. It is a small-scale facility with three slides, three swings, a fountain, and a climbing rope (refer to Figures 9 and 10). As the Village Centre develops, the playground can be repurposed for retail, business, or other community uses to better serve the growing community's evolving needs; Redbank's retention of playground ownership will allow for this flexibility.

The Village Centre's proximity to Peel Park, a large public open space with sports facilities, and four additional playgrounds within the Redbank development, will ensure there is ample provision of public recreation areas for residents. It is important to note that, apart from the reduction in the RE1 Public Recreation zone to increase the E1 Local, the remaining RE1 zoned land located south of the Village Centre is proposed to be expanded through the other proposed amendments in the Planning Proposal.

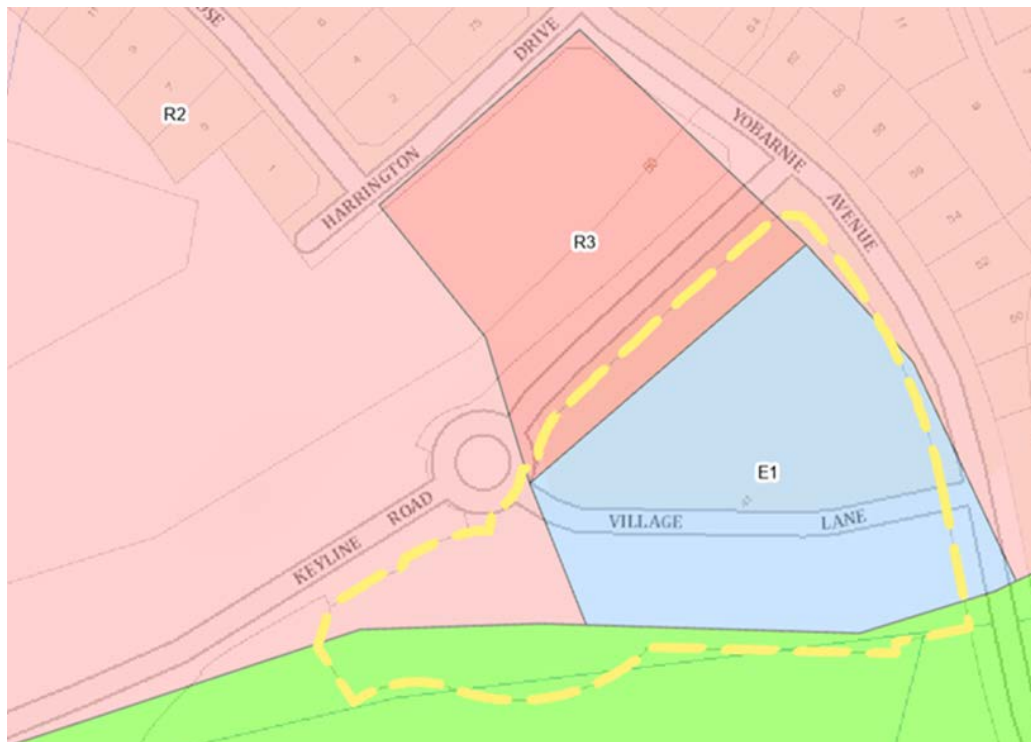


Figure 7: Map of existing E1 Local Centre zone (Blue)

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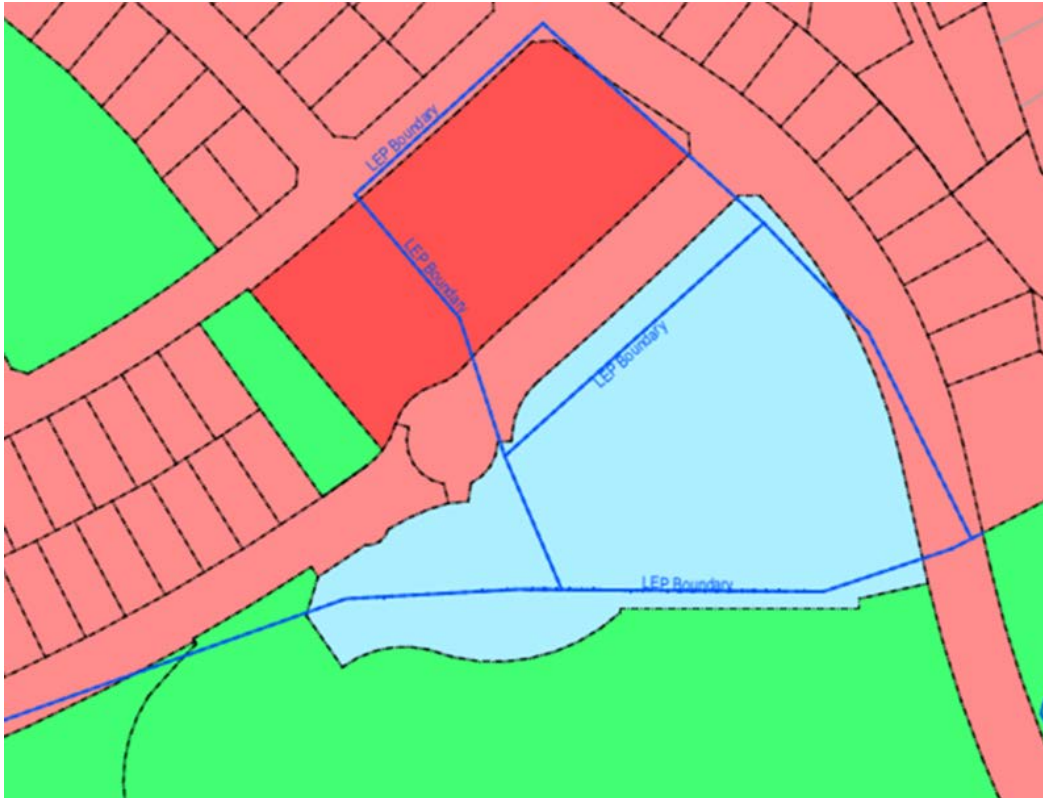


Figure 8: Map of proposed E1 Local Centre zone expansion (Blue)



Figure 9: Aerial image of the playground adjacent to the Village Centre (E1 Local Centre zone)

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Figure 10: Image of the playground

Adjustment of boundaries of R3 Medium Density Residential zone and RE1 Public Recreation zone north of seniors living development to reflect privately owned land

The Planning Proposal aims to realign the RE1 Public Recreation zone located north of the existing seniors living development in the Redbank site (refer to Figures 11 and 12). The need for realignment has arisen due to the seniors living development owning part of the land that is currently zoned RE1 Public Recreation. A new fence has been installed, along with a public path which was constructed in consultation with Council (refer to Figure 13). The area south of the fence/path is proposed to be rezoned from the RE1 Public Recreation zone to the R3 Medium Residential zone. This area contains landscaped space for seniors living residents, private property, and several stormwater management rain gardens and basins that service run-off from the existing independent living units. The area north of the fence and path will remain zoned RE1 Public Recreation.

The proposed realignment will result in the rezoning of approximately 11,113m² of land that is currently zoned as RE1 Public Recreation to R3 Medium Density Residential. This proposal aims to reflect the new fence that now marks the boundary between the public open space and the privately owned land of the existing seniors living development.



Figure 11: Map of the existing zoning, with the seniors living development (R3 Medium Density Residential) and the RE1 Public Recreation zone to the north.

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Figure 12: Map of the proposed zoning, with the seniors living development (R3 Medium Density Residential) shown in red and the RE1 Public Recreation zone to the north, shown in green.



Figure 13: Aerial image of the public open space north of the seniors living development. There is a fence directly adjacent to the south of the path that demarcates the seniors living development and open space.

Table 2 outlines the lots affected by the Planning Proposal. A detailed visual representation of each proposed rezoning, included the changes in area is provided in Attachment 11.

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Table 2: Lots Affected by the Planning Proposal

Stage	DA Ref	Lot	DP	Current zoning	Proposed Zoning	Area Subject of Proposed Re-Zoning (m2)
Belmont	DA0467/15	601	DP1294768	RE1 & R5	RE1	2,257
		602	DP1294768	RE1 & R5	RE1	13,164
		61	DP1255164	RE1 & R5	RE1	7,977
		Belmont Grove		R5 & RE1	R5	1,078
Ploughmans	DA0412/17	869	DP1294769	RE1 & R5	RE1	2,721
		869	DP1294769	RE1 & R2	RE1	11,494
		Pansy Crescent		R2 & RE1	R2	252
		Platypus Place		R2 & RE1	R2	1,232
		870	DP1294769	RE1 & R5	RE1	217
Yeomans North	DA0216/16	1	DP1294770	RE1 & R2	RE1	5,836
		Yobarnie Avenue		R2 & RE1	R2	1,794
		2	DP1294770	RE1 & R2	RE1	7,085
		788	DP1233055	R2	RE1	6,080
	Yeomans Entry	3	DP1294770	RE1 & R2	RE1	4,206
		3	DP1294770	RE1 & R3	RE1	892
		547	DP1233056	R2	RE1	1,178
		Yobarnie Avenue		R2 & R3	R2	4
			Yobarnie Avenue	R2 & RE1	R2	2,113
Mountain View and The Gallery	DA0471/14	172	DP1199658	R2 & R3	R2	6
		173	DP1199658	R2 & R3	R2	205
Seniors Northern Boundary		3 Proposed lots 31 & 32	DP786671 Proposed DP TBC	RE1	RE1 & R3	657
		274 Proposed lots 2741 & 2742	DP1156792 Proposed DP TBC	RE1 & R3	RE 1 & R3	4,388

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Stage	DA Ref	Lot	DP	Current zoning	Proposed Zoning	Area Subject of Proposed Re-Zoning (m2)
		1	DP270758	RE1 & R3	RE 1 & R3	6,118
Southern Heights	DA0498/18	10	DP1294771	R2	RE1	21,067
		11	DP1294771	R2	RE1	15,012
		12	DP1294771	R2	RE1	1,183
		1916	DP1290691	R2	RE1	6,340
		3	DP 1290060	R2	RE1	745
Neighbourhood Centre	DA0334/18	2	DP1290060	RE1	E1	2,525
		2	DP1290060	R2	E1	2,143
		2	DP1290060	R3	E1	1,164
		Yobarnie Avenue		E1	R2	691
		Keyline Road		R3	R2	2,215
		Harrington Drive		R3	R2	240
		Yobarnie Avenue		R2	R3	106
		3	1290060	R2	R3	2,941
		3	1290060	R2	RE1	1,551
	Dam 13	1	DP1290060	RE1 & R2	RE1	5,924
		1	DP1290060	RE1 & R2	R2	1

Table 3 summarises the proposed rezoning across the subject site:

Table 3: Proposed Rezoning Across the Subject Site

Existing Zoning	Proposed Zoning	Area (m2) Subject to Proposed Rezoning
E1 Local Centre	R2 Low Density Residential	691
R2 Low Density Residential	E1 Local Centre	2,143
R2 Low Density Residential	RE1 Public Recreation	109,545
R2 Low Density Residential	R3 Medium Density Residential	3,047
R3 Medium Density Residential	E1 Local Centre	1,164
R3 Medium Density Residential	RE1 Public Recreation	892
R3 Medium Density Residential	R2 Low Density Residential	2,670
R5 Large Lot Residential	RE1 Public Recreation	26,335
RE1 Public Recreation	E1 Local Centre	2,525
RE1 Public Recreation	R2 Low Density Residential	8,845

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Existing Zoning	Proposed Zoning	Area (m2) Subject to Proposed Rezoning
RE1 Public Recreation	R3 Medium Density Residential	11,163
RE1 Public Recreation	R5 Large Lot Residential	1,078

Table 4 provides the summary of net changes to zone areas:

Table 4: Net Changes to Zone Areas

Zone	Proposed increase (m2)	Proposed decrease (m2)	Proposed net change (m2)
E1 Local Centre	5,832	691	+5,141
R2 Low Density Residential	12,206	114,735	- 102,159
R3 Medium Density Residential	14,210	4,726	+ 9,484
R5 Large Lot Residential	1,078	26,335	- 25,257
RE1 Public Recreation	136,772	23,611	+ 113,161

EXISTING PLANNING CONTROLS

Hawkesbury Local Environmental Plan 2012

The following table outline the existing planning controls for the site in the Hawkesbury Local Environmental Plan (LEP) 2012:-

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Table 5: Existing Planning Controls

Zone	<p>The subject site currently comprises a combination of recreational and residential zones, including:</p> <ul style="list-style-type: none"> • RE1 Public Recreation • R2 Low Density Residential • R3 Medium Density Residential • R5 Large Lot Residential; and • E1 Local Centre
Minimum Lot Size	<p>The subject site currently comprises a combination of lot of minimum lot sizes across the Redbank development, including:</p> <ul style="list-style-type: none"> • 1,500m² • 375m² • 180m² • 600m²
Height of Buildings	10m
Acid Sulfate Soils	Class 5 – Acid Sulfate Soil
Flood	The subject site is above the 1 in 100 ARI flood level and above the Probable Maximum Flood level.
Biodiversity	The subject site contains vegetation classified endangered ecological communities, conservation significance and connectivity between Remnant Vegetation.
Bushfire Prone Land	The subject site's northwestern and southern boundaries are considered bushfire prone. The areas are shown to be a combination of Category 1 vegetation zone along the northern boundary of the Redbank site, and Category 3 vegetation zone in the northwestern corner and along the site's southwestern and southern boundaries. As a result of previous subdivision approvals, the subject site has been cleared from its former agricultural use, with the development areas relatively vegetation-free.
Sewer Scheme	The subject site is connected to the sewer system (Sydney Water).

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Sydney Water	The subject site is not entirely connected to the Sydney Water supply; however, augmentation to potable water and sewerage-specific infrastructure to support later stages of the project can readily occur and will be subject to an ongoing commercial agreement with Sydney Water.
Heritage	<p>The subject site was formerly a grazing property known as 'Yobarnie', where the Yeoman's Keyline system of agriculture was first developed, trialled, and demonstrated. Therefore, the whole of the broader Redbank Development site is listed on the State Heritage Register (listing number 01826) under the Heritage Act 1977 for its historic, associative, and aesthetic values and its research potential and rarity relating to the Keyline farming system. Multiple dams associated with this irrigation method remain onsite (reinterpreted as part of the landscape design), and most of the land is located within the Peel Farm (Kemsley Park) area.</p> <p>Notwithstanding the above, the subject site is not identified as a local heritage item per Schedule 5 of the Hawkesbury LEP 2012.</p>

Hawkesbury Development Control Plan 2002

The Hawkesbury Development Control Plan 2002 (Hawkesbury DCP 2002) provides detailed guidance on development matters beyond the development standards within the Hawkesbury LEP 2012. Part E: Specific Area of the Hawkesbury DCP 2002, Chapter 8, covers Redbank at North Richmond and includes detailed development objectives and controls for the Redbank development. These controls guide development precincts, subdivision, heritage conservation, open space, water management, environmental management, movement networks, residential lot parameters, utility services, and built form and character. The DCP Chapter also outlines the desired future character of the area.

Site Location and Characteristics

The subject site has an area of 180 ha and predominantly consists of cleared undulating land with a central saddle running approximately east-west, creating two distinct valleys. The land is located on the northern side of Grose Vale Road, and immediately to the west of the North Richmond residential area and Peel Park, east of the Belmont Grove rural residential area, and south of Redbank Creek.

The broader Redbank Development site is in the process of being progressively subdivided. When complete, it will accommodate approximately 1,400 dwellings.

The broader Redbank Development site varies in height from approximately 60-90m AHD along Grose Vale Road down to Redbank Creek at approximately 20-40m AHD, and it varies in slopes from reasonably flat terrain to land in excess of 15%. The undulation of the broader Redbank development site results in a central saddle running approximately east-west, creating two distinct valleys. It is above the 1 in 100-year Hawkesbury River flood event.

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This Planning Proposal relates to land located within these 180 hectares, as shown in Figure 22 below. The site is within the following precincts of the broader Redbank site:-

- Southern Valley
- Southern Heights
- Mountain View
- The Gallery
- Village Centre
- Ploughmans
- Yobarnie Rise
- Yeomans
- Belmont

The subject site is now relatively cleared of vegetation as a consequence of previous subdivision approvals. Development has begun on a portion of the site, as highlighted in Figure 14. To the north and east of the subject site, development within the Redbank site has been progressively completed in the form of low rise, single storey housing. A seniors living development is also located east of the subject site. To the northwest, the Belmont Precinct has low-rise, single-storey houses, while the south (on the opposite side of Grose Vale Road) and west are primarily rural, agricultural properties. To the east, the development consists of detached housing, similar to that within the Redbank site.

The following maps highlight the subject site.

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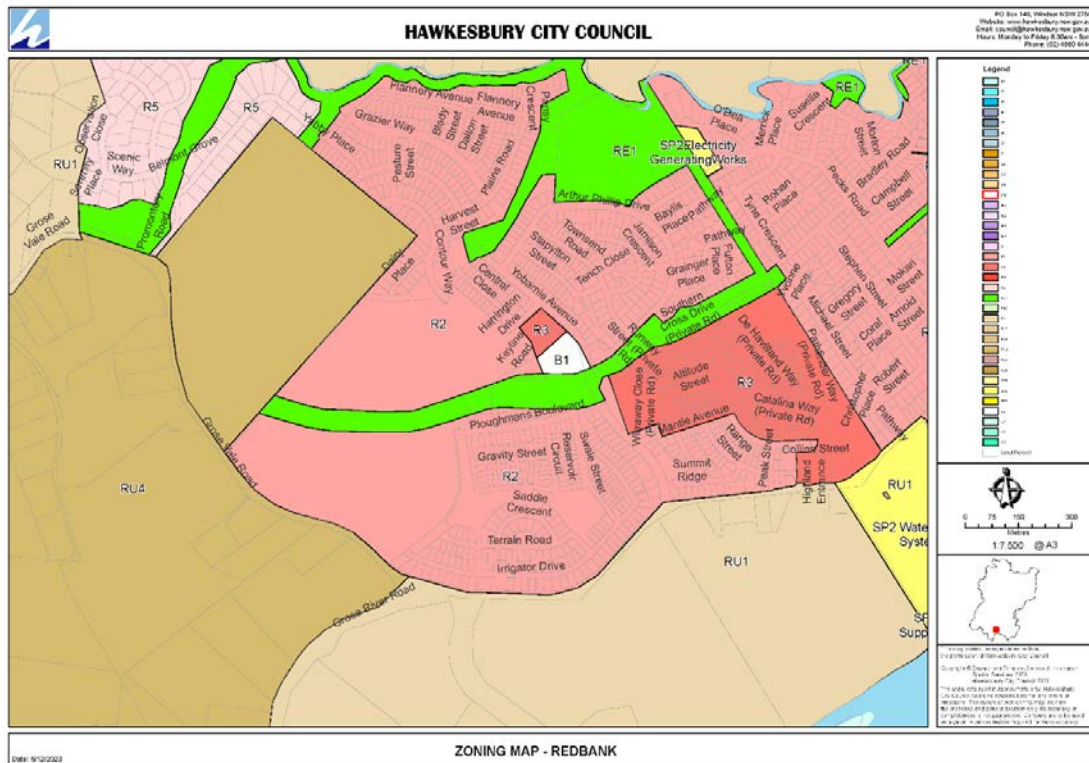


Figure 14 Land Zoning

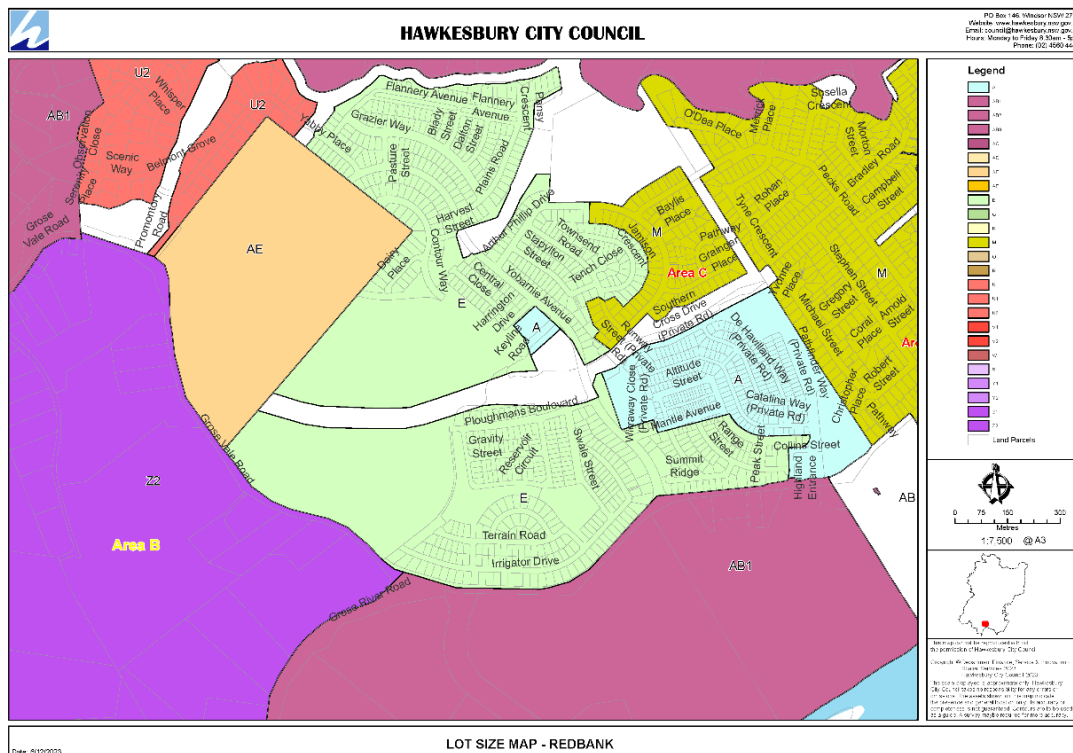


Figure 15 Minimum Lot Size - The subject site has a variety of minimum lot sizes across Redbank

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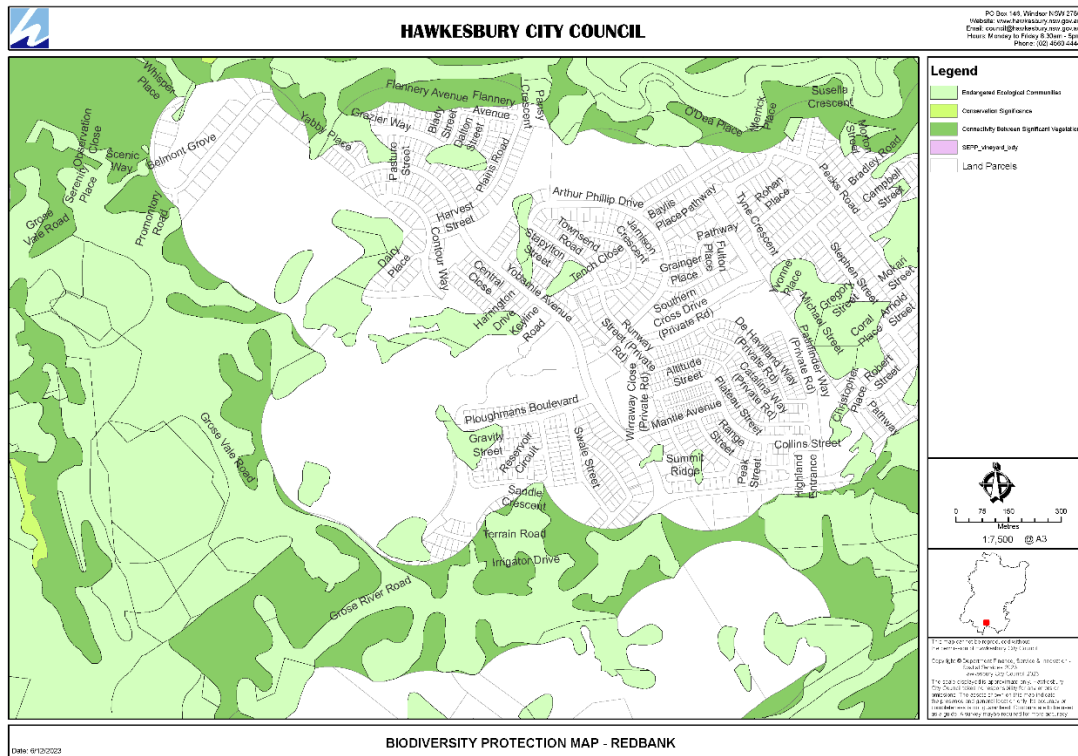


Figure 18 Biodiversity Protection

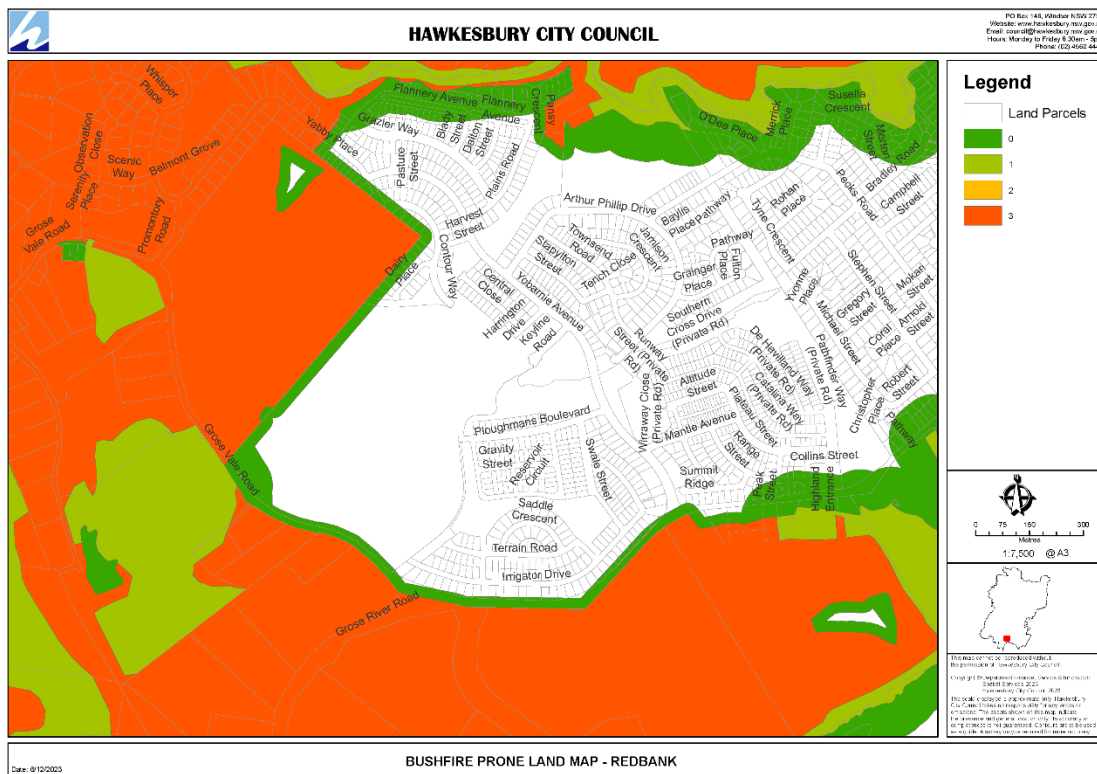


Figure 19 Bushfire Prone Land

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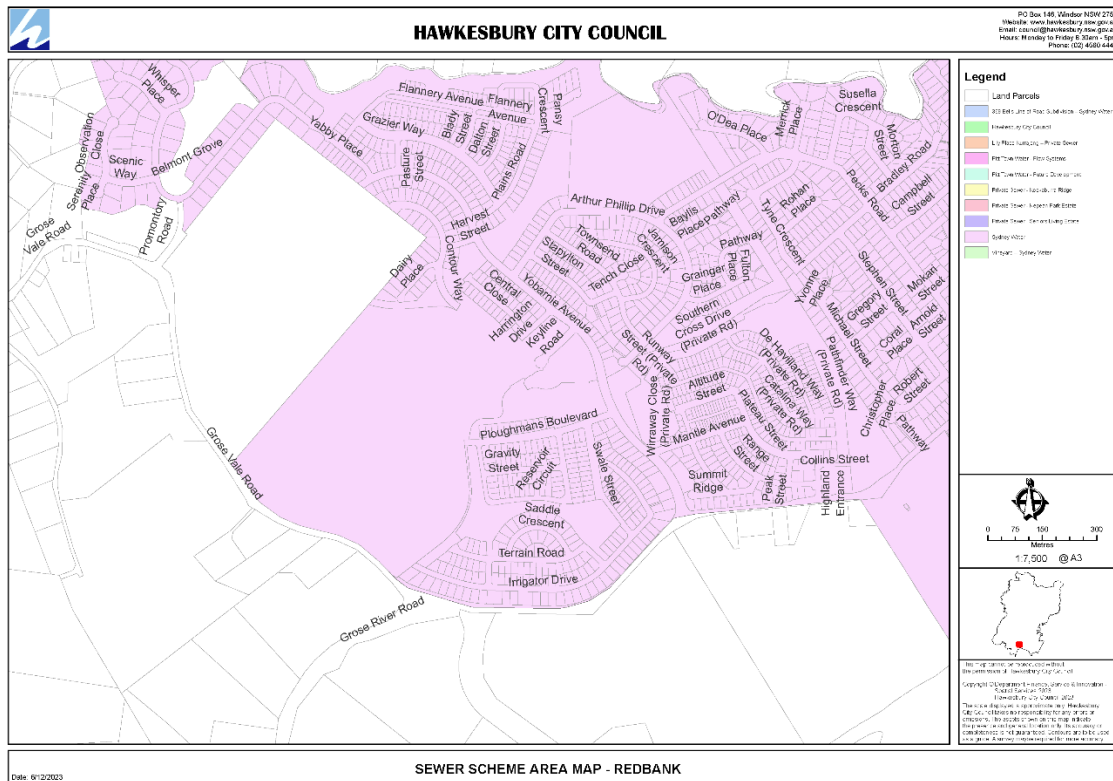


Figure 20 Sewer Scheme Map

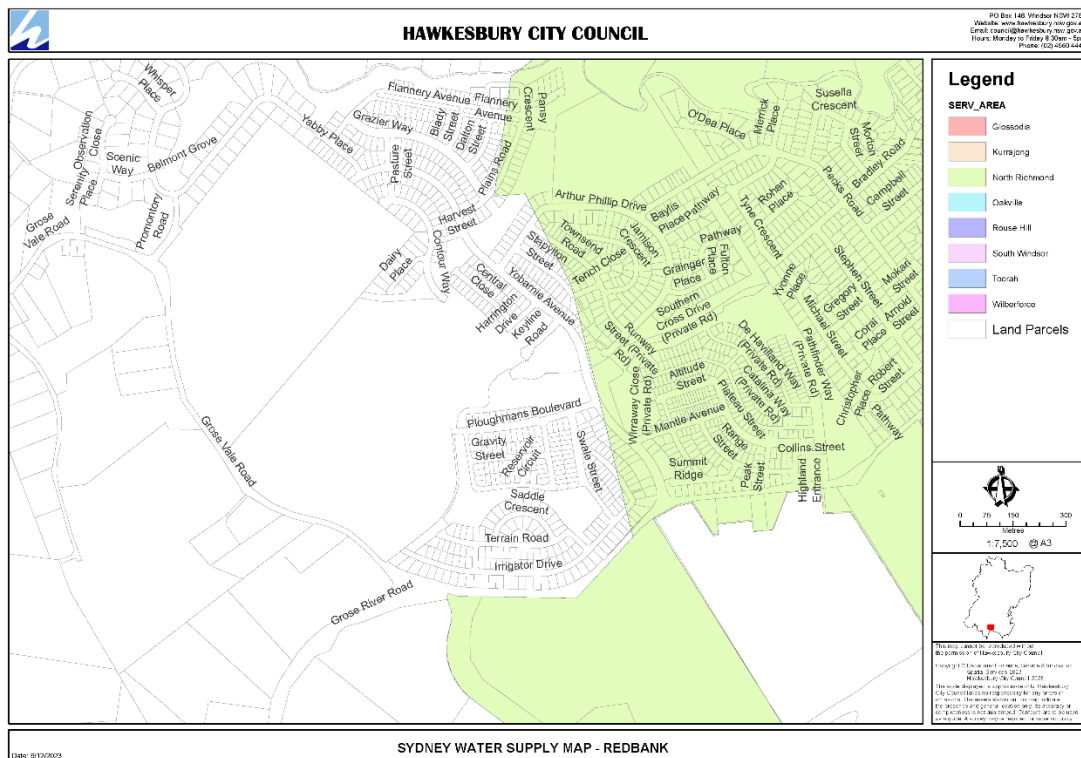


Figure 21 Sydney Water Supply Map

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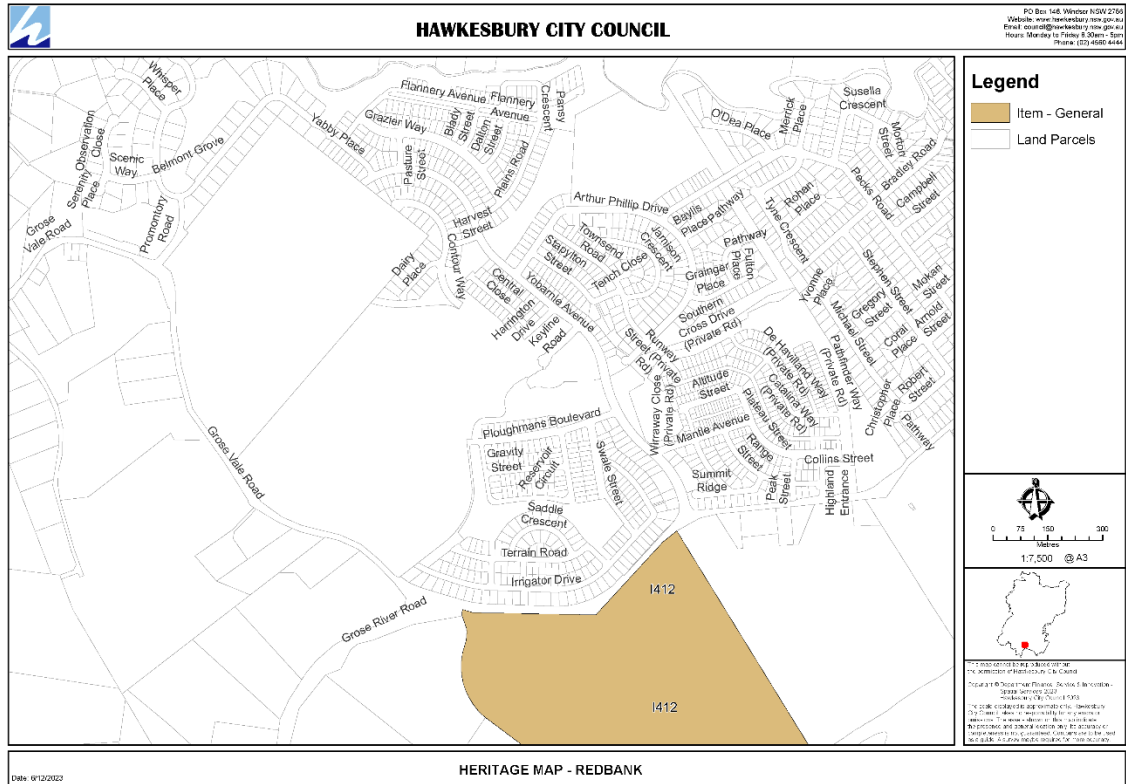


Figure 22 Heritage Map

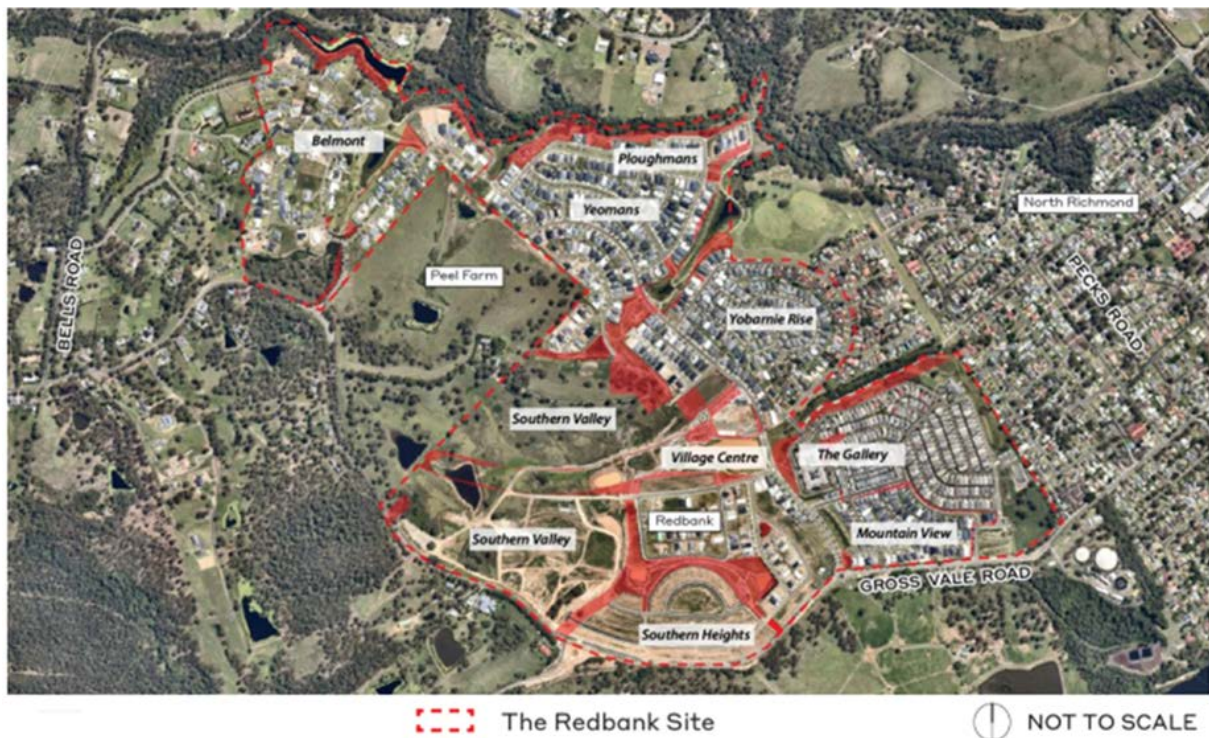


Figure 23 The Redbank Development Site.

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JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Information in this section and in Table 6 outlines the matters for consideration for evaluating and justifying the Planning Proposal:

Table 6: Justification of Planning Proposal

#	Question	Considerations
	Section A – need for the planning proposal	
1	Is the planning proposal a result of an endorsed LSPS, strategic study or report?	Yes, refer to the discussion about the Hawkesbury Residential Land Strategy 2011.
2	Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	Yes The Planning Proposal is the best way to achieve the objectives or intended outcomes. Rezoning is the only way to achieve the approved subdivision layout, ensure that zoning anomalies are fixed, and ensure that the zoning is appropriate for all parcels of land. The rezoning will bring about several positive outcomes, including alignment with the subdivision plan, elimination of zoning anomalies, appropriate zoning for all parcel and support for approved uses
	Section B – relationship to the strategic planning framework	
3	Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?	Yes, refer to discussion below.
4	Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?	Yes, refer to discussion below.
5	Is the planning proposal consistent with any other applicable State and regional studies or strategies?	Yes, refer to discussion below.
	Section B – relationship to the strategic planning framework	
6	6 Is the planning proposal consistent with applicable SEPPs?	Yes, refer to discussion below. Additionally, a full assessment has been provided as an attachment.
7	7 Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key	Yes, refer to discussion below. Additionally, a full assessment has been provided as an attachment.

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#	Question	Considerations
	government priority?	
	Section C – environmental, social and economic impact	
8	Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	No, refer to discussion below.
9	Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	No, the Planning Proposal will result in zoning and boundary adjustments in a largely developed site.
10	Has the planning proposal adequately addressed any social and economic effects?	Yes, refer to discussion below.
	Section D – Infrastructure (Local, State and Commonwealth)	
11	Is there adequate public infrastructure for the planning proposal?	Yes, the Planning Proposal will not result in any additional dwellings.
	Section E – State and Commonwealth Interests	
12	What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?	Given the minimal scope of the Planning Proposal and its lack of impact on the planned housing density for the Redbank development, public consultation with relevant authorities was not undertaken. The proposed rezoning largely aligns with the approved subdivision plan, eliminates existing zoning anomalies, and ensures that the zoning for all parcels of land is appropriate for the intended uses. It also supports the successful delivery of the approved uses for the site and does not adversely impact the natural environment. The site is adequately serviced by utilities and infrastructure to support the approved uses and density, ensuring that the rezoning will not strain existing infrastructure capacity.

Greater Sydney Region Plan – A Metropolis of Three Cities

The Greater Sydney Region Plan, established by the Greater Sydney Commission, is the key strategic plan governing the direction and objectives of the future of Sydney. The Plan envisions a 'City of Three Cities', a multicentred future for Sydney that facilitates and coordinates the growth of Greater Sydney. The plan outlines ten directions and 42 objectives guiding the future of Sydney. The Planning Proposal is consistent with the objectives of the Greater Sydney Region Plan, as it contributes to objectives centred around providing increased housing stock, helping to meet housing targets, and preserving and continuing the social and environmental values of the area.

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The Greater Sydney Region Plan forecasts that between 2016 and 2036, the Western City District is expected to grow by 740,000 people in 2016 to 1.1 million by 2036.

The Planning Proposal is consistent with the Greater Sydney Region Plan in that it will not affect the approved development to be delivered on the site and will support the realisation of the Redbank development in accordance with Objective 10, 'Greater housing supply' and Objective 12, 'Great places that bring people together'.

Specifically, the Planning Proposal will:-

- Facilitate the supply of housing by appropriate rezoning the site in alignment with approved subdivision plans.

Overall, the Planning Proposal is consistent with the Greater Sydney Region Plan in that it will support the delivery of a vibrant and connected community with a mix of housing types, community facilities, and services.

Western City District Plan

The Western City District Plan elaborates on the directions of the Greater Sydney Region Plan, giving effect to the Plan by creating district-specific priorities. The Planning Proposal is consistent with the objectives of the Western City District Plan, with comparable evaluations of Greater Sydney Region Plan as previously outlined.

The Planning Proposal remains consistent with the Western City District Plan in that it will:

- Contribute to the minimum 20-year housing target of 184,500 dwellings for the whole Western City District to support the predicted district population of approximately 464,000 by 2036.
- Increases the delivery of permanent high quality open space accessible by the surrounding residential population.

Planning Priority W6 Creating and renewing great places and local centres, and respecting the District's heritage

The Western City District Plan emphasises that Local centres are focal points of neighbourhoods. While local centres are diverse and vary in size, they provide essential access to day to-day goods and services close to where people live. The Planning Proposal will result in an increase in the E1 Local Centre zone to support the growing Redbank community. Additionally, the expansion is keeping with the aim of the Western City District Plan as Local centres also have an important role in providing local employment to local residents.

The Western City District Plan also emphasises that Local Centres will need to grow to provide for the required goods and services of the community.

Hawkesbury Local Strategic Planning Statement 2040

The Hawkesbury Local Strategic Planning Statement (LSPS) 2040 aligns with the Greater Sydney Region Plan and Western City District Plan and outlines Council's intended actions in delivering the planning objectives. The Planning Proposal is consistent with community-based planning priorities to preserve the local heritage and character of Hawkesbury's towns and villages whilst improving housing stock.

The Local Strategic Planning Statement identifies the Redbank site as a key area for housing development, with the potential to deliver 1,400 lots. As part of Planning Priority 3, 'Provide a diversity of housing types to meet the needs of the changing population', Council is committed to providing an

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attractive and affordable alternative lifestyle option to inner city living and offering a range of housing products in convenient, walkable locations. The proposed zone boundary realignments will enable the development of total 1,400 lots at Redbank, consistent with the approved subdivisions and the objectives of the Hawkesbury Local Strategic Planning Statement.

Hawkesbury Community Strategic Plan 2022-2042

The Hawkesbury Community Strategic Plan 2022-2042 is the central strategic plan for Council, outlining the key aspirations and setting the direction for future Council activities and decision making. The Hawkesbury Community Strategic Plan 2022-2042 provides broad objectives for the future of the Hawkesbury community over the next 20 years. The objectives are categorised into four community outcomes:

- A Great Place to Live
- Protected Environment and Valued History
- Strong Economy
- Reliable Council

The Planning Proposal is assessed as being consistent with the following objectives of the Community Strategic Plan 2022-2042:

Community outcome 1: A great place to live –

- Long term objective 1.2: Encourage and enable our community to participate in a healthy lifestyle – this will be achieved by rezoning residential land that does not comprise dwelling lots to RE1 Public Recreation zoned land to ensure permanent public open space that will encourage and enable a healthy lifestyle for the Redbank development.

Community outcome 3: Strong economy

- Consideration for our future: Ensuring our place and identity in Metropolitan Sydney West District Plan and managing future growth targets linked to State and Regional plans – this Planning Proposal is consistent with the housing targets, informed by population growth targets, set by the Greater Sydney Region Plan and Western City District Plan.
- The expansion of the E1 Local Centre zoned land will also enable the ongoing management and flexibility of commercial land to promote strong economic growth.

Hawkesbury Local Housing Strategy 2020

The Hawkesbury Local Housing Strategy (HLHS) is a 20-year strategic document that outlines Council's vision for housing in the Hawkesbury Local Government Area. It sets out key goals to meet the growing housing needs of the community in a sustainable and orderly manner, provide a diverse range of housing options, create vibrant and liveable communities, and protect Hawkesbury's unique environment and cultural heritage.

The Hawkesbury Local Housing Strategy, adopted by Council in accordance with the Local Strategic Planning Statement, identifies the Redbank urban release area as an opportunity for housing growth. This development is expected to deliver 1,400 lots, contributing a net dwelling yield of 1,396 dwellings to the Local Government Area's overall housing supply, with 35 hectares of open space.

This Planning Proposal to resolve the misalignment between the zone boundaries and approved/proposed subdivisions and increase the area zoned for R3 Medium Density Residential

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housing is consistent with the following principles, strategies, and actions of the Hawkesbury Local Housing Strategy:

Principles:

- 2. Plan for delivery of up to around 4,000 new dwellings between 2016-2036 while balancing character and environmental considerations – The Planning Proposal will facilitate the sale and development of residential lots on the subject site, which were originally subdivided for residential purposes, while simultaneously rezoning surplus residentially-zoned land to RE1 Public Recreation zoning to augment the amount of permanent public open space.
- 8. Refine planning controls to address current issues and encourage increased housing diversity in selected locations – Adjusting the boundary of the R3 Medium Density Residential zone will support the delivery of increased housing diversity and allow for the achievement of the planned 1,400 new lots in a location immediately adjacent to the Village Centre. The Village Centre contains retail, commercial, office, food and beverage offerings, a function centre, and a variety of open spaces that will serve the needs of a denser population.
- Strategies and actions:
 - 6.3.1 Focus new housing growth in urban release areas – The Planning Proposal will facilitate the orderly and continuous development of new housing in the Redbank development.

Hawkesbury Draft Employment Lands Strategy

The Draft Hawkesbury Employment Lands Strategy is a plan to guide the future development and management of employment land in the Hawkesbury Local Government Area (LGA) of New South Wales, Australia. It was developed by Hawkesbury City Council in response to the Greater Sydney Region Plan and the Western City District Plan.

The Strategy proposes "activating" local centres within the LGA. This Strategy aims to attract more commercial development, thereby improving residents' access to facilities, jobs, and services, as outlined in the Western City District Plan directives.

The proposed expansion of the E1 Local Centre zone aligns with this recommendation.

State Environmental Planning Policies

The Planning Proposal is generally consistent with the State Environmental Planning Policies, as detailed in Attachment 1.

Local Planning Direction (Ministerial Directions)

The Planning Proposal is generally consistent with the Ministerial Directions, as detailed in Attachment 2.

Strategic Merit

The Planning Proposal for the Redbank Development site has a strong strategic merit, as it aligns with the objectives of the Greater Sydney Region Plan, Western City District Plan, and local planning objectives and strategies. The proposal seeks to facilitate the realisation of the approved Redbank subdivision and contribute to the local housing stock, which is essential to meet the needs of the growing population. Additionally, the expansion of the E1 Local Centre zoning and the resolution of zoning inconsistencies will create a more attractive and liveable environment for residents, which will help to attract new residents and businesses to the area, boosting the local economy.

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Environmental, Social and Economic Impact

The Planning Proposal will result in predominantly administrative boundary adjustments to the zoning map. It will not significantly change the outcomes of the approved development. The expansion of E1 Local Centre zoned land will not result in any additional environmental effects, and the Planning Proposal will have no additional impacts on threatened species and ecological communities. This expansion aims to provide additional land for a diverse range of retail, business, and community services that cater to the needs of the local residents. By encouraging investment in local commercial development, generating employment opportunities, and promoting economic growth in the area, this expansion is expected to have positive social and economic impacts.

An Ecological Statement prepared by Eco Logical Australia confirms that the Planning Proposal will not negatively impact biodiversity values, and that no further assessment is required.

The Planning Proposal will not result in any adverse social or economic impacts. Instead, it will ensure the effective delivery of the planned redevelopment of the site, of which the social and economic impacts have been adequately addressed through the initial Planning Proposal for the subject site (PP-2020-2977/Hawkesbury Local Environmental Plan 2012 (Amendment No 6) - Redbank at North Richmond (1,400 dwellings).

Additional Considerations

Heritage

The subject site is listed as a state heritage item under the Heritage Act 1977 but is not listed as a local heritage item under Schedule 5 of the Hawkesbury LEP 2012. The development of this land for residential purposes was anticipated in the Conservation Management Plan approved with the 2012 Planning Proposal, and this has informed the subdivision layouts detailed in Part E, Chapter 8 of the Hawkesbury DCP 2002.

Stormwater

The Planning Proposal will not require the provision of any additional stormwater infrastructure. It will not alter the existing stormwater management system approved under previous development applications over the subject site.

Bushfire

Portions of the subject site are identified as bushfire prone land. However, the Planning Proposal is supported by a Bushfire Statement that concludes that the Planning Proposal will not result in any negative effect on the bushfire risk assessments previously undertaken.

Traffic

The proposed amendments will not be expected to generate additional traffic and will not require additional road infrastructure.

Biodiversity

A Biodiversity Statement prepared by Eco Logical Australia has confirmed that the Planning Proposal will not negatively impact biodiversity values and that no further biodiversity assessment is required. The Planning Proposal will not result in further fragmentation or habitat loss for threatened species or ecological communities.

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Planning Proposal

This Planning Proposal was considered by the Hawkesbury Local Planning Panel at its meeting on 30 November 2023 where the following advice was unanimously provided:-

The Panel was satisfied in terms of the overall intent of the Planning Proposal, and considers that it has strategic merit and site specific merit, subject to the further consideration of specific areas as follows:

- "1. The conversion of RE1 Public Recreation zoned land to R3 Medium Density Residential adjacent to the seniors living development. That there should be further justification and clarification in terms of heritage view lines, the impact on significant features and curtilage and potential development outcomes, particularly in relation to the interface with the adjoining public open space corridor. It is recommended that the Planning Proposal be referred to Heritage NSW to consider the potential impact on the identified values and significance of the State Heritage listed item known as Yobarnie. Further consideration should be given to a potentially more appropriate zoning such as the RE2 Private Recreation zone. This is to reflect the proponent's statements in the meeting that there was no intention to develop this portion of the site for further residential development, and the Panel's concerns about the consequences of any such development.*
- 2. With respect to the increase of the E1 Local Centre zoned land, Council should consider the need for an economic feasibility study to confirm that there is demonstrated demand for additional employment zoned land.*
- 3. Additionally the Panel recommends that updates to Chapter 8 – Redbank at North Richmond of the Hawkesbury Development Control Plan 2002 should be undertaken (as necessary) to reflect the LEP amendments."*

Council Officers requested that the proponent provide a response to the recommendations. The following response was provided:

- "1. The proponent stated that heritage view lines were not a point of discussion or consideration for the specific section in question. This stems from its low elevation, well below the contours of dams and irrigators. This response is further supported by the NSW Heritage Office, confirming the senior's living site holds no items of heritage significance.*

Additionally, the proponent emphasised that the land belongs jointly to Hawkesbury City Council and RSL Lifecare (seniors living development). This shared ownership necessitates careful analysis when considering any boundary adjustments. Before development application approvals, Hawkesbury City Council requested Redbank build a fence and connecting pathway along the northern boundary for community access. The proponent confirms this construction is complete and meets the agreed specifications.

Recently, Hawkesbury City Council discovered ownership of portions of on-site detention (OSD) basins and rain gardens, leading to concerns about future maintenance costs. To address this, they proposed modifying the boundaries between themselves and RSL, ensuring RSL ownership of OSD and rain gardens, while Hawkesbury City Council assumes ownership of the newly constructed shared pathway.

The proponent clarified that the requested zone boundary amendment simply aims to distinguish between Hawkesbury City Council-owned open space and the RSL Lifecare village. They emphasise that this amendment has no impact on their operations and they hold no preference for it to proceed or not. However, they acknowledge that it may pose a future legacy issue between Hawkesbury City Council and RSL (resulting in privately owned land with a public RE1 Public Recreation zoning).

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2. *The proponent acknowledges that the additional land area, when factoring in carpark and floor space ratio (FSR) requirements, would yield a relatively modest increase in building space. However, they express a strong belief in the area's longer-term growth potential, citing Kemsley Park's flood-free status and the potential for development on other surrounding lands. They advise that additional employment land, even if currently limited in scope, could be highly beneficial in the long term, positioning the E1 Centre for future expansion and solidifying its role as a key employment hub in a flood-resilient area.*
3. *The proponent is in agreement with the Panel regarding the need to update Chapter 8 - Redbank at North Richmond of the Hawkesbury Development Control Plan 2002."*

Recommendation from Staff

1. Proceed with the conversion of RE1 Public Recreation zoned land to RE2 Private Recreation zoning for the land adjacent to the seniors living development (not convert to R3 Medium Density Residential as included in the original Planning Proposal).

Taking into consideration the advice of the HLPP, the proponents response, and the State Heritage listing of the site, it is recommended that Council proceed with RE2 Private Recreation zoning for rezoning the land north of the seniors' living development, not RE1 Public Recreation Zoning as included in original Planning Proposal.

The RE2 Private Recreation zoning is generally intended to cover a wide range of recreation areas and facilities on land that is privately owned or managed. This reflects the current use and aligns with the proponents non-development intent, addressing Hawkesbury Local Planning Panel's concerns about future impact. This zone will provide a defined distinction between private and public areas.

It is important to note that comprehensive heritage assessments were conducted for previous development applications, including the seniors living development on the subject site. These development applications were referred to Heritage NSW for comment. Due to the Redbank Site being State Heritage listed, Heritage NSW will inevitably be involved in the review process during the Gateway stage. This involvement will include a detailed assessment of the proposal's impact on the site's heritage values and any necessary mitigation measures. Therefore a referral to Heritage NSW is not necessary to initiate it at the current stage.

2. E1 Local Centre zoned land

Taking into consideration the Hawkesbury Employment Strategy's emphasis on "activating" local centres to attract commercial development, thereby enhancing access to facilities, employment opportunities, and services for residents, and in line with the directives of the Western City District Plan, it is recommended that Council proceed with the Planning Proposal as is. This approach allows for a comprehensive assessment by the Department of Planning and Environment to determine the necessity of an economic feasibility study or any additional studies necessary for the Planning Proposal to proceed at the Gateway determination stage.

Conclusion

In summary, the Planning Proposal seeks to amend Hawkesbury Local Environmental Plan 2012 zone mapping to resolve zoning misalignments and inconsistencies that have arisen through the Redbank development's design and subdivision process. The proposed amendments are largely consistent with the Redbank site's various structure plans and approved subdivisions, and they will facilitate the development of this land for residential uses, public recreation, and a local centre. They are also consistent with relevant Local and State Strategic Plans, including the Hawkesbury Local Strategic Planning Statement, and will facilitate the intended built form outcome for the subject site.

The proposed amendments are necessary to ensure the orderly and consistent development of the Redbank Development site in accordance with the approved plans and relevant strategic planning

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framework. They will enable the development of the site for its intended uses, while also ensuring that the development is consistent with the broader strategic planning framework. Overall, the Planning Proposal represents an important step forward in the ongoing development of the Redbank Development site.

COMMUNITY ENGAGEMENT

Should the Planning Proposal proceed after receiving Gateway Determination from the Department of Planning and Environment, the Planning Proposal will undertake a public exhibition period of a minimum of 28 days, unless otherwise stipulated in the Gateway Determination.

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042

The proposal is consistent with the following Long-Term Community Objectives set out within the CSP.

Reliable Council

4.7 Encourage informed planning, balanced growth and community engagement.

FINANCIAL IMPACT

There are no financial implications applicable to this report.

Planning Decision

As this matter is covered by the definition of a "planning decision" under Section 375A of the Local Government Act 1993, details of those Councillors supporting or opposing a decision on the matter must be recorded in a register. For this purpose a division must be called when a motion in relation to the matter is put to the meeting. This will enable the names of those Councillors voting for or against the motion to be recorded in the minutes of the meeting and subsequently included in the required register.

ATTACHMENTS

AT - 1 Assessment Against State Environmental Planning Policies.

AT - 2 Assessment Against Local Planning (Ministerial) Directions.

AT – 3 Planning Proposal Report - Redbank, North Richmond - (*Distributed under separate cover*).

AT - 4 Proposed LEP Map.

AT – 5 Aboriginal Heritage Statement.

AT – 6 Heritage Statement.

AT - 7 Stormwater and Flooding Statement.

AT – 8 Biodiversity Statement.

AT – 9 Bushfire Statement.

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AT – 10 Traffic Statement.

AT - 11 Plans Demonstrating Change from Existing to Proposed Land Zoning - (*Distributed under separate cover*).

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AT 1 – Assessment Against State Environmental Planning Policies

Attachment 1 – State Environmental Planning Policies

State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Vegetation in Non-Rural Areas	The aims of this Chapter are— a. to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and b. to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.	The Planning Proposal will not include any provisions that conflict with or impede the implementation of this chapter.
Koala habitat Protection 2020	This Chapter aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline— a. by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and b. by encouraging the identification of areas of core koala habitat, and c. by encouraging the inclusion of areas of core koala habitat in environment protection zones.	Not applicable, as the Planning proposal rezoning is largely boundary realignment. The Planning Proposal will not impact any identified koala habitats.
Koala habitat Protection 2021	This Chapter aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.	Consistent While Chapter 4 Koala Habitat Protection 2021 applies to the entire Hawkesbury LGA, no approved koala plan of management exists for the land subject to this Planning Proposal, and previously undertaken biodiversity assessments have concluded that the site is unlikely to have any impact on koalas or koala habitat.
River Murray Lands	The aims of this Chapter are to conserve and enhance the riverine environment of the River Murray for the benefit of all users.	Not applicable to Hawkesbury LGA
Water Catchments	This Chapter applies to land in the following catchments— the Sydney Drinking Water Catchment, the Sydney Harbour Catchment, the Georges River Catchment,	Consistent The Planning Proposal does not have any adverse impacts on the Hawkesbury-Nepean River

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	the Hawkesbury-Nepean Catchment.	or its sub catchments.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004		
Chapter	Aims	Comment
Building Sustainability Index: BASIX	<p>Regulations under the Act have established a scheme to encourage sustainable residential development (<i>the BASIX scheme</i>) under which:</p> <ul style="list-style-type: none"> a. application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and b. the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled. 	<p>The Planning Proposal will not include any provisions that conflict with or impede the implementation of this chapter.</p> <p>The Planning Proposal will not preclude future compliance with SEPP (BASIX) 2004.</p>
State Environmental Planning Policy (Exempt and Complying Development) 2008		
Exempt and Complying development Codes	This Policy aims to provide streamlined assessment processes for development that complies with specified development standards	The Planning Proposal will not include any provisions that conflict with or impede the implementation of this chapter.
State Environmental Planning Policy (Housing) 2021		
Affordable Housing	<ul style="list-style-type: none"> a. enabling the development of diverse housing types, including purpose-built rental housing, b. encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability, c. ensuring new housing development provides residents with a reasonable level of amenity, d. promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services, e. minimising adverse climate and environmental impacts of new housing development, f. reinforcing the importance of designing housing in a way that reflects and enhances its locality, g. supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use, 	The Planning Proposal will not include any provisions that conflict with or impede the implementation of this chapter.

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	h. mitigating the loss of existing affordable rental housing.	
Diverse Housing	<ul style="list-style-type: none"> a. enabling the development of diverse housing types, including purpose-built rental housing, b. encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability, c. ensuring new housing development provides residents with a reasonable level of amenity, d. promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services, e. minimising adverse climate and environmental impacts of new housing development, f. reinforcing the importance of designing housing in a way that reflects and enhances its locality, g. supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use, h. mitigating the loss of existing affordable rental housing. 	<p>The Planning Proposal will not include any provisions that conflict with or impede the implementation of this chapter.</p> <p>These matters have been addressed via the various development applications related to the Redbank development. It may apply to future development on the subject site.</p>
State Environmental Planning Policy (Industry and Employment) 2021		
Western Sydney Employment Area	This Chapter aims to protect and enhance the land to which this Chapter applies (the <i>Western Sydney Employment Area</i>) for employment purposes.	Not applicable to Hawkesbury LGA
Advertising and Signage	<p>This Chapter aims—</p> <ul style="list-style-type: none"> a. to ensure that signage (including advertising)— <ul style="list-style-type: none"> i) is compatible with the desired amenity and visual character of an area, and ii) provides effective communication in suitable locations, and iii) is of high quality design and finish, and b. to regulate signage (but not content) under Part 4 of the Act, and c. to provide time-limited consents for the display of certain advertisements, and d. to regulate the display of advertisements in transport corridors, and e. to ensure that public benefits may be derived from advertising in and adjacent to transport corridors. 	<p>The Planning Proposal will not include any provisions that conflict with or impede the implementation of this chapter.</p> <p>No signage is proposed. It may apply to future development on the subject site.</p>
State Environmental Planning Policy No 65 (Design Quality of Residential Development) 2002		
Design Quality of Residential	This Policy aims to improve the design quality of residential apartment development in New South	Not applicable to this Planning Proposal, as no

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Department Development	Wales.	residential apartments are proposed.
State Environmental Planning Policy (Planning Systems) 2021		
State and Regional Development	<p>The aims of this Chapter are as follows—</p> <ul style="list-style-type: none"> a. to identify development that is State significant development, b. to identify development that is State significant infrastructure and critical State significant infrastructure, c. to identify development that is regionally significant development 	Not applicable to this Planning Proposal. The Planning Proposal does not directly result in any state or regionally significant development.
Aboriginal Land	<p>The aims of this Chapter are—</p> <p>to provide for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and</p> <p>to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</p>	Not Applicable. This Planning Proposal does not apply to any land owned by Aboriginal Land.
Concurrences and Consents	Provide overview of when the Planning Secretary may act as concurrence authority	Consistent.
State Environmental Planning Policy (Precincts – Central River City) 2021		
Central River City	Provide planning policies for the Central River City	Not applicable to Hawkesbury LGA
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021		
Eastern Harbour City	Provides planning policies for the Eastern Harbour City	Not applicable to Hawkesbury LGA
State Environmental Planning Policy (Precincts – Regional) 2021		
Regional	Provides planning policies for the Regional NSW	Not applicable to Hawkesbury LGA
State Environmental Planning Policy (Precincts – Western Parkland City) 2021		
State Significant Precincts	<p>The aims of this Chapter are as follows—</p> <ul style="list-style-type: none"> a. to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State, b. to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes. 	Not applicable to Hawkesbury LGA

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Sydney Region Growth Centres	<p>The aims of this Chapter are (in conjunction with amendments to the regulations under the Act relating to precinct planning) as follows—</p> <ol style="list-style-type: none"> a. to co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area, b. to enable the Minister from time to time to designate land in growth centres as ready for release for development, c. to provide for comprehensive planning for growth centres, d. to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity, e. to provide controls for the sustainability of land in growth centres that has conservation value, f. to provide for the orderly and economic provision of infrastructure in and to growth centres, g. to provide development controls in order to protect the health of the waterways in growth centres, to protect and enhance land with natural and cultural heritage value, f. to provide land use and development controls that will contribute to the conservation of biodiversity. 	<p>Not applicable to Hawkesbury LGA</p> <p>The Planning Proposal is not within Sydney Region Growth Centres</p>
Western Sydney Aerotropolis	<p>The aims of this Chapter are as follows—</p> <ol style="list-style-type: none"> a. to facilitate development in the Western Sydney Aerotropolis in accordance with the objectives and principles of the Western Sydney Aerotropolis Plan 	Not applicable to Hawkesbury LGA
Penrith Lakes Scheme	<p>The aims of this Chapter are as follows—</p> <ol style="list-style-type: none"> a. to provide a development control process that ensures that environmental and technical matters are considered in the implementation of the Penrith Lakes Scheme, b. to identify and protect items of the environmental heritage, c. to identify certain land that may be rezoned for employment, environmental, parkland, residential, tourism and waterway purposes and land that will be rezoned as unzoned land, d. to permit interim development that will not detrimentally impact on the implementation of the Penrith Lakes Scheme, e. to ensure that the implementation of the Penrith Lakes Scheme does not detrimentally impact on the ongoing operation and use of olympic legacy infrastructure, including the Sydney International Regatta Centre and the Penrith Whitewater Stadium. 	Not applicable to Hawkesbury LGA

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St Marys	The aims of this Chapter are to— a. support the <i>St Marys Environmental Planning Strategy, 2000</i> of the Department of Urban Affairs and Planning by providing a framework for the sustainable development and management of the land to which this Chapter applies	Not applicable to Hawkesbury LGA
Western Sydney Parklands	The aim of this Chapter is to put in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into a multi-use urban parkland for the region of western Sydney	Not applicable to Hawkesbury LGA
State Environmental Planning Policy (Primary Production) 2021		
Primary production and Rural Development	The aims of this Chapter are as follows— a. to facilitate the orderly economic use and development of lands for primary production, b. to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources, c. to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations, d. to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts, e. to encourage sustainable agriculture, including sustainable aquaculture, f. to require consideration of the effects of all proposed development in the State on oyster aquaculture, g. to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.	The Planning Proposal will not include any provisions that conflict with or impede the implementation of this chapter. The Planning Proposal does not propose development that would impact the productivity and character of surrounding rural lands.
Central Coast Plateau Areas	The general aims of this Chapter are— a. to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses	Not applicable to Hawkesbury LGA
State Environmental Planning Policy (Resilience and Hazard) 2021		
Coastal Management	The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the <i>Coastal Management Act 2016</i> , including the management objectives for each coastal management area	Not applicable. The subject site is not within a coastal area.

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Hazardous and offensive Development	<p>This Chapter aims—</p> <ul style="list-style-type: none"> a. to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and b. to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that the facility is hazardous or offensive if it is not a hazardous or offensive storage establishment as defined in this Chapter 	<p>The Planning Proposal will not include any provisions that conflict with or impede the implementation of this chapter.</p>
Remediation of Land	<p>This Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—</p> <ul style="list-style-type: none"> a. by specifying when consent is required, and when it is not required, for a remediation work, and b. by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and c. by requiring that a remediation work meet certain standards and notification requirements. 	<p>The Planning Proposal will not include any provisions that conflict with or impede the implementation of this chapter.</p> <p>Previous assessments of the subject site have concluded that it is suitable for residential development. This includes the previous Planning Proposal, which resulted in the subject site's rezoning.</p>
State Environmental Planning Policy (Resource and Energy) 2021		
Mining, petroleum, and Extractive Industries	<p>The aims of this Chapter are, in recognition of the importance to New South Wales of mining, petroleum production and extractive industries—</p> <ul style="list-style-type: none"> a. to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and b. to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and c. to promote the development of significant mineral resources, and d. to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and e. to establish a gateway assessment process for certain mining and petroleum (oil and gas) development— i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and (iv) to provide for the sustainable growth of mining, 	<p>The Planning Proposal will not include any provisions that conflict with or impede the implementation of this chapter.</p>

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	petroleum and agricultural industries	
Extractive industries in Greater Sydney	This Chapter aims— a. to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance	The Planning Proposal will not include any provisions that conflict with or impede the implementation of this chapter.
State Environmental Planning Policy (Transport and Infrastructure) 2021		
Infrastructure	The aim of this Chapter is to facilitate the effective delivery of infrastructure across the State	Consistent
Educational establishments and child care facilities	The aim of this Chapter is to facilitate the effective delivery of educational establishments and early education and care facilities across the State	Consistent The Planning Proposal does not impede the establishment of future educational establishments and childcare facilities.
Major Infrastructure Corridors	The aims of this Chapter are as follows— a. to identify land that is intended to be used in the future as an infrastructure corridor, b. to establish appropriate planning controls for the land for the following purposes— i) to allow the ongoing use and development of the land until it is needed for the future infrastructure corridor, ii) to protect the land from development that would adversely impact on or prevent the land from being used as an infrastructure corridor in the future.	Consistent This SEPP will continue to apply to the land following its rezoning. Future development will need to be assessed in accordance with the SEPP where relevant. Future development applications may be classified as traffic-generating development and require referral to Transport for NSW.
Three ports – Port Botany, Port Kembla and port of Newcastle	The aims of this Chapter are as follows— a. to provide a consistent planning regime for the development and delivery of infrastructure on land in Port Botany, Port Kembla and the Port of Newcastle, b. to allow the efficient development, re-development and protection of land at Port Botany, Port Kembla and the Port of Newcastle for port purposes	Not applicable to Hawkesbury LGA

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AT 2 - Assessment Against Local Planning (Ministerial) Directions

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Attachment 2 – Local Planning (Ministerial) Directions

Planning Systems		
Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Consistent The Planning Proposal is assessed to be consistent with the relevant Regional Plan.
Development of Aboriginal land council	The objective of this direction is to provide for the consideration of development delivery plans prepared under chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority.	Not applicable to Hawkesbury LGA.
Approval and referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent: The Planning Proposal does not include provisions requiring concurrence, consultation, or referral of development applications to a Minister or public authority.
Site Specific provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Consistent The Planning Proposal does not propose any site specific provisions.
Planning Systems Place Based		
1.5-1.20	Site specific direction not relevant to the Hawkesbury LGA	Not applicable to Hawkesbury LGA
Biodiversity and Conservation		
Conservation Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Consistent The subject site includes a small area (approximately 0.24ha) of critically endangered Cumberland Plain Woodland, a listed threatened ecological community under both state and federal legislation. The Planning Proposal is consistent with this direction's objective, as the previously approved development applications for the Redbank development have included provisions that facilitate the protection and conservation of

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		environmentally sensitive areas.
Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent. The Planning Proposal does not significantly impact items, areas, objects and places of environmental and indigenous heritage at both State and Local levels.
Sydney Drinking Water Catchments	The objective of this direction is to protect water quality in the Sydney drinking water catchment.	Not applicable to Hawkesbury LGA
Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	The objective of this direction is to ensure that a balanced and consistent approach is taken when applying conservation zones and overlays to land on the NSW Far North Coast.	Not applicable to Hawkesbury LGA
Recreation Vehicle Areas	The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles	The subject site is not proposed to be used as a Recreation Vehicle Area.
Strategic Conservation Planning	The objective of this direction is to protect, conserve or enhance areas with high biodiversity value.	Consistent. The subject site is within a strategic conservation area. However, the Planning Proposal is supported by a Biodiversity Statement, which confirms that due to the minor proposed amendments, the Planning Proposal does not affect any land identified as a Strategic Conservation Area under Chapter 13 of the Biodiversity and Conservation SEPP 2021 and Cumberland Plain Conservation Plan. Therefore, it will not result in any negative biodiversity impacts to Strategic Conservation Areas. It is consistent with the protection of native vegetation, minimisation of impacts on areas of regionally significant biodiversity, protection of koala habitat and corridors, and the maintenance and enhancement of ecological function.
Resilience and Hazards		

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Flooding	The objectives of this direction are to: (a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.	Consistent The Planning Proposal is above the flood planning level.
Coastal Management	The objective of this direction is to protect and manage coastal areas of NSW.	Not applicable. The subject site is not in a coastal area.
Planning for Bushfire Protection	The objectives of this direction are to: (a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) encourage sound management of bush fire prone areas	Consistent The Planning Proposal is consistent with this direction, as it is solely for the rezoning of land and will be consulted with relevant authorities as required. Any future development is separate from this Planning Proposal and will be considered upon receiving a development application.
Remediation of Contaminated Land	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.	Consistent. Previous assessment of the subject site has concluded that the site is suitable for residential development.
Acid Sulfate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils	Consistent. The subject site is identified as Class 5 Acid Sulfate Soil and is not located within the relevant distance from any Class 1-4 soils. As such, the Hawkesbury LEP 2012 does not require an Acid Sulfate Management Plan. Moreover, no actual intensification of land uses is proposed in this Planning Proposal.
Mine Substance and Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine	Not applicable. The subject site has not been identified as unstable or subject to mine subsidence.

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	subsidence.	
Transport and Infrastructure		
Integrating land Use and Transport	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <p>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</p> <p>(b) increasing the choice of available transport and reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) providing for the efficient movement of freight.</p>	<p>Consistent.</p> <p>The Planning Proposal is generally consistent with the objectives. It is important to note that the Planning Proposal will not increase the number of lots or dwellings on the broader Redbank site; rather, it is for an administrative boundary adjustment on the zoning map. Therefore, no additional public or transport infrastructure is required as a result of the Planning Proposal.</p>
Reserving Land for Public Purposes	<p>The objectives of this direction are to:</p> <p>(a) facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p>	<p>Consistent.</p> <p>This Planning Proposal is consistent in not creating, altering, or reducing existing land reservations for public purposes. Instead, it results in a net increase in public open space at the site.</p>
Development Near Regulated Airports and defence Airfields	<p>The objectives of this direction are to:</p> <p>(a) ensure the effective and safe operation of regulated airports and defence airfields;</p> <p>(b) ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and</p> <p>(c) ensure development, if situated on</p>	<p>Not applicable.</p> <p>The subject site is not in proximity to an airport or defence Airfield.</p>

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	noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.	
Shooting Ranges	<p>The objectives are to:</p> <p>(a) maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,</p> <p>(b) reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land,</p> <p>(c) identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p>	<p>Not applicable.</p> <p>The subject site is not in proximity to a shooting range.</p>
Housing		
Residential Zones	<p>The objectives of this direction are to:</p> <p>(a) encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) minimise the impact of residential development on the environment and resource lands.</p>	<p>Consistent.</p> <p>The Planning Proposal will meet the objectives of this direction by:</p> <ul style="list-style-type: none"> Continuing to facilitate a choice of building types, including medium density housing, thereby facilitating the supply of diverse housing options in the Hawkesbury. Continuing to contain residential development within the broader Redbank site, not further expanding land consumption on Sydney's urban fringe. Zoning surplus land as public recreational land not within residential lots but currently zoned for residential uses to make more efficient use of that land for public open space.
Caravan Parks and Manufactured Home Estates	<p>The objectives of this direction are to:</p> <p>(a) provide for a variety of housing types, and</p> <p>(b) provide opportunities for caravan</p>	Not applicable.

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	parks and manufactured home estates.	
Business and Industrial Zones	<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified centres 	<p>Consistent</p> <p>The Planning Proposal retains the E1 zoned employment land in the Village Centre and does not reduce the potential floor space for employment uses and related public services in the E1 Local Centre zone.</p>
Reduction in non-hosted short-term rental accommodation period	<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> (a) mitigate significant impacts of short-term rental accommodation where non-hosted short-term rental accommodation period are to be reduced, and (b) ensure the impacts of short-term rental accommodation and views of the community are considered. 	Not applicable.
Commercial and Retail Development along Pacific Highway, North coast	<p>The objectives for managing commercial and retail development along the Pacific Highway are to:</p> <ul style="list-style-type: none"> (a) protect the Pacific Highway's function, that is to operate as the North Coast's primary inter- and intra-regional road traffic route, (b) prevent inappropriate development fronting the highway, (c) protect public expenditure invested in the Pacific Highway, (d) protect and improve highway safety and highway efficiency, (e) provide for the food, vehicle service and rest needs of travellers on the highway, and (f) reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns. 	Not Applicable to the Hawkesbury.
Resources and Energy		

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Mining, Petroleum production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	Consistent The Planning Proposal will not conflict with existing or future extractive industries.
Primary Production		
Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	Not applicable. The subject site is not zoned rural land.
Rural Lands	<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> (a) protect the agricultural production value of rural land, (b) facilitate the orderly and economic use and development of rural lands for rural and related purposes, (c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State, (d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses, (e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land, (f) support the delivery of the actions outlined in the NSW Right to Farm Policy. 	<p>Consistent.</p> <p>The Planning Proposal is consistent with this direction as it does not impede the productivity of surrounding land uses and supports the local agri-tourism industry.</p>
Oyster Aquaculture	<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> (a) ensure that 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and (b) protect 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area from land uses that may result in 	<p>Not applicable.</p> <p>The subject site is not within an Aquaculture Area.</p>

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	adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.	
Farmland of State and regional Significance on the NSW Far North Coast	<p>The objectives of this direction are to:</p> <p>(a) ensure that the best agricultural land will be available for current and future generations to grow food and fibre,</p> <p>(b) provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and</p> <p>(c) reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas</p>	Not Applicable to Hawkesbury.

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AT 5 - Aboriginal Heritage Statement



**Kelleher
Nightingale Consulting Pty Ltd**
ABN 26 120 187 671 ACN 120 187 671

Suite 505-507
155 King Street
Sydney NSW 2000
p 02 9232 5373

1 June 2023

Redbank Communities
76 Arthur Phillip Drive
North Richmond NSW 2754

SUBJECT REDBANK COMMUNITIES LEP CHANGES
PURPOSE ABORIGINAL HERITAGE IMPACT STATEMENT

This letter is to confirm the proposed LEP changes (Figure 1) for the Redbank Communities development will have no changes to previous advice regarding impact to Aboriginal heritage.

Summary of Previous Advice

No Aboriginal archaeological sites will be impacted by the proposed development works associated with the Southern Valley Subdivision and associated Earthworks and Infrastructure work.

No further Aboriginal heritage assessment of the property is warranted.

If you have any questions or require further information, please don't hesitate to contact me on 02 9232 5373.

Yours sincerely

Dr Matthew Kelleher
Director/Archaeologist

<p style="text-align: center;">ORDINARY MEETING</p> <p style="text-align: center;">4. REPORTS FOR DETERMINATION</p> <p style="text-align: center;">Meeting Date: 12 December 2023</p>
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AT 6 - Heritage Statement



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

2 June 2023

Redbank Communities
76 Arthur Phillip Drive
PO Box 262 North Richmond NSW 2754

To whom it may concern,

RE: REDBANK/ YOBARNIE, GROSE VALE ROAD, NORTH RICHMOND

Redbank is a large urban release area in North Richmond. The site is bordered by the existing North Richmond Township to the east, existing Belmont Grove residential area to the west, Redbank Creek to the north and Grose Vale Road to the south. The land was rezoned on 11 April 2014 for a 1,400-lot residential development, with R2, R3, R5 and B1 zonings.

Redbank is also known as the former Yobarnie Keyline Farm, which is listed on the SHR (Listing Number 01826/Gazette Date: 08/03/2013). Refer below (Figure 1) for an extract of the existing State Heritage Register curtilage for the listed site. The former Yobarnie is of State Heritage Significance for its historic, associative and aesthetic values and for its research potential and rarity. The site is of significance at a State level for its role as one of two demonstration farms where the Keyline system was developed in the early 1950s. From 1944 Yobarnie was the experimental site for soil development concepts informing the Keyline philosophy, which was first implemented and developed on the adjacent Nevallan in 1952.

The site is subject to an endorsed Conservation Management Plan (CMP), prepared by Urbis, which was endorsed by the Heritage Council on 27 March 2013 (NSWHO 09/04874). As the heritage consultants to the project since 2008, Urbis has had extensive involvement with the site having prepared various Heritage Impact Statements in conjunction with the various individual subdivisions to date, in addition to authoring the CMP and providing liaison to the NSW Heritage Division.

It is now proposed to amend the LEP to ensure that the RE1 (public recreation) boundary is consistent with the existing approved subdivisions and bring the LEP up to date to match the existing lot areas. A comparison of the areas is provided at Figure 2. The existing LEP zone extents as established in December 2013 have been progressively varied in conjunction with the development of the various subdivisions and this is an administrative amendment proposed to ensure consistency with the subdivisions as approved across the site. The public open space areas are important to the heritage significance of the place as they retain significant heritage features, in particular the dams and heritage interpretation. However, the current extent of open space and lot areas has been determined by successive Development Applications for subdivision, incorporating heritage advice and impact assessment and therefore correction of the LEP areas to align with the current areas, can have no further heritage impact on the site or known significant features.

Heritage Advice _LEP amendment _Lot Areas 02062023

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Figure 1 – Extract of existing State Heritage Register heritage curtilage

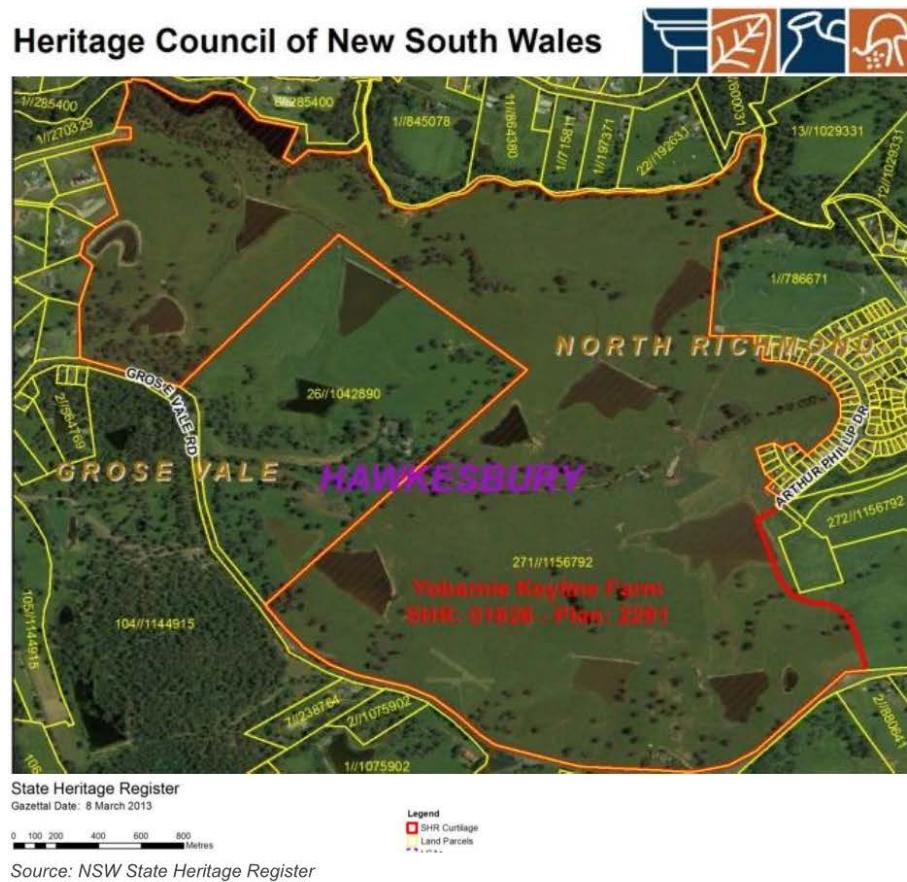
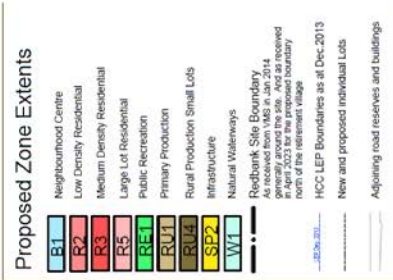
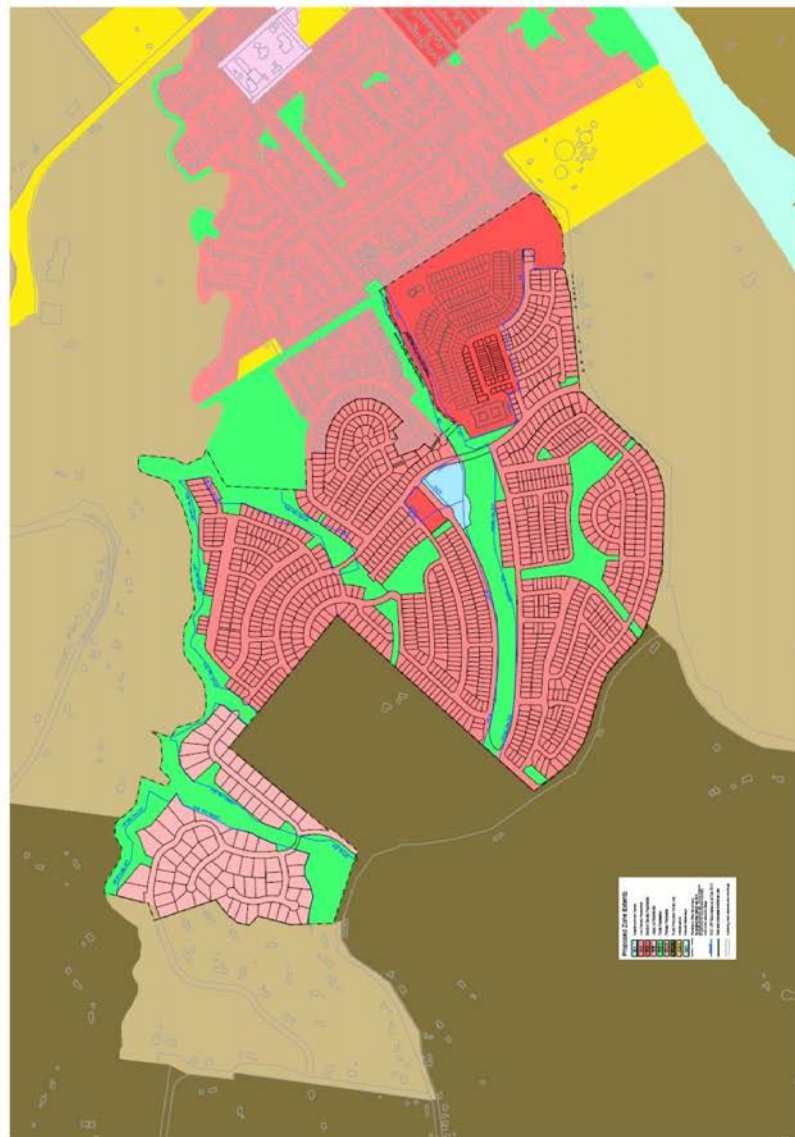


Figure 2 – Plan showing proposed areas overlain with the HCC LEP boundaries as at 2013 (dashed blue line)



Source: Ethos Urban

Heritage Advice _ LEP amendment _ Lot Areas 02062023

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Having regard for the above, no further assessment is considered necessary for the amendment and the proposed amendment is supported on heritage grounds.

I trust this will assist you in your consideration of the subject LEP amendment. Please feel free to contact the undersigned should you have any further queries.

Kind regards,



Fiona Binns
Associate Director
+61 2 8233 7610
fbinn@urbis.com.au

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AT 7 - Stormwater and Flooding Statement



J. WYNDHAM PRINCE
CONSULTING CIVIL INFRASTRUCTURE ENGINEERS
& PROJECT MANAGERS

Our Ref: 110185-01-Redbank LEP Letter of Support
CM

5 Jun 2023

Redbank Communities

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Penrith Westfield 2750
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Subject: Redbank Proposed amendment to Hawkesbury Local Environmental Plan 2012

J. Wyndham Prince understands Redbank Communities are seeking an amendment to the Hawkesbury Local Environmental Plan 2012 zoning boundaries, applicable to their site at North Richmond.

In accordance with the attached plan of rezoning prepared by Ethos Urban, J. Wyndham Prince confirm there are no engineering issues with the proposed adjustment of RE1 zoned land boundaries on the basis the alignment of the boundaries is consistent with relevant Development Approvals issued by Hawkesbury City Council.

Should you have any queries regarding this matter please do not hesitate to contact me.

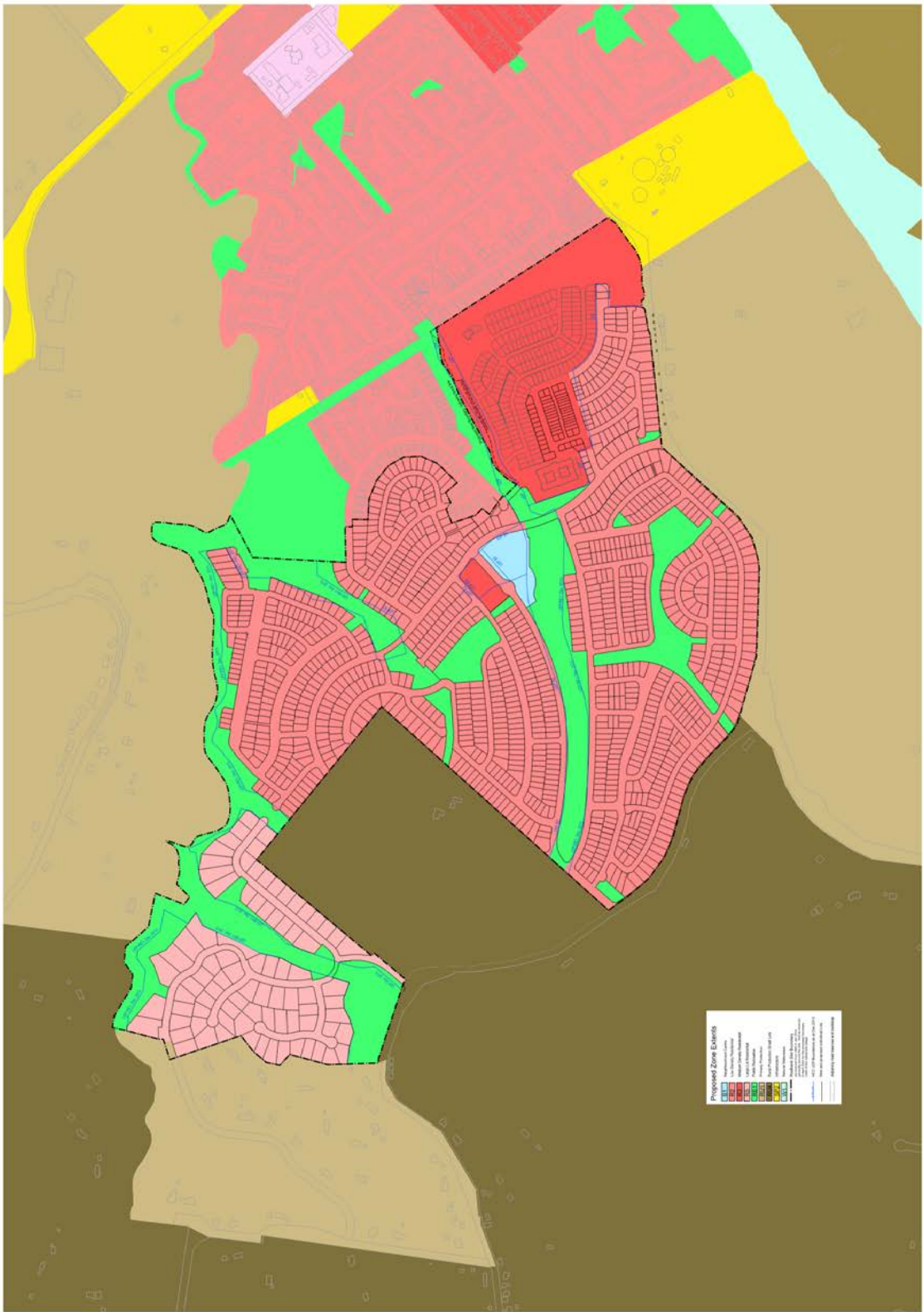
Yours faithfully



CHRIS MUDIE

Project Leader

<p style="text-align: center;">ORDINARY MEETING</p> <p style="text-align: center;">4. REPORTS FOR DETERMINATION</p> <p style="text-align: center;">Meeting Date: 12 December 2023</p>
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AT 8 - Biodiversity Statement



Level 3 101 Sussex Street Sydney NSW 2000
t: (02) 9529 3800

Mark Regent

Redbank Communities
76 Arthur Phillip Drive

Project No: 18SYD_18744

22 June 2023

Dear Mark,

RE: Proposed LEP amendment – biodiversity impacts

Eco Logical Australia (ELA) understands that Redbank Communities propose an amendment to Hawkesbury LEP 2012 to align the RE 1 Public Recreation zone boundary with the lot boundaries of approved development. See Attachment 1.

Where the proposed boundary change would extend the RE 1 Public Recreation zone land into existing residential zone, likelihood of biodiversity impact is decreased.

Where the proposed boundary change would extend the residential zone to match the external lot boundaries of an approved subdivision, biodiversity impacts have been assessed and approved and therefore no additional biodiversity impacts are likely.

The changes do not affect any land identified as a Strategic Conservation Area under the Chapter 13 of the Biodiversity and Conservation SEPP 2021 and Cumberland Plain Conservation Plan.

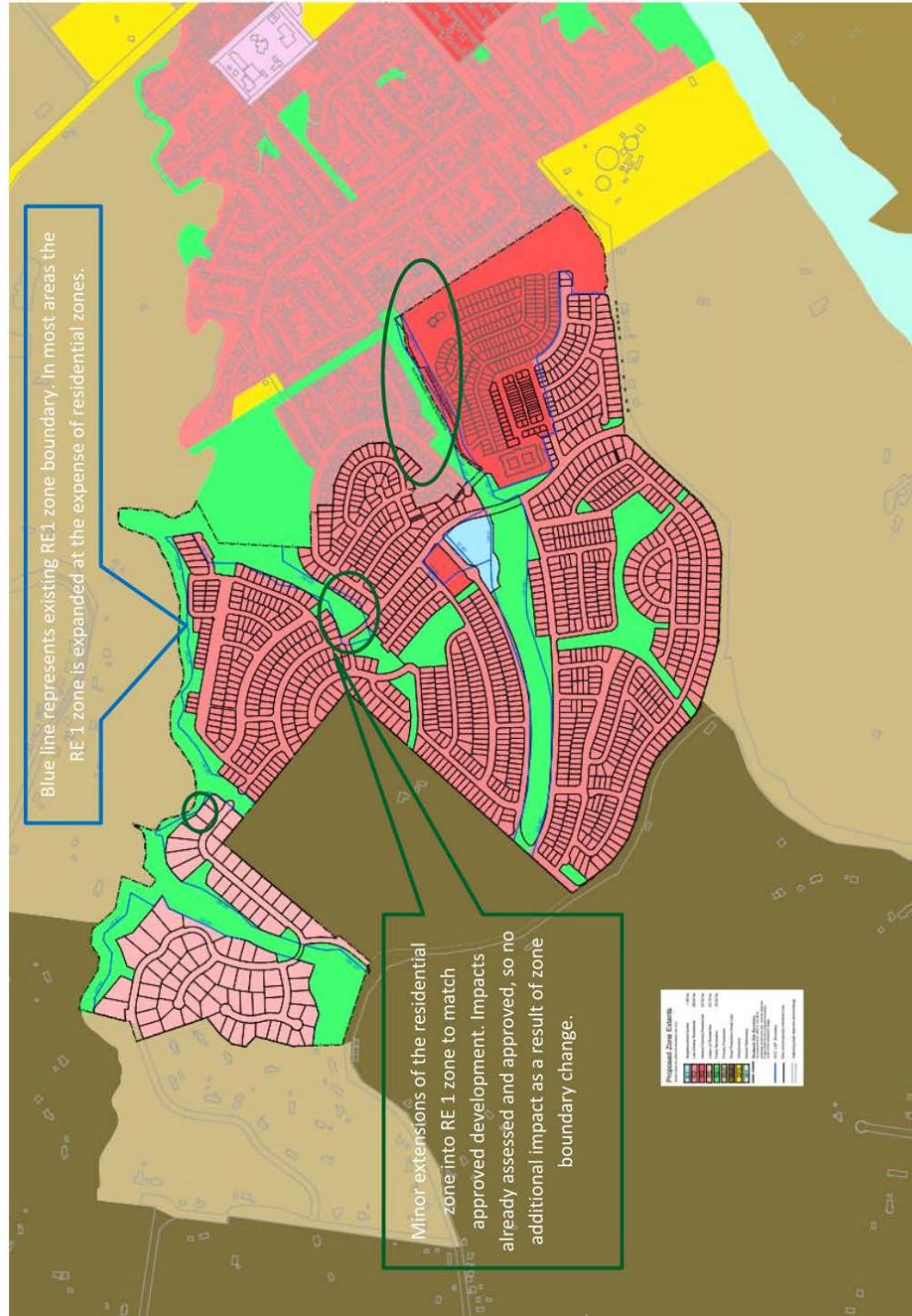
Based on the above we conclude the proposed zone boundary changes would not have a negative impact on biodiversity values. In our view the proposed change is logical and should not require further biodiversity assessment.

Regards,



David Bonjer
Principal Consultant

ORDINARY MEETING
4. REPORTS FOR DETERMINATION
Meeting Date: 12 December 2023



ORDINARY MEETING
4. REPORTS FOR DETERMINATION
Meeting Date: 12 December 2023

AT 9 - Bushfire Statement



PO Box 583,
Windsor, NSW 2756
P: 02 4577 0125 F: 02 4577 7688
E: craig@controllineconsulting.com.au

Redbank Communities
76 Arthur Phillip Drive
North Richmond NSW 2754

1st June 2023

Attention; Colin Finn (Ethos Urban)

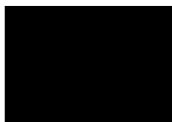
Re: Redbank Masterplan LEP Proposed

Dear Colin

Further to your request I have undertaken a review of the proposed adjustment to the Redbank Masterplan and can confirm that this will have no negative effect on the bushfire risk assessments previously undertaken or those that maybe done in the future.

Please do not hesitate to contact me with any questions and clarifications.

Yours faithfully



Craig Burley
Grad Dip Design in Bushfire Prone Areas
FPA Australia BPAD – Level 3 Certified Practitioner

www.controllineconsulting.com.au

ORDINARY MEETING
4. REPORTS FOR DETERMINATION
Meeting Date: 12 December 2023

AT 10 - Traffic Statement



24 July 2023

The General Manager
Hawkesbury City Council
356 George Street
WINDSOR NSW 2756

North Richmond Redbank Housekeeping LEP update - Traffic Impact Statement

Redbank Communities is preparing a LEP adjustment to bring the existing LEP (as shown in **Figure 1**) to match with all the approved development applications in Redbank over the years.

Figure 1 Existing LEP

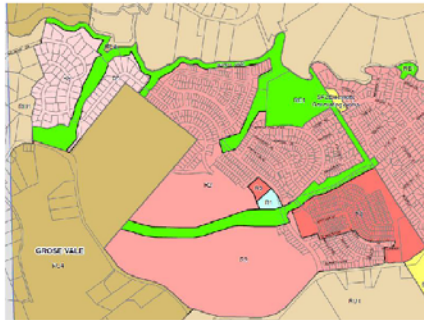
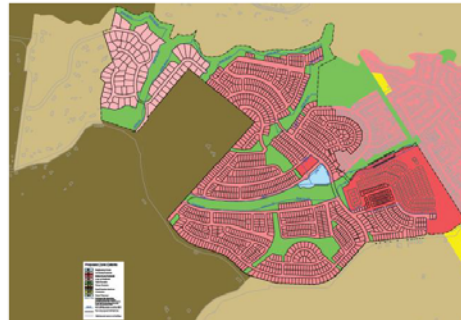


Figure 2 Proposed LEP



The proposed LEP is shown in **Figure 2**, where there is no new RE1, R2 or R3 being created by the proposed changes. The proposed LEP captures all the existing approved work and embedded into the LEP. There are no proposed changes to road layout and alignment as well as no changes in traffic generation.

This letter is to confirm that this change to the LEP will have no net changes in traffic impacts of the Redbank development. Hence all the traffic and transport impact assessment completed for any approved or pending development applications are still valid in terms of traffic impacts assessed.

The rezoning proposal involves an increase in the E1 Village Centre zone from 9,100m² to 16,800m² to cover the existing shops and also the adjacent playground (that is under the same ownership). This allows for flexibility in dealing with the interface of the shops with the playground. Although not the intention, the expanded E1 zone would allow for the shops to be extended and this needs to be addressed from a traffic impact point of view.

This expansion of the E1 (Neighbourhood Centre) zone has reduced the R3 (Medium Density Residential) zone considerably. Hence this would result in overall reduction in traffic generation. SCT Consulting has undertaken a study of overall impact of the uses and the road system and can conclude that this minor potential decrease will not have any adverse impact upon the road or intersection performance.

Yours sincerely



Andy Yung

Director

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oooO END OF REPORT Oooo