

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 10 December 2024

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10.1. PLANNING DECISIONS

10.1.1. CP - Planning Proposal LEP002/24 - Kemsley Park, 322 Grose Vale Road, Grose Vale (95498, 124414)

Directorate: City Planning

PLANNING PROPOSAL INFORMATION

File Number:	LEP002/24
Property Address:	322 Grose Vale Road, Grose Vale
Applicant:	Redbank Communities
Owner:	MCPB Investments Pty Ltd
Date Received:	21 August 2024
Current Minimum Lot Size:	200 Hectares
Proposed Minimum Lot Size:	R2 - 375m ² R5 - 1,500m ²
Current Zone:	RU4 Primary Production Small Lots
Site Area:	35.41 Hectares

Key Issues:	Identify Key Issues
Strategic	<ul style="list-style-type: none">• Consistency with the Greater Sydney Region Plan and Western City District Plan including• Metropolitan Rural Area Classification• Infrastructure capacity of the area• Hawkesbury-Nepean flood evacuation modelling and isolation during a major flood event.
Site Specific	<ul style="list-style-type: none">• Integration into existing Redbank Development, and North Richmond community.

PURPOSE OF THE REPORT

The purpose of this report is to present Planning Proposal (LEP002/24) for a site known as Kemsley Park, Grose Vale, and consider a report recommending that Council supports forwarding the Planning Proposal to the Department of Planning, Housing, and Infrastructure for a Gateway Determination.

EXECUTIVE SUMMARY

Council is in receipt of a new applicant initiated Planning Proposal associated with the property known as Kemsley Park, Grose Vale which seeks to amend the Hawkesbury Local Planning Environmental Plan 2012 to achieve between 300 to 350 new dwellings.

The Planning Proposal seeks to achieve this proposed outcome by rezoning the subject site from RU4 Primary Production Small Lots to R2 Low Density Residential, R5 Large Lot Residential, and RE1 Public Recreation. The Planning Proposal also seeks to amend the Minimum Lot Size provisions to 375m² for the proposed R2 Low Density Residential zoned land, and 1,500m² for the proposed R5

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Large Lot Residential zoned land. The Planning Proposal also seeks to amend the Urban Release Area Map in order to include the subject site within the Redbank Urban Release Area, and to also to provide for dual occupancies as an additional permitted use over the subject site.

As per Ministerial Direction, advice was sought from the Hawkesbury Local Planning Panel at its Meeting on 21 November 2024 ahead of the Planning Proposal being presented to Council to consider whether to submit the Proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination. The Hawkesbury Local Planning Panel advice was that the strategic planning rationale and site-specific merit of the Planning Proposal as set out in the Planning Proposal and the report to the Panel has sufficient merit to proceed in the assessment process.

This report provides an assessment of the Planning Proposal and recommends that the Proposal be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

RECOMMENDATION

That Council support Planning Proposal (LEP002/24) Kemsley Park, 322 Grose Vale Road, Grose Vale and forward the Planning Proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

BACKGROUND

On 21 August 2024, Council received an applicant-initiated Planning Proposal - Kemsley Park. The Planning Proposal seeks to amend the Hawkesbury Local Planning Environmental Plan 2012 to facilitate urban residential development and achieve between 300 to 350 new dwellings in addition to approximately 4.8 Hectares of open space and drainage land.

The Planning Proposal seeks to amend the Hawkesbury Local Environmental Plan 2012 in the following manner:

1. Rezone the subject site from RU4 Primary Production Small Lots to partly R5 Large Lot Residential, R2 Low Density Residential and RE1 Public Recreation.
2. Amend the Minimum Lot Size provision to apply a minimum lot size of 375m² to the R2 Low Density Residential zoned land and 1,500m² for the R5 Large Lot zoned land.
3. Amend the Urban Release Area Map to include the subject site within the Redbank urban release area.
4. Inclusion on the Additional Permitted Uses Map and related amendment to Schedule 1 to allow an additional permitted use over the subject site for dual occupancies provided lot requirements are met.

A suite of technical reports has been provided to support the Planning Proposal which are included as Attachments 1-18. Amongst other reports, these supporting reports include:

- Master Plan
- Aboriginal Heritage Due Diligence Assessment
- Housing Demand Assessment
- Traffic Impact Assessment
- Water Cycle Management Study

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- Preliminary Site Investigation
- Biodiversity Development Assessment Report
- Bushfire Assessment Report
- Flood Evacuation Report
- Geotechnical and Salinity Report
- Riparian Assessment
- Non-Indigenous Heritage Assessment
- Economic Impact Assessment
- Utility Servicing Assessment.

DISCUSSION

Subject Site and Locality:

The subject site is located at 322 Grose Vale Road, North Richmond and is legally described as Lot 260 DP 123271, and has historically been known as 'Kemsley Park'. The subject site has an area of 35.41 hectares with a 590m frontage to Grose Vale Road and adjoins the existing Redbank Estate which is an emerging community at North Richmond.

The subject site has been predominantly used for agricultural and rural residential purposes, and contains a single storey residential dwelling, detached garage, freestanding machinery shed, three earth formed dams, rural style timber post fencing and significantly cleared land with a long driveway traversing across the subject site from the dwelling to Grose Vale Road.

The topography of the subject site varies from 86m AHD in the southwestern corner down to 46m AHD in the northwest, with the land graded to direct water into three existing dams. The majority of the subject site has been cleared of vegetation for the recent rural and agricultural land uses, being subject to extensive grazing. Vegetation present on the subject site is partly characterised by Cumberland Shale Plains Woodland with planted native vegetation along the driveway and more exotic species planted around the dwelling house. Figure 1 below illustrates the subject site and surrounding development.

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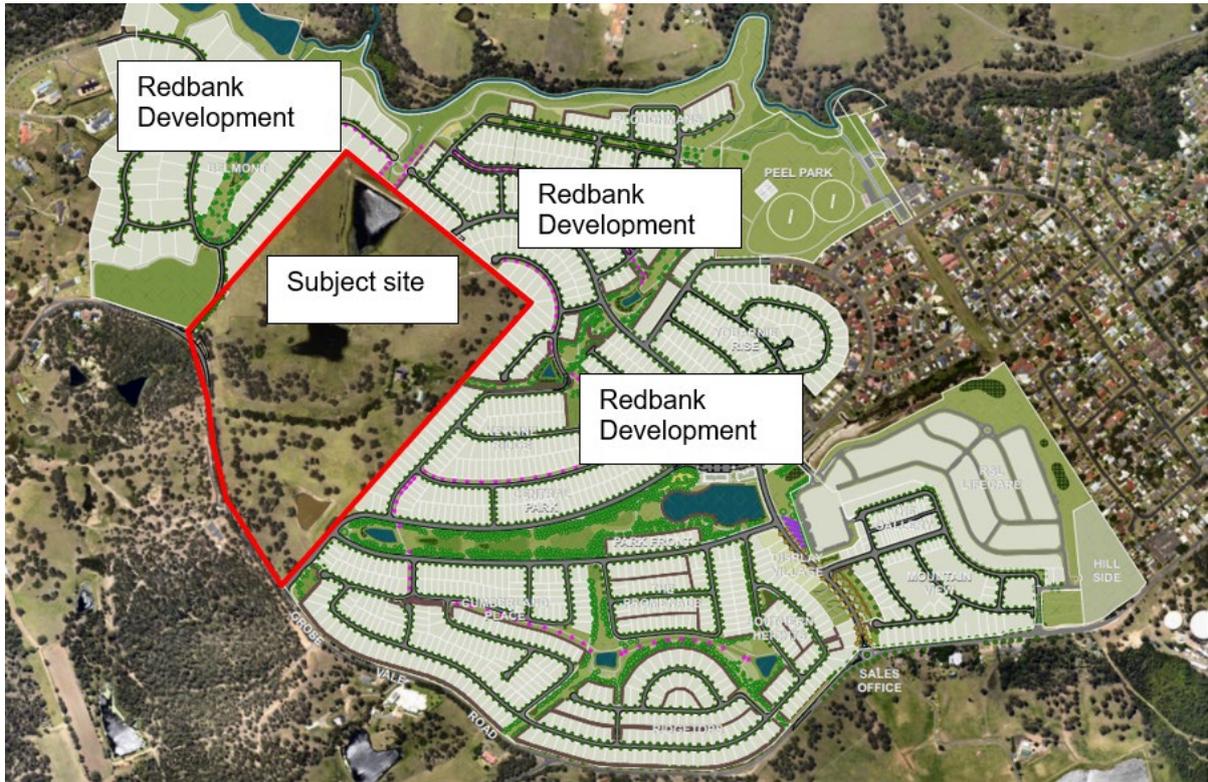


Figure 2 - Subject site and Surrounding Redbank Development

Indigenous Heritage

Artefact has prepared an Aboriginal Heritage Due Diligence assessment for the subject site. The study area did not record any items listed on the AHIMS register, with the closest item being approximately 160 meters northeast of the study area. Some of these items were previously recorded as part of the rezoning of the surrounding Redbank Estate. One new site was identified during a visual inspection of the site. The inspection confirmed the potential for further Aboriginal objects to be present, such as sub-surface deposits and scarring or carved trees.

Non-Indigenous Heritage:

The surrounding Redbank development site is listed on the State Heritage Register (Item No. 01826) as 'Yobarnie Keyline Farm' which includes the innovative 'Yeoman's Keyline Irrigation System' that was designed and installed to advance farm irrigation technologies. The surrounding development has retained dams and incorporated these elements into the development, reflecting the historical significance of the land's association with agriculture and production. Figure 3 below identifies the site in relation to the original Yobarnie System.

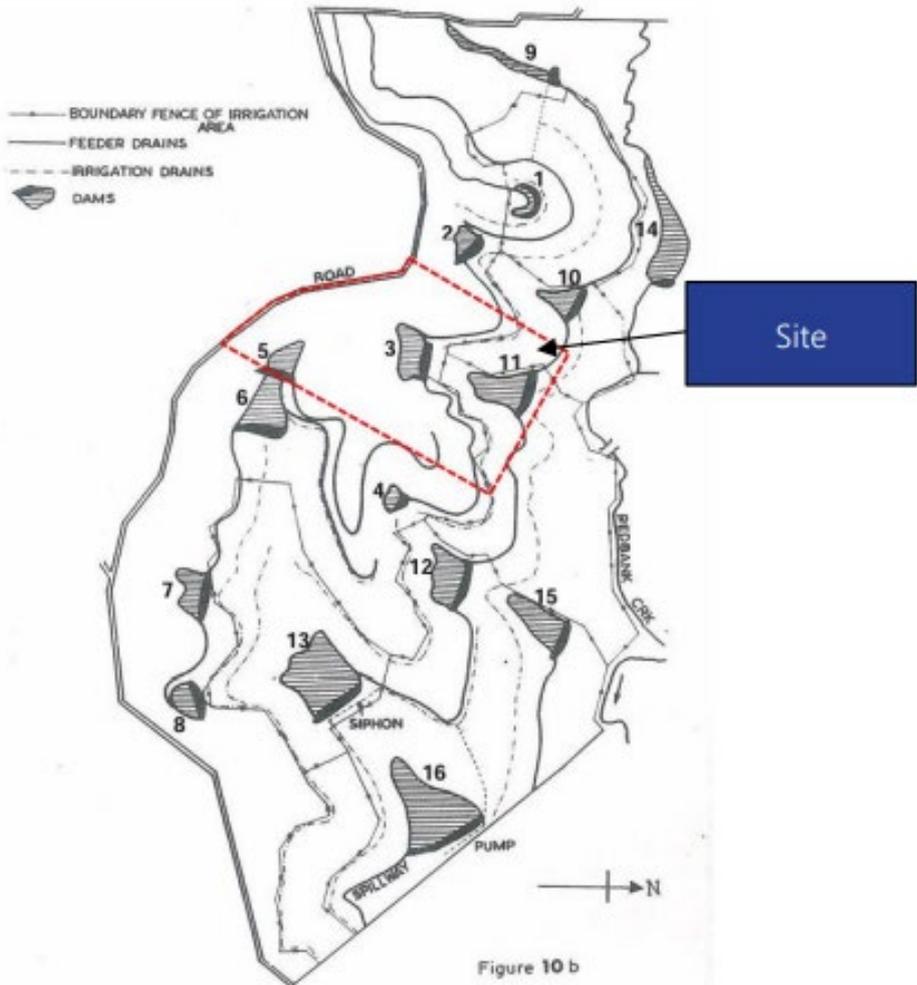


Figure 10 b Plan of the original Yobarnie showing the placement of the original dams, feeder, and irrigation swales. Approximate Kemsley Park lot boundary is indicated.

Source: Urbis, 2023

Figure 3 - Yobarnie Keyline Farm

Biodiversity:

The subject site contains areas of Cumberland Plain Woodland in the Sydney Region Basin Bioregion (PCT 3320), of low to degraded quality, that is identified as a Threatened Ecological Community under the BC Act. The subject site also contains suitable habitat for the Green and Golden Bell Frog, Square-Tailed Kite, Southern Myotis as well as the Matted Bush Pea. The BC Act requires that for the purposes of the Biodiversity Offsets Scheme, offsets to compensate for impacts on biodiversity values must only be taken after measures are taken to avoid or minimise those impacts first. The extent of Cumberland Plain Woodland on the Site is mapped at Figure 4 below.



Source: ESEA, 2024

Figure 4 - Extent of Cumberland Plain Woodland on subject site

Flooding:

The subject site is above 1% AEP and PMF flood events. However, the locality does get isolated during an extreme flood event due to the closure of the North Richmond bridge. Figure 5 below illustrates the PMF levels which does not affect the subject site.

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Source: Hawkesbury Spatial Viewer
Figure 5 - Probable Maximum Flood Level

Bushfire:

The subject site has Category 3 bushfire affectation as shown in Figure 6. The Planning Proposal states that the subject site can accommodate a suitable Asset Protection Zone within the boundaries of the subject site.

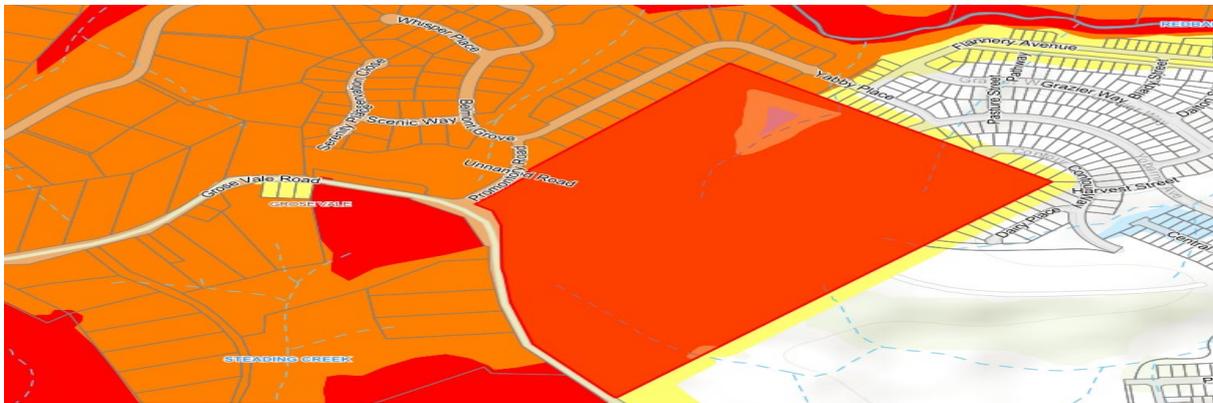


Figure 6 -Bushfire Mapping

Current Hawkesbury Local Environmental Plan 2012 Provisions:

Zone	RU4 Primary Production Small Lots
Minimum Lot Size	200 hectares
Height of Buildings	10m
Terrestrial Biodiversity	Partly Endangered Ecological Communities and Connectivity with remnant vegetation.
Flood	Not Affected but locality can be isolated during

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Zone	RU4 Primary Production Small Lots
	flood events due to the closure of the current North Richmond Bridge which has a very low flood immunity
Heritage	Not Affected but adjoins State Heritage Listed Yobarnie Keyline Farm site (current Redbank Estate).

Planning Proposal:

On 21 August 2024, Council received an applicant-initiated Planning Proposal - Kemsley Park. The Planning Proposal seeks to amend the Hawkesbury Local Planning Environmental Plan 2012 to facilitate urban residential development and achieve between 300 to 350 new dwellings in addition to approximately 4.8 Hectares of open space and drainage land. The Planning Proposal seeks to amend the Hawkesbury Local Environmental Plan 2012 in the following manner:

1. Rezone the subject site from RU4 Primary Production Small Lots to partly R5 Large Lot Residential, R2 Low Density Residential and RE1 Public Recreation.
2. Amend the Minimum Lot Size provision to apply a minimum lot size of 375m² to the R2 Low Density Residential zoned land and 1,500m² for the R5 Large Lot zoned land.
3. Amend the Urban Release Area Map to include the subject site within the Redbank urban release area.
4. Inclusion on the Additional Permitted Uses Map and related amendment to Schedule 1 to allow an additional permitted use over the subject site for dual occupancies provided lot requirements are met.

A suite of technical reports has been provided to support the Planning Proposal which are included as Attachments 1-18.

Urban Design and Master Planning of Kemsley Park:

The masterplan for the subject site is shown at Figure 7 and 8 below.



Source: Inspire, 2024

Figure 7 – Kemsley Park Master Plan

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Figure 8 - Kemsley Park Master Plan blended with Redbank Development

As detailed in the Planning proposal, the key features of the master plan include:

- A development footprint that responds to the areas of significant terrestrial biodiversity positioned across the southwestern edge of the site and continuing through the spine of the subject site
- Capacity for approximately 300 to 350 residential lots to provide for a range of housing and land options including:
 - Primarily R2 Low Density Residential lots
 - R5 Large Lot Residential lots on the northwestern perimeter
- Commitment towards affordable housing to be delivered in partnership with a Community Housing Provider through dual occupancy typologies
- Delivery of a local road network consistent with the adjoining Redbank development, comprising three access points via new local roads, with no additional access points to Grose Vale Road proposed
- Open space network aimed at meeting the daily active and passive recreation needs of the community and contribution to higher order active open space facilities off-site
- Location of open space to maximize appreciation of the subject site's landform and views
- Opportunities to maximize tree canopy via future street tree planting, embellishment of open spaces and drainage corridors

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- Use of road positions and lot depths to manage bushfire planning considerations
- Utilization of planned capacity within water, sewer and power networks.

The proposed Structure Plan provided at Figure 9 supplements the Urban Design and Masterplan Report. This masterplan has been used to determine the proposed land use zoning of R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation in a manner consistent with the existing Redbank community



Source: Inspire Planning, 2024

Figure 9 - Indicative zoning layout of Kemsley Park subdivision

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Strategic and Site-Specific Merit

The surrounding Redbank Community was rezoned in 2013, with Kemsley Park not included in the previous planning proposal despite Council support in the 2011 Residential Land Strategy. The Planning Proposal details that the subject site serves as a logical example of infill development, as it is bounded by Redbank on three sides and Grose Vale Road, which runs along a natural ridgeline delineating the property from large rural zoned lots to the southwest.

In 2018, the NSW Planning Framework changed with the commencement of the Greater Sydney Region Plan, A Metropolis of Three Cities, and the Western City District Plan, which included the introduction of the Metropolitan Rural Area.

Metropolitan Rural Area:

The Hawkesbury Local Government Area is classified as a Metropolitan Rural Area (except for the Vineyard Precinct in the Northwest Growth Area) under the Greater Sydney Region Plan - A Metropolis of Three Cities, and the Western City District Plan. Objective 29 of the Greater Sydney Region Plan states that land use in the Metropolitan Rural Area will be influenced by local demand to live and work in rural towns or villages. It also states that urban development is not consistent with the values of the Metropolitan Rural Area. Furthermore, it indicates that Greater Sydney has sufficient land to meet its housing needs within the current urban area boundaries, including existing growth areas and urban investigation areas associated with the development of the Western Sydney Airport.

The Planning Proposal introduces urban zones (R2 Low Density Residential and R5 Large Lot Residential) in the Metropolitan Rural Area to meet the local demand for living and working in the area. The Greater Sydney Region Plan states that rural-residential development is not an economic value of the district's rural areas and generally does not support further rural-residential development. Limited growth of rural-residential development could be considered where there are no adverse impacts on the local area's amenity and where the development provides incentives to maintain and enhance the environmental, social, and economic values of the Metropolitan Rural Area. Given that the Planning Proposal seeks to achieve 300-350 residential lots on the subject site, it is not considered to be a limited growth of rural-residential development.

Urban expansion or encroachment on rural areas, particularly rural lands within the Greater Sydney Region Plan, causing the loss of agricultural land, is not generally supported by the Department of Planning, Housing, and Infrastructure and other relevant government agencies. The Department of Planning, Housing, and Infrastructure is currently reviewing the Greater Sydney Region Plan and the Western City District Plan, with clear policy signals indicating the need to deliver more housing within Sydney. Discussions with the Department to date have indicated that significant changes to the Greater Sydney Region Plan regarding the Metropolitan Rural Area objectives are not expected.

Hawkesbury Local Housing Strategy:

The Hawkesbury Local Housing Strategy, adopted by the Council in December 2020, assesses local housing needs in the Local Government Area to accommodate population growth through 2036. The strategy emphasizes that the existing Redbank release area is projected to accommodate a substantial portion of future housing growth, with up to 1,400 additional dwellings. It identifies that the North Richmond Centre has the potential capacity to accommodate an additional 683 dwellings, while other existing centres have relatively limited capacity for significant growth, particularly due to the limited capacity of flood evacuation routes and the viability of medium-density housing. While the existing zoned capacity of the release areas and urban centres was considered adequate, there is a projected shortfall of housing beyond 2031. The Hawkesbury Local Housing Strategy emphasizes a place-based approach for determining rezonings that would not jeopardize the productivity of the rural environment.

The report notes that consideration needs to be given to the appropriateness of the Metropolitan Rural Area designation for the subject site, especially given the limited development opportunities

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throughout the Local Government Area due to environmental constraints such as flood risk. It is considered that there is merit in investigating the subject site for urban residential purposes.

The Planning Proposal states that the Hawkesbury Local Housing Strategy notes that the NSW Government’s population projections for the Hawkesbury Local Government Area suggest a demand for an additional 8,000 dwellings (around 400 dwellings per year) between 2016 and 2036, which is more than double the average historical rate prior to 2016. The completion rate for dwellings across the Local Government Area in the five years to June 2023 averaged 179 dwellings per year. The Hawkesbury Local Housing Strategy instead recommends that an additional 10,000 dwellings will be needed by 2036, highlighting issues in locating these dwellings outside flood-prone areas. The majority of growth is anticipated in existing urban centers as well as the Vineyard Precinct within the Northwest Growth Area.

Furthermore, the housing target for Hawkesbury between 2016 and 2021 was set at 1,150 dwellings to address the housing demand from a projected population of 77,048 by 2036. After reviewing development approvals, dwelling completions, and dwellings under construction, it was identified that the dwelling supply in the Local Government Area was slightly below the 2016-2021 target. This shortfall was largely due to market forces, despite an adequate supply of zoned land to meet the target. The Hawkesbury Local Housing Strategy provided a table of dwelling supply status in the Hawkesbury LGA based on the 1,150 dwellings housing target, as illustrated below.

Timeframe	District Plan target	Status
0-5 years (2016–2021)	1,150 dwellings	Dwellings completed 2016- 2019: 659 dwellings* Dwellings in pipeline 2019 to 2021: 385 dwellings**
20 years	No target stated	Suggested target of around 4,000 additional dwelling 2016- 2036 based on an average completion of 200 dwellings per annum.

Source: *DPIE housing activity database 1 July 2016- 30 June 2019; **Cordell Connect projects with completion dates listed 1 July 2019- 30 June 2019

Source: Hawkesbury Local Housing Strategy 2020

The Hawkesbury Local Government Area had capacity to meet its dwelling target of 1,150 from development in the Vineyard (Stage 1) Precinct - 2,500 dwellings, Redbank development -1,400 dwellings and the Jacaranda development -580 dwellings. Additionally, the Department of Planning, Housing and Infrastructure has released new housing targets, which for the Hawkesbury Local Government Area is 1,300 dwellings for 2024- 2029. This target has cascaded from the National Housing Accord which includes an aspirational housing target of 1.2 million new well-located homes agreed by the Australian Government with the states and territories, local governments, institutional investors and the construction sector in supply purposes.

Hawkesbury Local Strategic Planning Statement:

The Planning Proposal states that the proposed Kemsley Park development is consistent with the planning priorities of the Hawkesbury Local Strategic Planning Statement. It aligns with and will be supported by the existing infrastructure of the Redbank Development. The proposal aims to deliver a range of housing types, from low-density residential to larger lot housing, to meet local demand. Predominantly, the demand for housing in the area is for detached dwellings, and the proposed variety of lot sizes would accommodate different housing needs for various demographics. The Planning Proposal also intends to amend the Additional Permitted Use provisions to allow dual occupancy development within the Kemsley Park development, enabling affordable housing while maintaining the local character of the area.

The Planning Proposal states that the development will protect and promote Aboriginal heritage through a concurrent development application process involving an Aboriginal Cultural Heritage

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Assessment Report and associated consultation. The adjoining State Heritage Listed Yobarnie Keyline Farm dams, identified as of European heritage significance, will be protected through the retention of native vegetation clusters along ridgelines, the retention and reshaping of farm dam 11, and the delivery of the drainage and open space corridor.

The Planning Proposal states that the subject site is not classified as prime agricultural land, and using the land for intensive agriculture would create a land use conflict with the adjoining residential uses at the Redbank development. Given the location and classification of the subject site, there is no economic or environmental benefit to retaining it for rural purposes. The Kemsley Park development represents a relatively small expansion of the existing North Richmond/Redbank Township. The subject site serves no functional purpose from a tourism or rural industry perspective. The proposed development and additional population will contribute to the social and economic viability of nearby local centres, including North Richmond.

The Planning Proposal states that the subject site is not situated on flood-prone land and can be designed to mitigate and respond to bushfire risks and climate change, consistent with the surrounding Redbank Estate. The proposal involves rezoning land for public recreation purposes to maintain tree canopy and biodiversity outcomes, contributing to the Council's broader 'green grid'. The subject site contains a series of first-order watercourses identified on hydro line mapping. These watercourses have since been ground-truthed for formation, vegetation, and function. Where applicable, deemed watercourses are proposed to be protected and rehabilitated as part of a riparian corridor zoned RE1 Public Recreation. Should the Planning Proposal be supported and the LEP Amendment made, it is expected that a Vegetation Management Plan will be prepared at the Development Application stage to support revegetation outcomes.

The Planning Proposal states that the subject site is not situated on flood-prone land and can be designed to mitigate and respond to bushfire risks and climate change, consistent with the surrounding Redbank Estate. The proposal involves rezoning land for public recreation purposes to maintain tree canopy and biodiversity outcomes, contributing to the Council's broader 'green grid'. The subject site contains a series of first-order watercourses identified on hydro line mapping. These watercourses have since been ground-truthed for formation, vegetation, and function. Where applicable, deemed watercourses are proposed to be protected and rehabilitated as part of a riparian corridor zoned RE1 Public Recreation. Should the Planning Proposal be supported and the LEP Amendment made, it is expected that a Vegetation Management Plan will be prepared at the Development Application stage to support revegetation outcomes.

Hawkesbury Rural Lands Strategy:

The Hawkesbury Rural Lands Strategy states that 86.1% of land use in the rural lands of the Hawkesbury Local Government Area is rural residential. A settlement hierarchy has been developed based on the services and facilities provided in each settlement, which is a factor of its size. This hierarchy is aligned with the Western District Plan prepared by the Greater Sydney Commission and further categorizes local centres into towns, villages, and rural localities. The purpose of the hierarchy is to acknowledge that some settlements, due to their lack of services and facilities, are not able to grow through either infill or expanding the boundaries of their urban zoned land. Additionally, there is an RU4 Primary Production Small Lot zone, which is mostly used for rural residential purposes with a small number of intensive agricultural uses.

The Strategy further states that urban expansion into the surrounding rural landscape can only occur in accordance with the settlement hierarchy and the recommendations of the Hawkesbury Local Housing Strategy. The Western City District Plan identifies that rural areas contain large areas that serve as locations for people to live in a rural or bushland setting. Rural-residential development is not an economic value of the District's rural areas and is generally not supported. Limited growth of rural-residential development could be considered where there are no adverse impacts on the local area's amenity and where the development provides incentives to maintain and enhance the environmental, social, and economic values of the Metropolitan Rural Area. This could include the creation of

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protected biodiversity corridors, buffers to support investment in rural industries, and the protection of scenic landscapes.

Hawkesbury Development Control Plan:

The draft masterplan provides a macro-level arrangement of intended land uses, including the higher-order road network, residential uses, open space, water cycle management, and connection with the surrounding Redbank development. It places particular focus on connectivity with adjoining vegetation communities and the State Heritage-listed Yobarnie Keyline Farm. The Planning Proposal intends to amend the Hawkesbury Development Control Plan to incorporate the subject site and extend the same provisions for continuity, as the subject site is positioned between existing Redbank developments currently being developed in accordance with Chapter 8 of the Hawkesbury Development Control Plan.

Infrastructure Provision

The Planning Proposal represents an expansion of the Redbank Estate in a consistent manner to how that estate has been developed in terms of local infrastructure provision. On a wider scale, the following major infrastructure project should also be noted:

- Richmond Bridge Duplication Project (Transport for NSW) - the Australian Government and NSW Government have committed \$500 million for traffic improvements including a new bridge over the Hawkesbury River between Richmond and North Richmond. This project has progressed to detailed design stage following completion of the corridor investigations, and with the funding already committed it is expected that delivery will commence on a staged basis in the relatively near future.
- Grose River Bridge (to be delivered as part of existing Redbank Voluntary Planning Agreement) - Council has recently completed assessment of an application to construct a new road that will connect Grose River Road at Grose Wold with Springwood Road at Yarramundi, including a new bridge across the Grose River (1:100 flood immunity). Following completion of acquisitions by Transport for NSW, it is expected that this key piece of infrastructure will be delivered in 2026. This item is included as a deliverable under the current Redbank Voluntary Planning Agreement.
- Richmond System Wastewater Upgrade project has commenced which includes a new wastewater pumping station and the construction of a new seven kilometre main which is expected to transfer wastewater from North Richmond to Richmond.

Also relevant to this Planning Proposal is the consideration of a Voluntary Planning Agreement or the provision of a Section 7.11 Contribution Plan, which requires contributions towards local infrastructure in the area. This could include drainage services, public roads, public open space, streetscape and other public domain improvements, as well as community and recreational facilities. Negotiations in this respect will be guided by the NSW Government's Planning Agreements Practice Note (February 2021) and the Council's Voluntary Planning Agreements Policy.

Strategic and Site-Specific Merits:

It is considered that the Planning Proposal provides for an expansion of existing North Richmond/Redbank development that doesn't compromise Metropolitan Rural Area principles and assists in meeting longer term housing targets and diversity of product.

Furthermore, there is infrastructure delivery occurring in the locality that supports the provision of additional dwellings, but if approved any development will need to deliver further infrastructure (Voluntary Planning Agreement).

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It is considered that the Proposal provides for the logical extension of the Redbank development, ensuring consistency of built form and delivery.

Hawkesbury Local Panel Advice:

As required by Ministerial Direction, the advice from the Hawkesbury Local Planning Panel is to be included as part of the report to Council.

The Hawkesbury Local Planning Panel considered this Planning Proposal at its Meeting on 21 November 2024, and provided the following advice:

Panel Discussion:

The Panel was addressed by staff and representatives of the applicant in a closed session after the public meeting in order to provide additional explanation of the Planning Proposal and answer questions from the Panel.

The Panel notes that the applicant is committed to the construction of the new bridge over the Grose River as the planning approvals are now in place.

The Panel encourages this to occur in the quickest possible time noting that the construction of the bridge underpins the traffic assessment for this site, and the Redbank development generally.

The Panel is of the opinion that the strategic planning rationale and site-specific merit of the Planning Proposal as set out in the Planning Proposal and the report to the Panel has sufficient merit to proceed in the assessment process.

The Panel understands that the Planning Proposal is ready for submission to the Department of Planning subject to Council's approval.

Panel Advice:

The Panel's advice to the Council is that the Planning Proposal LEP002/24 – Kemsley Park, Grose Vale should proceed to the next step of applying to the Department of Planning, Housing and Infrastructure for a Gateway Determination and as part of this process the Panel suggests that consideration be given to whether the Molino Stewart report in relation to Flood and Bush Fire, Safety Evaluation August 2009 should be updated.

Applicant's Response to Panel Advice:

The applicant has not updated the report for this Planning Proposal as the conditions and issues relating to Kemsley Park have not changed since 2009, nor have they improved.

The Molino Stewart report in 2009 included the subject site Kemsley Park in the safety evaluation report for the whole of Redbank and a senior's living development for rezoning.

Flooding

The Molino Stewart report provided a summary of historical flooding including 1:100 year flood levels and Probable Maximum Flood (PMF) within the Hawkesbury River catchment.

There has been no change to that catchment from 2009 to 2024, and Kemsley Park is still situated above the Probable Maximum Flood level, and as such not affected by any direct flooding.

Government Policy

There has been subsequent inquiries and reviews into various flood policies in NSW and the Hawkesbury since 2009 and these recent policy reviews and changes affect lands below the Probable

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Maximum Flood level.

The policy for urban development within a floodplain (below Probable Maximum Flood) is to not support such development, however for land situated above the Probable Maximum Flood level there are no such restrictions from a floodplain management perspective.

State Emergency Services

State Emergency Services objects to urban development below the Probable Maximum Flood level, whereas Kemsley Park is situated above the Probable Maximum Flood level.

State Emergency Services do not have a policy to evacuate any residents/houses located above the Probable Maximum Flood level west of the Hawkesbury River. These residents are safe to remain in place and if required can transit via Bells Line of Road to Lithgow or the Great Western Highway.

Direct and Indirect Flood Impacts

The 2009 Molino Stewart report refers to direct and indirect impacts from flooding which in summary are:

- Direct (Riverine and local flooding) - None of Kemsley Park is impacted by riverine flooding
- Indirect (Riverine) - with respect to localities above the Probable Maximum Flood level the State Emergency Services policy position has remained unchanged since 2009. North Richmond is considered as accessible by road, and this has not changed from 2009 to 2024.

Road Access

Whilst bridges at Richmond and Windsor can close during flooding, North Richmond has road access available during flood events via Bells Line of Road, which has not changed since 2009.

The proposed Grose River Bridge will provide greater road access choice for North Richmond residents once completed via Springwood Road.

Electricity

During extreme events the electricity supply can be affected. Since 2009 there has been no change to this scenario except that more residents have solar panel systems in 2024 than 2009, particularly in the new Redbank housing estate.

Telecommunication

Since the 2009 Molino Stewart report there have been significant upgrades to mobile phone coverage and NBN Networks, and it is unlikely that telecommunications would be lost during a flood event in comparison to 2009.

Water

In the 2009 report the water supply from North Richmond was from the North Richmond Treatment Plant which services North Richmond and towns east of the Hawkesbury River including Windsor and Richmond.

In the event of power failure or a water main impacted in the floodplain, the towns east of the Hawkesbury River are at risk of losing water supply.

Since the 2009 report, two high level reservoirs have been built at Redbank providing gravity water supply to Redbank, Kemsley Park and greater North Richmond.

The chance of losing water supply in a flood event in 2024 is negligible and far less than in 2009.

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Sewerage System

The original 2009 Molino Stewart reports assessed the Redbank and Kemsley Park land as being serviced by a pumping system. The proposal is now for gravity.

Additionally, the North Richmond Sewerage Treatment Plant is currently under refurbishment and reconfiguration to send flows to the Richmond Sewerage Treatment Plant via a new sewer main. The line will be serviced with a pump that is well above the 1:100 flood level.

This system is considered superior when compared to 2009.

Medical Services

There has been no change since 2009 with respect to accessing medical services in times of flood. Access by road is still available during flood to Lithgow and Nepean hospitals. In major emergencies airlift retrieval is available, which is the case with or without flood impact. In summary the current situation in 2024 is considered superior than in comparison to 2009, therefore it was not considered necessary to update the 2009 Molino Stewart report.

Consistency with the State Environmental Planning Policies (SEPPs):

The Planning Proposal is mostly consistent with the State Environmental Planning Policies. Attachment 19 provides a detailed assessment of the Planning Proposal against the individual SEPPs.

Consistency with the Planning Directions:

The Planning Proposal is mostly consistent with the Planning Directions. Attachment 20 provides a detailed assessment of the Planning Proposal against the individual Focus Areas of the Planning Directions.

COMMUNITY ENGAGEMENT

Should the Planning Proposal be supported by Council, and subsequently a Gateway Determination issued by the Department of Planning, Housing and Infrastructure to proceed, then the issues raised in this report concern matters which constitute a trigger for Community Engagement under Council's Community Engagement Policy. This will occur based on the requirements contained within a 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.

Great Place to Live

- 1.3 Increase the range of local partnerships and plan for the future.
- 1.5 Provide the right places and spaces to serve our community.

Protected Environment and Valued History

- 2.1 Value, protect and enhance our historic built environment as well as our relationship to Aboriginal and non-Aboriginal history.

Strong Economy

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3.4 Support the revitalisation of our town centres and growth of our business community.

Reliable Council

4.7 Encourage informed planning, balanced growth and community engagement.

4.8 Facilitate the delivery of infrastructure through relevant agencies and Council's own works.

FINANCIAL IMPACT

There are no financial implications applicable to this report.

RISK MANAGEMENT CONSIDERATIONS

There are both political and reputational risks associated with consideration of Planning Proposals, particularly associated with additional residential development west of the Hawkesbury River. Council has a statutory responsibility to consider new Planning Proposals within timeframes established by the Department of Planning, Housing and Infrastructure and through the Ministerial Statement of Expectations Order.

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

There are no supporting documents for this report.

AT – 1 - Planning Proposal Kemsley Park (Distributed under separate cover).

AT - 2 - Masterplan and Urban Design Report (Distributed under separate cover).

AT – 3 - Aboriginal Heritage Due Diligence Assessment (Distributed under separate cover).

AT – 4 - Housing Demand Assessment (Distributed under separate cover).

AT – 5 - Traffic Impact Assessment (Distributed under separate cover).

AT – 6 - Water Cycle Management Report (Distributed under separate cover).

AT – 7 - Preliminary Site Investigation Report (Distributed under separate cover).

AT – 8 - Biodiversity Development Assessment Report (Distributed under separate cover).

AT – 9 - Bushfire Assessment Report (Distributed under separate cover).

AT – 10 - SES Comment (Distributed under separate cover).

AT – 11 - Flood Evacuation and Bushfire Safety Report (Distributed under separate cover).

AT – 12 - Geotechnical and Salinity Assessment Report (Distributed under separate cover).

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AT – 13 - Riparian Assessment Report (Distributed under separate cover).

AT – 14 - Non-Indigenous Heritage Assessment Report (Distributed under separate cover).

AT – 15 - Economic Impact Assessment Report (Distributed under separate cover).

AT – 16 - Utility Servicing Assessment Report (Distributed under separate cover).

AT – 17 - Social Infrastructure Scoping Report (Distributed under separate cover).

AT – 18 - Redbank Stormwater Management Strategy (Distributed under separate cover).

AT – 19 – Consistency with the State Environmental Planning Policies (SEPPs)

AT – 20 – Consistency with the Planning Directions

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Attachment 19 - Consistency with the State Environmental Planning Policies (SEPPs)

SEPP	Chapter	Consistency	Evaluation	Council Officer Comments
SEPP (Biodiversity and Conservation) 2021	2 Vegetation in Non-Rural Areas	Yes	The rezoning of the subject site will not preclude the operation of this part of the SEPP that establishes requirements for approval to remove certain vegetation at the development application stage. Where required, development approval will be sought for limited vegetation removal to facilitate urban development.	Consistent. The subject site contains Cumberland Plain Woodland. The planning proposal includes supporting material to outline that the development will avoid and minimise vegetation removal to retain the Cumberland Plain Woodland by creating open space corridors within the subject site.
	3 Koala habitat protection 2020	Not applicable	This part of the SEPP does not apply to the land as it is zoned RU4 Primary Production Small Lots.	The subject site is not mapped for any koala habitat.
	4 Koala habitat protection 2021	Yes	The Hawkesbury LGA is situated within lands affected by this Chapter. The BDAR has included targeted surveys which did not identify any koalas or evidence of koalas on the Site or	The subject site is not mapped for any koala habitat.

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			surrounds.	
	5 River Murray lands	Not applicable	This part of the SEPP does not apply to the Hawkesbury LGA.	Not applicable
	6 Water Catchments	Yes	The Site is within the catchment draining to the Hawkesbury Nepean River system and as such the provision of this chapter applies. Future DAs for the Site will ensure that the proposed works have a negligible impact on the Hawkesbury Nepean River System. During the activity period, the works will be closely monitored to ensure that all mitigation measures identified in the Erosion and Sediment Control Plan have been installed correctly and are working effectively throughout the project's construction.	Consistent. Stormwater drainage will be assessed at subsequent stages of the development process following detailed design.
	13 Strategic conservation	Yes	The Planning Proposal is not inconsistent with this SEPP which would apply to certain aspects	Consistent. The Site is not mapped as containing certified urban capable or avoided lands.

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			of future development of the Site given that the land is located within the land application map for the CPCP. The Site is not mapped as containing certified urban capable or avoided lands. The Biodiversity Development Assessment Report details measure to avoid and minimise impacts and provision of appropriate offsets in certain parts of the Site.	The Biodiversity Development Assessment Report details measure to avoid and minimise impacts and provision of appropriate offsets in certain parts of the Site.
SEPP (Sustainable Buildings) 2022	N/A	Yes	The Planning Proposal does not include any provisions which impede the operation of this SEPP over the Site. This SEPP will apply to any future DAs on the Site for built form.	Consistent. The Kemsley Park Planning Proposal and indicative development is anticipated to be consistent with this SEPP. Sustainable design and buildings are encouraged to ensure low carbon emission, energy consumption, good thermal performance of the buildings and minimised consumption of mains-supplied potable water.
SEPP	N/A	Yes	The Planning	Consistent.

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(Exempt and Complying Codes) 2008			Proposal is not inconsistent with this SEPP which would apply to certain aspects of future development of the Site. It is intended to make minor amendments to the SEPP to allow the application of the Greenfield	The Kemsley Park Planning Proposal and anticipated development is anticipated to be consistent with the Codes SEPP 2008.
SEPP (Housing) 2021	2 Affordable housing	Yes	Refer to discussion in Part 2 and 3. The Planning Proposal includes minor amendments to facilitate the ability to deliver certain housing types under the LEP, as well as ultimately making for affordable rental housing, that would be expected to be retained for a period of at least 15 years in accordance with the requirements of the SEPP.	Consistent. The Kemsley Park development is seeking to provide secondary dwellings as a means of affordable housing. The planning proposal indicates provisions for affordable rental housing, that would be expected to be retained for a period of at least 15 years in accordance with the requirements of the SEPP.
	3 Diverse housing	Not applicable	The proposal would likely not result in any developments that would deliver housing under this planning pathway, but is also not inconsistent with the provisions	Consistent. The Kemsley Park development will provide housing diversity through the different housing density as stipulated in the proposed indicative

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			under the SEPP.	zoning layout in Figure 6 of this report.
SEPP (Industry and Employment) 2021	2 Western Sydney Employment Area	Not applicable	This part of the SEPP does not apply to the Hawkesbury LGA.	Not applicable
	3 Advertising and signage	Yes	The Planning Proposal does not compromise the application of this part of the SEPP. Any future advertising or signage will need to comply with the requirements of the SEPP.	Consistent. Should any advertising signs be installed at the Kemsley Park development, it will need to comply with this SEPP.
SEPP No 65 – Design Quality of Residential Apartment Development		Not applicable	Not applicable, as the R2 Low Density Residential and R5 Large Lot Residential zones do not permit residential flat buildings under the LEP.	Not applicable
SEPP (Planning Systems) 2021	2 State and regional development	Yes	The Planning Proposal does not compromise the application of this part of the SEPP.	Consistent. The Kemsley Park Planning Proposal is not classed as a state or regionally significant development.
	3 Aboriginal land	Not applicable	This part of the SEPP does not apply to the site	Not applicable
	4 Concurrences and consents	Yes	The Planning Proposal does not compromise the application of this part of	Consistent. The Kemsley Park Planning Proposal does not need a concurrence

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			the SEPP.	under nominated SEPP.
SEPP (Precincts – Central River City) 2021				Not applicable
SEPP (Precincts – Eastern Harbour City) 2021				Not applicable
SEPP (Precincts – Regional) 2021				Not applicable
SEPP (Precincts – Western Parkland City) 2021				Not applicable
SEPP (Primary Production) 2021	2 Primary production and rural development	Yes	<p>The Site is not identified as State significant agricultural land per the draft mapping by DPI. The land is not in the area of operations of an irrigation corporation.</p> <p>The Planning Proposal does not provide any restraint on the ability for nearby rural land to carry out development that would permit development that would temporarily contain livestock. The Planning Proposal does not restrict the ability to carry</p>	<p>Consistent. The subject site is zoned RU4 Primary Production Small Lots. However, there is no significant agricultural activities occurring at the subject site at this stage. Given the subject site is bounded by the existing Redbank Residential Development, agricultural activities on the subject site may cause a conflicts with the surrounding development. Residential development is the highest and best use</p>

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			out aquaculture development that would otherwise be subject to the requirements of this SEPP and a separate DA. The Planning Proposal does not compromise the application of the relevant sections of the SEPP regarding the consideration of development on oyster aquaculture	of the subject site given its location and limited agricultural usage.
	3 Central Coast plateau areas	Not applicable	This part of the SEPP does not apply to the Site	Not applicable
SEPP (Resilience and Hazards) 2021	2 Coastal Management	Not applicable	This part of the SEPP does not apply to the Site.	Not applicable
	3 Hazardous and Offensive Development	Not applicable	The Planning Proposal does not suggest the use of the land for hazardous or offensive development and does not compromise its ongoing application to the land.	Consistent. Kemsley Park development is proposed to be an entirely residential development. The subject site is not anticipated to be used for any hazardous or offensive development and does not compromise its ongoing application to the land.
	4 Remediation of land	Yes	Refer to discussion in Part 3.	Consistent. The subject site was previously

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				used as an agricultural farm.
SEPP (Resources and Energy) 2021	2 Mining, petroleum production and extractive industries	Yes	The Site and surrounds is not known to have any evidence of current or previous underground coal mining, petroleum production of extractive industries.	Consistent. The subject site was historically used for farming purposes. There is no evidence of the subject site being contaminated; however, any remediation of contamination will be considered at the detailed design stage.
	3 Extractive industries in Sydney area	Yes	There are no current or previous extractive industries associated with the Site.	Consistent. The subject site is not mapped for mining, petroleum production and extractive industries.
SEPP (Transport and Infrastructure) 2021	2 Infrastructure	Yes	Future development of the Site will need to be consistent with the relevant provisions of this SEPP, with future DAs referred to Transport for NSW where necessary. The Planning Proposal does not preclude the operation of this part of the SEPP that applies to infrastructure approval pathways for	Consistent. Should the subject site contain a childcare, the development will require compliance with this SEPP. Should the main Grose Vale Road be upgraded as part of the Kemsley Park development, adherence to this SEPP will be required.

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			key utilities and services that will need to be delivered to the Site.	
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Attachment 20 - Consistency with the Planning Directions

Direction	Applicant Comments	Council Officer Comments
Focus Area 1: Planning Systems		
1.1 Implementation of Region Plans	The Planning Proposal supports the intended outcomes within the Greater Sydney Region Plan: A Metropolis of Three Cities, as discussed within Part 3 of this Planning Proposal.	Whilst the subject site is classified as Metropolitan Rural Land it is considered that the Planning Proposal provides for an expansion of existing North Richmond/Redbank development that doesn't compromise Metropolitan Rural Area principles, and assists in meeting longer term housing targets and diversity of product.
1.3 Approval and Referral Requirements	No unnecessary referral or concurrence conditions are proposed as part of the Planning Proposal.	Consistent. the Planning Proposal is not a state significant development, therefore, it does not require any concurrence conditions.
1.4 Site Specific Provisions	<p>The inconsistency is of minor significance.</p> <p>Site specific provisions are proposed to permit additional permitted uses, being dual occupancies, in the R2 Low Density Residential zone in prescribed circumstances (i.e. where on corner lots that have a minimum area of 600m²). This avoids the wholesale amendment of the permissible uses in the R2 zone and confines the use to the intended outcome. Whilst it represents a restriction on the type of dual occupancy that is permissible, it is considered appropriate for the Site's and LGA's context and the inconsistency with the Direction is of minor significance.</p> <p>It is noted that a number of environmental planning instruments limit the form of permissible uses within Schedule 1, including the LEP that limits permissibility under Schedule 1 to certain parameters in Vineyard and Glossodia.</p>	The Planning Proposal is inconsistent with this direction. The current Hawkesbury Local Environmental Plan 2012 does not have provisions for dual occupancies in R2 zoned land.
1.4A Exclusion of Development Standards from Variation	This Planning Proposal does not propose to exclude any development standards from variation under Clause 4.6 of the LEP.	Not Applicable. The Planning Proposal is to rezone the subject site which is at the earlier stage of development process and does not have the scope to address development standards of the LEP.
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	The Planning Proposal is consistent with this direction and does not affect any lands zoned for conservation purposes. Environmental conservation	The Planning Proposal is consistent. The development does not affect conservation zones.

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	outcomes will be achieved via the use of the RE1 Public Recreation Zone.	
3.2 Heritage Conservation	The Planning Proposal is consistent with this direction. The Site is not listed as a local or State heritage item, nor is it affected by an interim heritage order. As noted above, the Site is located directly adjacent the Yobarnie State Heritage item and contains dams associated with the associated Keyline Irrigation System. As noted throughout this report, the proposal is consistent with the broader approach at Redbank to interpret and conserve the key landscape features associated with this item.	The subject site does not contain items of heritage significance and is consistent with this direction, although it is not that it adjoins a State Heritage Listed site (existing Redbank Development site).
3.3 Sydney Drinking Water Catchments	The Site is not located within the Sydney Drinking Water Catchment. The Site is not identified as a 'Special Area'. The Planning Proposal will not have any impact upon the broader drinking water catchments.	Not Applicable as Land is not located in the Sydney Drinking Water Catchment.
3.6 Strategic Conservation Planning	The Site is located within the land application map under Chapter 13 of the B&C SEPP. The land is not identified as containing any avoided lands or strategic conservation areas. An assessment against the relevant provisions of the B&C SEPP is provided in Table 5 .	The Planning Proposal is consistent with this direction as the subject site is not identified as Avoided land or Strategic Conservation Area in the State Environmental Planning Policy (Biodiversity and Conservation) 2021.
3.7 Public Bushland	The Site is located within a relevant local government area, however, does not currently contain any public bushland. The proposal has been supported by a BDAR commissioned by ESEA which seeks for the retention of 1.2ha of CPW across the drainage and riparian corridors that will be dedicated to Council.	The Planning Proposal is consistent with this direction. The subject site does not contain Public Bushland. The vegetation present on the subject site is considered to provide habitat for several threatened species. The proposal has addressed the objective of mitigating disturbance caused by development by retaining 1.2 ha of Cumberland Plain Woodland and dedicating it to Council.
3.10 Water Catchment Protection	The Site is situated within the Webbs Creek catchment as part of the Hawkesbury Nepean Catchment Map within the meaning of State Environmental Planning Policy (Biodiversity and Conservation) 2021. Appendix I contains the high-level strategy for stormwater management for the broader Redbank release area, including the Site, which has been confirmed as to ensure that local	The Planning Proposal is consistent with this direction. The Proposal is consistent with the objectives of addressing the effect of periodic flooding, storm water management and local catchment peak flows.

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	catchment peak flows at the 1% AEP event are not greater than pre-development levels. The concurrent development application will be required to satisfy the requirements under the B&C SEPP, and will provide specific measures regarding on-site detention and water quality measures.	
Focus Area 4: Resilience and Hazards		
4.1 Flooding	<p>The Planning Proposal is consistent with this direction. The Site is not located within the flood planning area as it is situated above the 1% AEP and PMF flood events.</p> <p>Consideration of flood impacts and evacuation is provided at Part 3 of the report, and the Site has been considered as part of the previous flood investigations into the Redbank Estate by Molino Stewart as provided at Appendix O.</p>	<p>The Planning Proposal is consistent with this direction. The subject site is not within the Flood Planning Area of Hawkesbury LGA. However, in the event of a PMF flood the subject site will be isolated from Richmond. The previous rezoning of Redbank in 2013 was supported by a Flood and Bushfire Safety Evacuation report by Molino Stewart. The report considered that evacuation was not necessary during regional flood events, and that the local road network could be managed to accommodate the Redbank development and the remainder of North Richmond during flood events, so it did not coincide with urgent evacuations from life threatening flood waters.</p>
4.3 Planning for Bushfire Protection	<p>The Planning Proposal is consistent with this direction. The proposal has been supported by a bushfire assessment by Control Line which is provided at Appendix M. Additional commentary is provided at Part 3 of this report.</p>	<p>The planning proposal is consistent with this direction. The Bushfire Assessment study submitted along with the Planning Proposal concludes that the site can accommodate suitable Asset Protection Zones (APZ) within the boundaries. The Grose vale road acts as perimeter road that enables firefighting operations to take place.</p>
4.4 Remediation of Contaminated Land	<p>The Planning Proposal is consistent with this direction. A Preliminary Site Investigation has been prepared by ERM which is provided Appendix K. A number of Areas of Environmental Concern have been identified, however, these are localised and not suspected to cause widespread contamination that would render the Site as unsuitable for residential land uses.</p> <p>A Detailed Site Investigation and if necessary, a Remediation Action Plan will be prepared to support future applications for residential development, which will render the Site suitable for residential land uses if required.</p>	<p>The Planning Proposal is consistent with this direction. The Preliminary Site Investigation Report submitted with the Planning proposal have concluded that there is a potential risk to identified human health and sensitive ecological receptors due to potential contamination at the site associated with current and historical land use practices. However, there is no evidence of widespread contamination that will render the site unsuitable for future residential land-use.</p>
4.5 Acid Sulphate	The Planning Proposal is consistent	The Planning Proposal is consistent with

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Soils	<p>with this direction.</p> <p>The Site is mapped on the Acid Sulfate Soils Map as Class 5 lands. Future development applications would not be expected to further consider any impacts as the Site is located more than 500 metres from Class 1, 2, 3 and 4 lands, and development would not be anticipated to lower the water table below 1 metre.</p>	<p>this direction. The site is Classified Acid Sulphate Class 5. Further study on Acid Sulphate soil is not required as the development site is 500m away from class 1,2,3,4 class soil and will not lower the water table below 1 metre.</p>
4.6 Mine Subsidence and Unstable Land along the Pacific Highway, North Coast	<p>The Site is not situated within a Mine Subsidence District. The geotechnical assessment at Appendix P did not find there to be any significant constraints across the Site from a slope stability perspective and concluded that the Site is suitable for residential development</p>	<p>Not Applicable as the land is not within a Mine subsidence District and does not have any significant constraints from a slope stability perspective as land sits in a gradient,</p>
Focus Area 9: Primary Production		
	<p>The Principles for primary production support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.</p>	
9.1 Rural Zones	<p>The Planning Proposal is inconsistent with this direction.</p> <p>The Site is currently zoned RU4 Primary Production Small Lots under the LEP and proposes to rezone the lands for residential land uses. However, in line with the criteria allowing inconsistency with the direction, the proposal is consistent with the aims of the LHS and LSPS, and will not degrade the metropolitan rural area given that the Site is hemmed in by urban development and serves no purpose from a strategic rural purpose. The proposal is generally modest in allowing up to an additional 300 to 350 homes and therefore is of minor significance to the overall quantum of rural lands within the LGA.</p>	<p>The Planning Proposal is inconsistent with this direction. The proposal aims to rezone RU4 primary production lots into R5(Large lot Residential) and R2 (low density residential). The proposal intends to increase the permissible density of land within a rural zone by subdividing the land into 300-350 residential lots which is not a limited growth of rural-residential development.</p> <p>The proposal is consistent with the Greater Sydney Regional Plan in its aim to address the housing targets set for Western Parkland City.</p>
9.2 Rural Lands	<p>The Planning Proposal is consistent with this direction.</p> <p>As noted above, the proposal is</p>	<p>The Planning proposal is inconsistent with this direction. The proposal aims to subdivide the RU4 land for housing settlement. The subject site is not</p>

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	<p>consistent with the Region Plan and District Plan, in addition to the LSPS and LHS. The lands are not identified as being of any state significance from an agricultural perspective. Biodiversity values have been retained across the Site where practicable through the use of the RE1 Public Recreation zone to maximize existing vegetation communities, noting that these are of a poor to degraded state across the Site generally, in part due to historical rural clearing.</p> <p>The constraints of the land have been considered through the mixed use of zones and the masterplan, and further subdivision of the land would not introduce fragmentation as the Site is already disconnected from other rural lands by Grose Vale Road. The existing lands, if continued to be zoned for rural land uses, results in increased conflicts between rural and urban land uses. The proposal will deliver increased social, economic and environmental outcomes throughout the locality via the delivery of increased housing supply, additional economic activity throughout the local area via construction of and settlement of housing,</p>	<p>currently used for agricultural purposes. Given its location, the subject site is fragmented from other rural zones by Grose Vale Road and sits in between the Redbank Housing settlement.</p> <p>Considering the lack of agricultural use of the land and its separation from other rural lands, the rezoning to residential zones to integrate with the Redbank housing settlement seems a viable use of the subject site and align with the Housing strategy and Greater Sydney Regional plan.</p>
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