



PLANNING PROPOSAL

Bells Lane Kurmond

Lot 31 DP 7565 (457 Bells Line of Road)

Lot 38 DP 7565 (79 Bells Lane)

Lot 12 DP 711049 (95 Bells Lane)

Lot 50 DP 7565 (100 Bells Lane)



September 2019 Version 4

This Planning Proposal was prepared by Robert Montgomery, Principal, Montgomery Planning Solutions in accordance with "A guide to preparing planning proposals" published by the NSW Department of Planning and Infrastructure, October 2012 and Planning Circular PS 16-004 issued on 30 August 2016.



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DOCUMENT TRACKING

Version	Date	Revisions
1436 - 1	January 2015	Submission to HCC
1436 - 2	September 2017	<ul style="list-style-type: none"> Amended lot layouts and yields in accordance with discussions with HCC staff. Amendments to reflect current state & regional strategies Amendments for rezoning review.
1436 - 3	January 2019	<ul style="list-style-type: none"> Amendments in accordance with Gateway Determination requirements.
1436 - 4	September 2019	<p>Amendments required by Council, including:</p> <ul style="list-style-type: none"> Review of proposed lot sizes for 79 and 100 Bells Lane; Review of proposed number of lots for 100 Bells Lane; Removing proposed E4 zone and replace with RU1; Recognition of riparian corridors as appropriate; Revised Flora and Fauna Assessment; and Revised Bushfire Hazard Assessment. Inclusion of Kurmond Kurrajong Landscape Character Study.

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Introduction

This Planning Proposal is prepared by Montgomery Planning Solutions on behalf of the owners of the land. Located in Bells Lane Kurmond, the land comprises four allotments with a total area of 12.758 hectares. The land is zoned RU1 Primary Production under the provisions of Hawkesbury Local Environmental Plan 2012. Appendix 1 provides details of the site, the locality and current statutory provisions.

This Planning Proposal intends to change the minimum lot size map to permit subdivision of the land into approximately 16 lots of between 4,000m² and 1.7 ha.

On 12 February 2018, the Sydney Western City Planning Panel, considered an application for rezoning review and unanimously determined that *“the proposed instrument should be submitted for a Gateway determination because the proposal has demonstrated strategic and site-specific merit”*.

A Gateway determination was issued on 23rd June 2018, subject to several requirements. A copy of the determination is appendix 2 to this planning proposal.

In January 2019, the applicant provided additional information to Council in response to the Gateway determination, including submission of a flora and fauna assessment report, an updated bushfire hazard assessment, a Phase 1 preliminary environmental site assessment and a revised Planning Proposal.

Following review of the information, Council requested further information and amendments by letter dated 15 April 2019 (Appendix 3).

The Planning Proposal is now submitted (in September 2019), with the additional information and amendments requested, to Hawkesbury City Council, as the authorised local plan-making authority for progression to public notification and finality of the amending instrument.

Part 1 – Objectives or Intended Outcomes

The objective of this planning proposal is to allow the land to be subdivided into large residential lots, sufficient in size to support sustainable housing within a rural village setting.

The intended outcome is to facilitate future development applications to subdivide the land into a maximum of 18 lots, with a minimum size of 4,000m². The table below provides a summary of the intended subdivision outcome in terms of lot yield.

Address	Lot / DP	Area	Proposed Yield	Average Lot Size
457 Bells LOR	31 / 7565	2.378ha	4 lots	5,945m ²
79 Bells Lane	38 / 7565	2.757ha	5 lots	5,514m ²
95 Bells Lane	12 / 711049	2.448ha	4 lots	6,120m ²
100 Bells Lane	50 / 7565	5.175ha	3 lots	17,058m ²
Total		12.758ha	16 lots	7,088m²

The figures below illustrate a concept plan for the viable subdivision of each property. The concept layout is prepared having regard to the slope of the land, the location of minor watercourses and native vegetation, bushfire asset protection, on-site wastewater disposal requirements and the Council's Kurmond and Kurrajong Landscape Character Study.

Figure 1: Concept Subdivision Layout 457 Bells Line of Road (Lot 31 DP7565)

It should be noted that proposed Lots 1, 2 or 3 may be accessed via a future right of carriageway over proposed Lot 4 if required as an alternative to Bells Lane access.

Figure 2: Concept Subdivision Layout 79 Bells Lane (Lot 38 DP7565)

Figure 3: Concept Subdivision Layout 95 Bells Lane (Lot 12 DP711049)

Figure 4: Concept Subdivision Layout 100 Bells Lane (Lot 50 DP7565)

Part 2 – Explanation of Provisions

The proposed outcome will be achieved by amending Hawkesbury Local Environmental Plan 2012 in the following way:

- Amend the Minimum Lot Size Map Sheet LSZ_008AA to fix minimum lot sizes for the land at 4,000m², 5000m², 10,000m² 15,000m² as shown on the proposed amended map at Figure 5 below.

Figure 5: Existing & Proposed Amended HLEP 2012 Minimum Lot Size Map Sheet LSZ_008AA



Part 3 – Justification

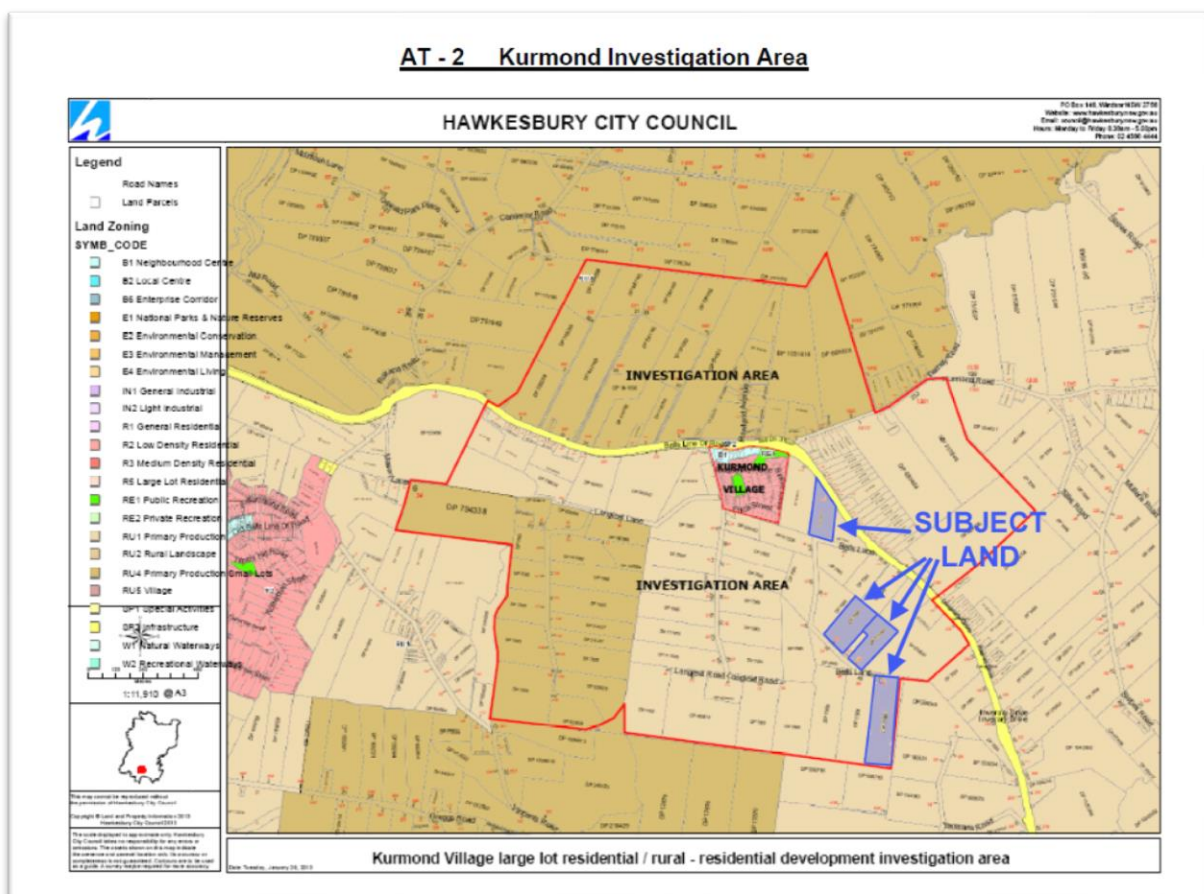
Section A – Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

Yes. The planning proposal has been prepared as a result of, and in response to the Hawkesbury Residential Land Strategy. The proposal satisfies the criteria for rural village expansion as contained within the Strategy.

The Council subsequently adopted a “Large Lot Residential / Rural Residential Investigation Area” map for Kurmond Village on 5 February 2013. It is noted that the subject land is contained within the investigation area boundary.

Figure 6: Kurmond Investigation Area



2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The alternative is to amend Hawkesbury LEP 2012 by including an additional permitted use of the land within Schedule 1 to allow subdivision of the land. However, it is considered that amending the Minimum Lot Size Map as proposed is consistent with the ethos of the Standard Instrument LEP and is the best, most efficient and time effective approach to delivering the intended outcome of the proposal.

Section B – Relationship to strategic planning framework.

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or subregional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Greater Sydney Region Plan A Metropolis of Three Cities

The Hawkesbury LGA is located within the Western Parkland City as identified within the Greater Sydney Region Plan A Metropolis of Three Cities, issued by the Greater Sydney Commission in March 2018.

The subject land is located within the Metropolitan Rural Area as identified in the Structure Plan for the Metropolis of Three Cities. Therefore, objectives and actions related to urban growth are not entirely relevant.

The Greater Sydney Region Plan provides the following description of the Metropolitan Rural Area at page 161:

The distinctive towns and villages of the Metropolitan Rural Area offer opportunities for people to live and work in attractive rural or bushland settings, close to a major city. They provide focal points for local communities and rural industries. They contain scenic and cultural landscapes which are important to the history and character of Greater Sydney, and are popular with tourists and visitors.

The Blue Mountains includes 27 towns and villages threaded along a sandstone plateau within a World Heritage-listed setting. Towns on the Hawkesbury River estuary and Port Hacking, such as Brooklyn, Wisemans Ferry and Bundeena, are recognised for their waterside and bushland character as well as their relative remoteness from the Urban Area.

In the rural areas from the Hawkesbury River south to Wollondilly Shire, rural towns and villages such as Wilberforce, Mulgoa, The Oaks and Picton support an evolving tradition of farming and rural industry.

Maintaining and enhancing the distinctive character of each rural and bushland town and village is a high priority. Ongoing planning and management of rural towns and villages will need to respond to local demand for growth, the character of the town or village and the values of the surrounding landscape and rural activities

At page 163, the Plan states that:

Place-based planning can be used to identify, maintain and enhance the environmental, social and economic values of rural lands.

Rural-residential development is not an economic value of the Metropolitan Rural Area and further rural-residential development in the Metropolitan Rural Area is generally not supported. Limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area 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 protected biodiversity corridors, buffers to support investment in rural industries, and protection of scenic landscapes.

Parts of the urban-rural fringe are owned by Local Aboriginal Land Councils. Future planning of these areas may be more flexible in order to balance rural values with greater economic participation, and community and cultural uses by Aboriginal people.

This planning proposal falls within the context of the place-based planning provided in the Hawkesbury Residential Lands Strategy and Hawkesbury Council's subsequent investigation of the Kurmond Kurrajong Village areas for large lot rural-residential development.

In accordance with these strategies, the planning proposal intends to provide a minor increase in housing opportunities near the rural village of Kurmond. The proposal is not for urban development. Rather, the proposal will facilitate large rural-residential lots which will retain the rural character of the locality and contribute to a suitable buffer between village development and larger rural holdings.

It is submitted that this planning proposal satisfies the Metropolitan Rural Area requirements of the Plan in the following ways:

- It offers opportunities for people to live and work in an attractive rural / bushland setting, close to a major city;
- It increases the availability of this type of housing by adding to the supply, which would otherwise not increase in the absence of the proposal;
- There is no adverse impact on the amenity of the local area;
- The proposal includes an environmental zoning over riparian bushland corridors within the land to enhance the biodiversity values; and
- By maintaining and enhancing the distinctive rural village character of Kurmond.

Western City District Plan

The following table lists the Planning Priorities and Actions with relevant commentary in relation to the planning proposal.

Planning Priority W1	
Planning for a city supported by infrastructure	
Actions	Comment
1. Prioritise infrastructure investments to support the vision of a metropolis of three cities	<p>This planning proposal will provide the opportunity for some 14 additional dwellings. This minor growth will assist in better utilising existing infrastructure, in terms of roads, schools and community facilities.</p> <p>It has been demonstrated that the land is suited for the on-site treatment of wastewater with relevant environmental safeguards to minimise impact. The existing water supply has the capacity for additional dwellings and if necessary, can be supplemented by roof water collection as is common on large lot residential properties in the area.</p> <p>The land owners have agreed to enter into a voluntary planning agreement with the Council for the provision and improvement of relevant public infrastructure</p>
2. Sequence growth across the three cities to promote the north-south and east-west connections	
3. Align forecast growth with infrastructure	
4. Sequence infrastructure provision using a place-based approach	
5. Consider the adaptability of infrastructure and its potential for shared use	
6. Maximise the utility of existing infrastructure assets and consider strategies to influence behavior changes, to reduce the demand for new infrastructure, including supporting the	

development of adaptive and flexible regulations to allow decentralised utilities.	
Planning Priority W2	
Working through collaboration	
7. Identify, prioritise and deliver Collaboration Areas	These Actions are not relevant to the planning proposal.
8. Coordinate land use and infrastructure for the Western City District.	
Planning Priority W3	
Providing services and social infrastructure to meet people’s changing needs	
9. Deliver social infrastructure to reflect the needs of the community now and in the future	This planning proposal essentially represents minor infill development in the Metropolitan Rural Area. It is considered that existing social infrastructure will become more viable to retain with minor increases across various age groups.
10. Optimise the use of available public land for social infrastructure	
Planning Priority W4	
Fostering healthy, creative, culturally rich and socially connected communities	
11. Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by: a. Providing walkable places with active street life and a human scale b. Prioritising opportunities for people to walk, cycle and use public transport c. Co-locating schools, social, health, sporting, cultural and shared facilities d. Promoting local access to healthy fresh food and supporting local fresh food production	The planning proposal will facilitate a small number of large lot residential properties located within a rural village setting. Existing facilities will be better utilised by the marginal increase in population.
12. Consider cultural and linguistic diversity in strategic planning and engagement.	Not applicable to this proposal, as it proposes to facilitate housing in a rural setting to meet local demand

13. Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.	The proposal is not within an area of large migrant or refugee populations.
14. Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Councils to better understand and support their economic aspirations as they relate to land use planning.	This is a matter for Council and government agencies. This proposal will facilitate housing for a specific sector of the community,
15. Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including: <ul style="list-style-type: none"> a. arts enterprises and facilities, and creative industries b. interim and temporary uses c. Appropriate development of the night time economy. 	The proposal is for minor infill development around a rural village only. Notwithstanding, marginal increases in population in proximity to the villages will facilitate this action.
16. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.	As stated above, the proposal is for minor infill development.
Planning Priority W5 Providing housing supply, choice and affordability, with access to jobs and services	
17. Prepare local or district housing strategies that address the following: <ul style="list-style-type: none"> a. The delivery of five-year housing supply targets for each local government area b. The delivery of 6-10-year (when agreed) housing supply targets for each local government area c. Capacity to contribute to the longer term 20-year strategic housing target for the District 	<p>This planning proposal was prepared in response to the Hawkesbury Residential Land Strategy, published in 2011.</p> <p>Part of the Strategy was to facilitate additional large lot residential development around existing rural villages. The Strategy provides a number of detailed sustainability criteria by which planning proposals such as this would be assessed. Pages 24 and 25 of the planning proposal submission provides a table of compliance.</p> <p>This type of minor increase in potential dwellings around the existing villages is</p>

<p>d. housing strategy requirements outlined in objective 10 of the draft Greater Sydney Region Plan that include:</p> <ul style="list-style-type: none"> i. creating capacity for more housing in the right locations ii. supporting planning and delivery of priority growth areas and precincts as relevant to each local government area iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure iv. supporting the role of centres 	<p>sound planning practice and has the following benefits:</p> <ul style="list-style-type: none"> • providing increased availability and choice of housing within the LGA; • facilitating the entry of younger families to the housing market within the rural villages; • providing clear guidance and criteria for location and performance of new housing; • the rural village character is not substantially changed by large lot residential; • existing infrastructure, which is underutilised due to declining dwelling occupancy rates and an ageing population. Is more fully utilised and becomes more sustainable • existing commercial and medical services located within rural villages are bolstered by the minor increase in dwelling numbers and are more likely to remain viable. <p>It is considered that this part of the Strategy is essential to the long-term survival of the rural villages and the services they provide.</p>
<p>18. Prepare Affordable Rental Housing Target Schemes</p>	<p>Not applicable to this planning proposal</p>
<p>Planning Priority W6</p> <p>Creating and renewing great places and local centres, and respecting the District's heritage</p>	
<p>19. Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:</p> <ul style="list-style-type: none"> a. Prioritising a people friendly public realm and open spaces as a central organising design principle 	<p>This planning proposal represents minor infill development on the edge of a rural village. The directions in this Planning Priority are aimed at creating new urban communities and are therefore not relevant to this proposal.</p>

<ul style="list-style-type: none"> b. Recognising and balancing the dual function of streets as places for people and movement c. Providing fine grain urban form, high amenity and walkability, in and within a 10-minute walk of centres d. Integrating social infrastructure to support social connections and provide a community hub e. recognising and celebrating the character of a place and its people. 	
<p>20. In Collaboration Areas, Planned Precincts, Growth Areas and planning for centres:</p> <ul style="list-style-type: none"> a. Investigate opportunities for precinct-based provision of adaptable car parking and infrastructure in lieu of private provision of car parking b. Ensure parking availability takes into account the level of access by public transport c. Consider the capacity for places to change and evolve, and accommodate diverse activities over time d. Incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including charging stations. 	<p>These actions are targeted at urban areas and are not relevant to the metropolitan rural area.</p>
<p>21. Identify, conserve and enhance environmental heritage by:</p> <ul style="list-style-type: none"> a. Engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place b. Applying adaptive re-use and interpreting of heritage to foster distinctive local places c. Managing and monitoring the cumulative impact of development on the heritage values and character of places. 	<p>This direction is clearly aimed at urban development. However, there is some relevance for rural villages. This planning proposal supports the role of Kurmond Village in servicing the surrounding rural and rural residential properties.</p> <p>The adopted Hawkesbury Residential Land Strategy advocates the need to bolster the rural villages with additional population. By doing so, the Council is also sending a clear message that development of rural land in inappropriate locations will not be supported.</p>

22. Use place-based planning to support the role of centres as a focus for connected neighbourhoods.	The Hawkesbury Residential Lands Study and subsequent investigations has identified the need and suitability for this form of development.
23. Use flexible and innovative approaches to revitalise high streets in decline.	While not entirely relevant, the proposal has some relevance to this Action in that additional residential opportunities around the rural village of Kurmond will assist in maintaining the viability of the village.
Planning Priority W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	
24. Integrate land use and transport plans to deliver the 30-minute city.	The subject land is within a rural village setting. Although public transport (bus) operates through Kurmond, the level of service will never match the objective for urban communities. However, marginal increase in population in this area is likely to assist in keeping existing services viable.
25. Investigate, plan and protect future transport and infrastructure corridors.	
26. Support innovative approaches to the operation of business, educational and institutional establishments to improve performance of the transport network.	
27. Prioritise transport investments that enhance access to the economic corridors and between centres within the corridors.	
28. Manage the interfaces of industrial areas, trade gateways and intermodal facilities by: <i>(detail not included as not relevant to the proposal)</i>	
29. Optimise the efficiency and effectiveness of the freight handling and logistics network by: <i>(detail not included as not relevant to the proposal)</i>	
30. Investigate and plan for the land use implications of potential long-term transport connections.	

31. Plan for urban development, new centres and employment uses that are integrated with, and optimise opportunities of, the public value and use of the potential north-south train link	
32. Protect transport corridors as appropriate, including the Western Sydney Freight Line and the outer Sydney Orbital.	
33. Create landscaped boulevards along new and major transport corridor upgrades as appropriate to the existing environment.	
34. Prioritise the planning and delivery of east-west and north-south roads to facilitate access to the strategic centres (including Badgally Road transport corridor to Campbelltown, Spring Farm Parkway and the Horsley Drive) and improve walking and safe cycling connections nearby.	
Planning Priority W8 Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis	
35. Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.	The Kurmond locality has already been fragmented by previous planning decisions and controls to the pointy where agricultural production or mineral extraction is not viable or practical. The existing close settlement pattern of subdivision means that the impacts of such activities would not be acceptable.
Actions 36-41 are not detailed here as they are not relevant to the proposal	Not relevant
Planning Priority W9 Growing and strengthening the metropolitan city cluster	
Actions 42-50 are not detailed here as they are not relevant to the proposal	Not relevant
Planning Priority W10 Maximising freight and logistics opportunities and planning and managing industrial and urban services land	

Actions 51-56 are not detailed here as they are not relevant to the proposal	Not relevant
Planning Priority W11 Growing investment, business opportunities and jobs in strategic centres	
Actions 56 -66 not detailed here as they are not relevant to the proposal	These actions are not relevant to this planning proposal. Notwithstanding, the proposal will assist in maintaining the economic viability of the Kurmond village.
Planning Priority W12 Protecting and improving the health and enjoyment of the District's waterways	
67. Protect environmentally sensitive waterways.	<p>Two of the subject properties contain very minor watercourses. The preliminary concept for both properties includes a single lot which contains the watercourse and associated riparian vegetation. These larger lots, to be zoned E4 Environmental Living, are designed to ensure that future building envelope, bushfire asset protection zone and effluent disposal area will achieve required separation distances and will not create interference with the vegetation corridor.</p> <p>In addition, a vegetation management plan will be implemented for these future lots through positive covenants ensuring ongoing protection of the waterway and riparian corridor.</p>
68. Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water-based transport.	
69. Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impact of development including coordinated monitoring of outcomes.	
70. Reinstate more natural conditions in highly modified urban waterways	Future vegetation management plans will be implemented through the development application and subdivision processes to enhance and protect the riparian corridors within the land.
Planning Priority W13 Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	
71. Implement the South Creek Corridor Plan and use the design principles for South Creek to deliver a cool and green Western Parkland City.	The Planning proposal is not within the South Creek Corridor Plan.

Planning Priority W14**Protecting and enhancing bushland and biodiversity**

72. Protect and enhance biodiversity by:

- a. supporting landscape-scale biodiversity conservation and the restoration of bushland corridors
- b. managing urban bushland and remnant vegetation as green infrastructure.
- c. managing urban development and urban bushland to reduce edge-effect impacts

As a consequence of animal grazing over many years, the land is largely cleared pasture. Bushland remnants remain along the minor watercourses with scattered trees along fence lines.

The preliminary concepts provide for protection and enhancement of the riparian bushland, by creating larger rural residential lots in these locations. The larger lots, to be zoned E4 Environmental Living, are designed to ensure that future building envelope, bushfire asset protection zone and effluent disposal area will achieve required separation distances and will not create interference with the vegetation corridor.

In addition, a vegetation management plan will be implemented for these future lots through positive covenants ensuring ongoing protection of the waterway and riparian corridor.

Planning Priority W15**Increasing urban tree canopy cover and delivering Green Grid connections**

73. Expand the tree canopy in the public realm.

There is no public land proposed as a consequence of this proposal. The land is not identified as a Green Grid corridor

74. Progressively refine the detailed design and delivery of:

- a. Greater Sydney Green Grid priority corridors and projects important to the district
- b. opportunities for connections that form the long-term vision of the network.
- c. walking and cycling links for transport as well as leisure and recreational trips

This Priority is not relevant to the proposal

75. Create Greater Sydney Green Grid connections to the Western Sydney Parklands	
Planning Priority W16	
Protecting and enhancing scenic and cultural landscapes	
76. Identify and protect scenic and cultural landscapes, specifically the Scenic Hills, Mulgoa Valley and the escarpments of the Blue Mountains.	The land is located on the lower foot slopes to part of the Blue Mountains eastern escarpment. There are numerous minor ridgelines within the locality, including Bells Line of Road and local roads. Future development resulting from these planning proposals will be largely lower than the existing minor ridgelines and will not impact on distant views to the eastern escarpment.
77. Enhance and protect views of scenic and cultural landscapes from the public realm.	
Planning Priority W17	
Better managing rural areas	
78. Maintain or enhance the values of the Metropolitan Rural Areas using place-based planning to deliver targeted environmental, social and economic outcomes, including rural residential development.	The proposal represents appropriate and sustainable development which maintains the values of the Metropolitan Rural Areas. The proposal satisfies all criteria of the Hawkesbury Residential Strategy for rural village expansion.
79. Limit urban development to within the Urban Area, except for the investigation areas at Horsley Park, Orchard Hills, and east of The Northern Road, Luddenham	
Planning Priority W18	
Delivering high quality open space	
80. Refers to existing open space areas. Details not included as not relevant to this proposal.	Not relevant to the proposal.
Planning Priority W19	
Reducing carbon emissions and managing energy. Water and waste efficiency.	

81 – 86. Refers to Priority Growth Areas and other identified projects. Details not included as not relevant to this proposal.	Not relevant to the proposal.
Planning Priority W20 Adapting to the impacts of urban and natural hazards and climate change	
87. Support initiatives that respond to the impacts of climate change.	<p>The proposal is for rural residential development within a rural village setting – not urban development.</p> <p>The land is not flood affected and residents in this locality are not reliant on flood prone roads near the Hawkesbury River and surrounding lowlands.</p>
88. Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.	
89. Mitigate the urban heat island effect and reduce vulnerability to extreme heat.	
90. Respond to the direction for managing flood risk in the Hawkesbury-Nepean Valley as set out in <i>Resilient Valley, Resilient Communities – Hawkesbury Nepean Valley Flood Risk Management Strategy</i> .	

This Planning Proposal was prepared in response to the Hawkesbury Residential Strategy, which was adopted by Council in 2011. The Strategy, which is effectively a place-based strategic document, encourages landowners to submit planning proposals such as this for sustainable rural village expansion.

The Planning proposal will facilitate minor growth and economic support to the Kurmond village, while not significantly changing the character of the locality.

Having reviewed the Priorities and Directions contained within the *Western City District Plan*, it is considered that this planning proposal is consistent with the draft Plan and satisfies all the relevant requirements.

4. Is the planning proposal consistent with the local Council's Community Strategic Plan or other local strategic plan?

The relevant strategic plans are the Hawkesbury Community Strategic Plan 2013-2032 and the Hawkesbury Residential Land Strategy, 2011.

4.1 Hawkesbury Community Strategic Plan 2017-2036

The key directions and strategies of this Plan are divided into the following five areas:

1. Our Leadership
2. Our Community
3. Our Environment
4. Our Assets
5. Our Future

The complete list of key directions and strategies are reproduced at Appendix 3 of this planning proposal. Those which are most relevant are listed below.

3.1 The natural environment is protected and enhanced		
	Value, protect and enhance our unique natural environment	Council's role
3.1.1	Encourage effective management and protection of our rivers, waterways, riparian land, surface and ground waters, and natural eco-systems through local action and regional partnerships.	Critical Partner/ Advocate
3.1.2	Act to protect and improve the natural environment, including working with key agency partners.	Manager/Leader Critical Partner
3.1.3	Minimise our community's impacts on habitat and biodiversity, and protect areas of conservation value.	Critical Partner
3.1.4	Use a range of compliance measures to protect the natural environment.	Manager/Leader Critical Partner
5.3 Shaping our Growth		
	Respond proactively to planning and the development of the right local infrastructure	Council's role
5.3.1	Growth and change in the Hawkesbury will be identified, planned for and valued by the community.	Manager/Leader
5.3.2	The diverse housing needs of our community will be met through research, active partnerships and planned development.	Manager/Leader
5.3.3	Plan for a balance of agriculture, natural environment and housing that delivers viable rural production and maintains rural character.	Manager/Leader
5.5 Reinforcing our dynamic places		
	Support the revitalisation of our town centres and growth of our business community	Council's role
5.5.1	Revitalise and enhance our two significant town centres of Windsor and Richmond, to create thriving centres each with its own character that attracts residents, visitors and businesses.	Critical Partner
5.5.2	Create active partnerships to develop a network of vibrant centres, creating opportunities for business growth and community connection.	Critical Partner
5.5.3	Assist our town and village centres to become vibrant local hubs.	Critical Partner

Following review of the Community Strategic Plan, it is considered that the planning proposal is consistent with the relevant key directions and strategies.

The Hawkesbury Community Strategic Plan 2017 - 2036 can be viewed on Council's website www.hawkesbury.nsw.gov.au.

4.2 Hawkesbury Residential Land Strategy 2011

The Hawkesbury Residential Land Strategy guides the location and type of future residential development within the LGA. The strategy is based on best practice models of sustainable development which seek to guide future residential development within the LGA over the next 30 years and ensure future residential development is sustainable and meets the needs of the Hawkesbury population.

The review of population and dwelling characteristics (Chapter 3.0) identified that future population growth within the LGA is ageing and household sizes are decreasing. This will have significant impact on housing needs, services and facilities within the LGA.

The projections show an estimated demand for an additional 5,932 dwellings which is slightly higher than the dwelling target set in the North Western Subregional Strategy.

The Residential Strategy is designed to be suitably flexible to provide 5,000-6,000 dwellings with the final number of dwellings being shaped by market demand and more detailed environmental capacity analysis. As outlined in Section 3.3.6 [of the Strategy], the majority of additional dwellings (5,400 dwellings) will be located in existing or expanded urban and village areas where they can access such services and facilities. The remainder of future development (600 dwellings) will be located in the remaining localities, subject to compliance with the sustainability matrix for neighbourhood centres.¹

The following table sets out the Rural Village Criteria from the Strategy, with comments in relation to the subject planning proposal.

6.5 Rural Village Criteria	Consistency
Be able to have onsite sewerage disposal	An on-site wastewater management report, which included soil sampling, has been prepared by Envirotech Consultancy Services. The report demonstrates that the proposed lots are suitable for on-site sewerage disposal.
Cluster around or on the periphery of villages	Yes. The land is adjacent to residential allotments which form part of Kurmond Village.
Cluster around villages with services that meet existing neighbourhood criteria services as a minimum (within 1km radius) <i>The 1km radius was later replaced when the Council adopted a "Large Lot Residential / Rural Residential Investigation Area" map for Kurmond Village on 5 February 2013. The map, shown in Figure 15, approximates a 1 kilometre radius around Kurmond Village to property boundaries.</i>	Yes. The land is located between 275m and 1200m of Kurmond Village, which provides a range of services including primary school, post office, medical, neighbourhood shops, take-away and dine-in food and cafes. The land is entirely contained within the Kurmond Village Expansion Investigation Area as adopted by Council.

¹ Hawkesbury Residential Land Strategy, 2011, pg 7/1

Address environmental constraints and with minimal environmental impacts	Yes. The proposal will have minimal environmental impacts.
Within the capacity of the rural village	Yes. The proposal represents a minor expansion of the Kurmond Village only.

It is therefore concluded that the proposal meets all relevant criteria within the Hawkesbury Residential Land Strategy.

The Hawkesbury Residential Land Strategy can be viewed on Council's website www.hawkesbury.nsw.gov.au.

4.3 Structure Planning Report for the Kurmond and Kurrajong Investigation Area

On 28 July 2015, Council resolved that current planning proposals within the Kurmond and Kurrajong Investigation Area only proceed to Gateway if the 'fundamental' development constraints have been addressed.

This planning proposal has already proceeded to Gateway, with a determination issued on 23rd June 2018. Notwithstanding, the relevant fundamental constraints and associated recommendations are shown below in Tables 1 and 2. These tables also provide comments regarding the proposal's compliance with the recommendations.

Table 1: Physical Environment

Factor	Degree of Constraint to Development	Recommendation
<i>Terrestrial Biodiversity</i> Impact of development on threatened or endangered flora and fauna	Fundamental - Major	Legislation applies to threatened and endangered species. OEH concurrence may be required Removal of significant vegetation is to be avoided Fragmentation of significant vegetation is to be minimised
<p>Comment: The Terrestrial Biodiversity Map identifies vegetation mainly within the riparian corridors associated with the minor streams which traverse the locality. Review of satellite imagery and site survey confirms this to be the case. In consultation with Council's planning staff these areas have been protected from fragmentation by incorporating the riparian vegetation within larger lots.</p> <p>A flora and fauna report prepared by Envirotech in November 2018 confirms that the proposal will have no impact on threatened or endangered flora and fauna.</p>		

<p><i>Watercourses and Riparian Areas</i></p> <p>Impact of development on watercourses and riparian areas</p>	<p>Fundamental - Major</p>	<p>Legislation applies to threatened and endangered species. OEH concurrence may be required</p> <p>Building envelopes, APZs, driveways and roads (not including roads for the purposes of crossing watercourses) are to be located outside of riparian corridors</p> <p>Road crossings of watercourses are to be minimised</p> <p>Fragmentation of riparian areas is to be minimised</p>
<p>Comment: As detailed above, larger lots are now proposed where riparian vegetation occurs. This will allow for building envelopes, APZ's, driveways or roads to be located clear of the riparian corridor with suitable buffers. These lots are proposed to be zoned E4 Environmental Living. No road crossings are required over the riparian corridor.</p>		
<p><i>Dams</i></p> <p>Impact of development on aquatic habitat. Proximity of dams to effluent disposal systems</p>	<p>Fundamental - Minor</p>	<p>Legislation applies to threatened and endangered species. OEH concurrence may be required</p> <p>Removal of dams containing significant aquatic habitat is to be avoided. Minimum required buffer distances for effluent disposal systems is to be adhered to</p>
<p>Comment: A number of small dams are located within the subject land, most of which are not within riparian corridors. Based on the concept plans, future subdivisions will be designed to ensure that no dams will be disturbed unless necessary. Final subdivision design is subject to survey data which will be provided during the development application process.</p>		
Factor	Degree of Constraint to Development	Recommendation
<p><i>Bush Fire threat</i></p> <p>Impact of the location and management of APZs and perimeter roads</p>	<p>Fundamental - Major</p>	<p>RFS concurrence may be required</p> <p>Building construction and water supply is to comply with NSW Rural Fire Service's <i>Planning for Bushfire Protection 2006</i>, e.g. APZs and roads</p>
<p>Comment: The preliminary bushfire hazard assessment submitted with the proposal demonstrates compliance with <i>Planning for Bushfire Protection 2006</i> subject to usual RFS conditions.</p>		
<p><i>Aboriginal Heritage</i></p> <p>Impact of development on Aboriginal heritage items</p>	<p>Fundamental - Moderate</p>	<p><i>National Parks and Wildlife Act 1974</i> applies</p> <p>Council and developers are also to consider relevant provisions of <i>Heritage Act 1977</i> when preparing and considering development applications</p>
<p>Comment: No known aboriginal relics are located on the site. Further consideration can be given to this at development application stage</p>		
<p><i>Land Contamination</i></p> <p>Suitability of land to be developed given potential for land to be contaminated</p>	<p>Fundamental - Minor</p>	<p>Remediation action plans and validation may be required</p> <p>Council and developers are to consider relevant provisions of <i>State Environmental Planning Policy No 55—Remediation of Land</i> when preparing and considering development applications</p>

Comment: A Phase 1 Preliminary Environmental Site Assessment was prepared by Envirotech in October 2018. The Assessment identifies two potential minor contamination issues as follows:

- 79 Bells Lane – Unbundled storage of building materials including storage drums, and
- 457 Bells Line of Road – Remnant residence and farm shed & stockpile of rubbish

The Assessment recommends that further investigation in the form of a targeted Phase 2 Investigation is warranted for these two lots.

It is concluded that the site is or can be remediated suitable to the proposed land use.

It is considered that the plan making authority can be satisfied in terms of SEPP 55 and it is recommended that future development applications for subdivision of 79 Bells Lane and 457 Bells Line of Road should be accompanied by a targeted Phase 2 Investigation.

Acid Sulfate Soils

Impact of disturbance of acid sulfate soils on the environment and development

Fundamental to Minor

Development proposals and land class are to be assessed with respect to Clause 6.1 Acid Sulfate Soils of LEP 2012. Acid sulfate soils management plans required

Comment: The subject sites are within the Acid Sulfate Soils Class 5 categorisation which is the least restrictive of the 5 classifications. Refer to Figure 8.

Table 2: Infrastructure and Services

Factor	Degree of Constraint to Development	Recommendation
<i>Road network</i> Capacity and safety of existing road network	Fundamental - Major	RMS concurrence may be required Development contributions are to be levied for road improvements Council and developers are to consider relevant provisions of <i>State Environmental Planning Policy (Infrastructure) 2007</i> when preparing and considering development applications
Comment: RMS has not requested a development contribution for road works. Council staff have had detailed discussions with RMS regarding the road network. The proposal satisfies the relevant requirements of the SEPP (Infrastructure) 2007.		
<i>Wastewater</i> Capacity of land to cater for on-site effluent disposal	Fundamental	Sydney Water concurrence may be required Developers are to demonstrate that waste water can be disposed of on site in an environmentally sensitive manner. Alternatively, developers may provide reticulated sewer service to new lots in accordance with relevant licences and/or authority requirements Clause 6.7 - Essential Services under LEP 2012 applies
Comment: The detailed site assessments by Envirotech confirm that lots to be created by future subdivisions are suitable for on-site disposal of wastewater.		

<i>Public Transport Services</i> Provision of bus service to cater for the needs of incoming population	Fundamental - Moderate	Transport NSW and RMS concurrence may be required Possible levying of development contributions for bus services Clause 6.7 - Essential Services under LEP 2012 applies
Comment: The draft plan will be referred to the relevant Agencies for comment.		
<i>Stormwater drainage</i> Quantity and quality of stormwater run-off entering watercourses	Fundamental - Moderate	Developers are to demonstrate that stormwater can be captured, treated and released in an environmentally sensitive manner Possible levying of development contributions for stormwater purposes Clause 6.7 - Essential Services under LEP 2012 applies
Comment: It is considered this can be satisfactorily dealt with at development application stage by way of the assessment of drainage designs and conditions of consent.		
<i>Water Supply</i> Provision of reticulated water supply to new lots	Fundamental - Moderate	Sydney Water concurrence may be required. A reticulated water service is to be provided to new lots by developers in accordance with relevant authority requirements Clause 6.7 - Essential Services under LEP 2012 applies
Comment: The proposed future subdivisions will be serviced by reticulated water. It is considered this can be satisfactorily dealt with at development application stage by way of condition of consent.		
Factor	Degree of Constraint to Development	Recommendation
<i>Electricity</i> Provision of electricity service to new lots	Fundamental	Electricity provider concurrence may be required Electricity services are to be provided to new lots by developers in accordance with relevant authority requirements Clause 6.7 - Essential Services under LEP 2012 applies
Comment: It is considered this can be satisfactorily dealt with at development application stage by way of condition of consent.		

4.4 Kurmond and Kurrajong Landscape Character Study

The Kurmond and Kurrajong Landscape Character Study provides guidelines for future development within the Kurmond Kurrajong Investigation Area, including the following principles which are relevant to the subject planning proposal:

- *Prevent development and subdivision from sprawling and create a buffer between residential and active rural land uses.*
- *Ensure rural lot sizes maintain low density, optimise ecological corridors and open views.*
- *Retain, protect and regenerate vegetation corridors identified in mapping.*
- *Do not permit small lot (<0.5ha) development of land identified as high, very high priority (habitat).*

- Prevent rezoning of critical land parcels that provide significant view corridors.
- Permit rezoning and subdivision of land deemed appropriate/lower order in terms of views.
- Prevent creation of small lot sizes.
- Document and maintain key regional and district views (see maps).
- Interpret views at key locations.

The Kurmond and Kurrajong Landscape Character Study identifies 4 landscape character types which are identified on the Landscape Character Map. Two of these landscape character types occur on the subject sites, including:

Ridgeline streets: *The landscape character along the ridgeline is predominantly urban. Roads such as The Bells Line of Road, Old Bells Line of Road and Kurmond Road run along the ridgelines. Their elevated position provides views of the Richmond Lowlands and the Blue Mountains.*

Pastoral valleys: *The rural character of the region is defined by the lightly sloping open pastures with scattered trees over gently sloping terrain. Significant areas of land have been cleared for grazing and agricultural uses. Properties are dotted amongst the hills and valleys of the landscape situated between groupings of trees.*

Table 1 identifies the Landscape Character for each of the sites:

Table 1: Landscape Character

Site	Landscape Character	Location
457 Bells Line of Road, Kurmond	Ridgeline Street	Whole of site
79 Bells Lane, Kurmond	Ridgeline Street	Approximately rear third of site
	Pastoral Valley	Approximately front two thirds of site
95 Bells Lane, Kurmond	Ridgeline Street	Approximately rear third of site
	Pastoral Valley	Approximately front two thirds of site
100 Bells Lane, Kurmond	Pastoral Valley	Whole of site

The Kurmond and Kurrajong Landscape Character Study identifies that “*the pastoral character contributes to the scenic qualities of the area by virtue of the lack of buildings*”. This planning proposal recognises this character with appropriate lot sizes proposed. In particular, the minimum lot sizes proposed for No. 100 Bells Lane (1ha and 1.5ha) will limit subdivision of that land to three lots only.

The ‘Biodiversity Priority Rank’ vegetation map included as part of the Kurmond and Kurrajong Landscape Character Study provides rankings for the subject sites as shown in Table 2:

Table 2: Significant Vegetation and Biodiversity Priority Ranking

Site	Significant Vegetation Location	Corresponding Biodiversity Priority Ranking
457 Bells Line of Road, Kurmond	Northern front corner (Bells Line of Road) of the site, as well as along the rear boundary.	Moderate
79 Bells Lane, Kurmond	Either side of the watercourse at the rear of the site, as well as in an area in the north west rear section of the land.	Moderate and Very High
95 Bells Lane, Kurmond	Either side of the watercourse at the rear of the site.	Moderate and Very High
100 Bells Lane, Kurmond	Either side of the watercourse at the rear of the site.	Moderate and Very High

The ranking of very high priority habitat, which corresponds to the areas around the existing watercourses reinforces the significance of the vegetation as identified under the Hawkesbury Local Environmental Plan 2012.

As identified in the Kurmond and Kurrajong Landscape Character Study, a minimum lot size of 5,000m² is required for sites within very high priority habitat. The sizes of proposed lots within the very high priority habitat areas of the sites are consistent with this requirement.

The subject sites are located within identified significant view/vista corridors as shown in Table 3.

Table 3: Significant View/Vista Corridors

Site	Corridor	Description	Significance	Action
457 Bells Line of Road, Kurmond	I	Gently sloping pastoral landscape	Medium	Retain and protect view
79 Bells Lane, Kurmond	E	Pastoral landscape with views to Blue Mountains	High	Retain and protect view
	G	Rural residential with glimpses of Blue Mountains	Medium	Retain and protect view
95 Bells Lane, Kurmond	E	Pastoral landscape with views to Blue Mountains	High	Retain and protect view
100 Bells Lane, Kurmond	B	Dense vegetation in foreground with views to the Blue Mountains	High	Retain and protect view
	C	Frontage road with views to Blue Mountains	Medium-High	Retain and protect view

The Kurmond and Kurrajong Landscape Character Study requires that district and regional views be maintained. In this regard, it is considered that this Planning Proposal is compatible with maintain significant view/vista corridors.²

4.5 Our City Our Future Rural Rezoning Policy

This Policy was adopted by Hawkesbury City Council on 7 November 1995 and revised on 16 May 1998. Since that time, the Policy has essentially been superseded by the following studies and documents:

- Western City District Plan
- Hawkesbury Residential Land Strategy
- Hawkesbury Community Strategic Plan

Notwithstanding the above strategies and plans, the Our City Our Future Rural Rezoning Policy remains a formal policy of the Council. The following comments are provided in response to the relevant policy statements.

a. Fragmentation of land is to be minimised;

It is considered that the proposal minimises fragmentation of rural lands by creating an average density of one lot per 7,000m², allowing for an acceptable increase in population, while not fragmenting larger agricultural lots.

b. Consolidation within and on land contiguous with existing towns and villages be preferred over smaller lot subdivision away from existing towns and villages;

It is submitted that the proposal is within a location which has access to services and facilities and is contiguous with residential lots associated with Kurmond Village.

This policy statement has been adopted by the Hawkesbury Residential Lands Strategy in Section 6.5 – Rural Village Criteria:

² Information in this section was sourced from HCC letter to Applicant dated 15th April 2019

Cluster around or on the periphery of villages

Cluster around villages with services that meet existing neighbourhood criteria services as a minimum (within 1km radius)

- c. *No subdivision along main roads and any subdivision to be effectively screened from minor roads;*

Bells Lane is a minor local road. One lot will have access to Bells Line of Road, while the remaining 17 lots will have access to Bells Lane. Screen planting will be incorporated with future dwellings.

- d. *No subdivision along ridgelines or escarpments;*

The subject land is below the minor ridgeline which runs along Bells Line of Road. There will be no impact on ridgelines or escarpments.

- e. *Where on site effluent disposal is proposed, lots are to have an area of at least 1 (one) hectare unless the effectiveness of a smaller area can be demonstrated by geotechnical investigation;*

This policy statement has been adopted by the Hawkesbury Residential Lands Strategy in Section 6.5 – Rural Village Criteria:

Be able to have onsite sewerage disposal

The minimum proposed lot size is 4,000m². An on-site wastewater disposal assessment was carried out by Envirotech Consultancy which confirms that the land is suitable for on-site effluent disposal.

It is submitted that the Planning Proposal is consistent with this policy statement.

- f. *The existing proportion of tree coverage on any site is to be retained or enhanced;*

The Planning Proposal will have minimal impact on tree coverage. The subdivision concept has been designed to retain vegetation associated with the riparian corridor within larger lots. The remainder of the land is cleared grazing pasture.

- g. *Any rezoning proposals are to require the preparation of Environmental Studies and Section 94 Contributions Plans at the applicant's expense.*

It is submitted that an environmental study is not required, as sufficient information is provided with the Planning Proposal in accordance with Department of Planning Local Plan Making Guidelines. Notwithstanding, the following studies have been submitted with this planning proposal:

- Phase 1 Preliminary Environmental Site Assessment
- Bushfire Hazard Assessment
- Flora and Fauna Assessment
- On-site Wastewater Disposal Assessment

Discussions have been held with Council officers about a possible Section 94 Plan and/or Special Infrastructure Contribution. At this stage no work has commenced on the plan and it is possible that the developer would enter into a voluntary planning agreement with the Council, should the Section 94 plan not be completed in time.

- h. Community title be encouraged for rural subdivision as a means of conserving environmental features, maintaining agricultural land and arranging for the maintenance of access roads and other capital improvements.*

The form of title of subdivision is more appropriate for discussion in the lead up to a development application, once the Planning Proposal has progressed to the final stage.

4.5 HCC Policy: Rezoning of Land for Residential Purposes – Infrastructure Issues

This Policy was adopted by Council on 30 August 2011 and states:

That as a matter of policy, Council indicates that it will consider applications to rezone land for residential purposes in the Hawkesbury LGA only if the application is consistent with the directions and strategies contained in Council's adopted Community Strategic Plan, has adequately considered the existing infrastructure issues in the locality of the development (and the impacts of the proposed development on that infrastructure) and has made appropriate provision for the required infrastructure for the proposed development in accordance with the sustainability criteria contained in Council's adopted Hawkesbury Residential Land Strategy.

Note 1:

In relation to the term "adequately considered the existing infrastructure" above, this will be determined ultimately by Council resolution following full merit assessments, Council resolution to go to public exhibition and Council resolution to finally adopt the proposal, with or without amendment.

Note 2:

The requirements of the term "appropriate provision for the required infrastructure" are set out in the sustainability matrix and criteria for development/settlement types in chapter six and other relevant sections of the Hawkesbury Residential Land Strategy 2011.

It is submitted that the Planning Proposal is consistent with the directions and strategies contained in Council's adopted Community Strategic Plan, as demonstrated in Section 4.1.

The Council has resolved to investigate the matter of infrastructure and staff are currently examining the relevant issues in the locality. The proposal also satisfies the relevant sustainability criteria contained within the Hawkesbury Residential Land Strategy, as detailed in Section 4.2.

It is submitted that the planning proposal is consistent with this policy.

5 Is the planning proposal consistent with applicable state environmental planning policies?

A review of state environmental planning policies reveals that the following may be applicable and relevant:

SEPP No 44 Koala Habitat Protection

The proposal will have minimal impact on existing vegetation. Due to bushfire and on-site effluent disposal constraints, future building envelopes will be located with significant buffers from existing vegetation. A review of Koala Habitat was undertaken by Envirotech in September 2019. The review concludes:

“The site contains approximately 15% of preferred feed tree species, it does not have a breeding population, recent and historic records are within 1 to 2 km away; and there was no evidence of use of the site by koalas from surveys. The site is considered to be Potential koala habitat and not core koala habitat, thus a koala plan of management is not required.”

SEPP 55 – Remediation of Land.

The land has been used for agriculture in the form of animal grazing for many years. However, there is no evidence to suggest that any activities have occurred on the land which would give rise to contamination.

Notwithstanding, it is noted that the Department of Planning Local Plan Making Guidelines states as follows:

In some cases it will be necessary to undertake technical studies or investigations to justify different aspects of a planning proposal. Generally, these studies or investigations should not be carried out in the first instance. Instead, the issues giving rise to the need for these studies or investigations should be identified in the planning proposal. The initial gateway determination will then confirm the studies or investigations required and the process for continuing the assessment of the proposal, including whether it will need to be resubmitted following completion of the studies or investigations.

In accordance with the Gateway determination a Phase 1 Preliminary Environmental Site Assessment was prepared by Envirotech in October 2018. The Assessment identifies two potential minor contamination issues as follows:

- 79 Bells Lane – Unbundled storage of building materials including storage drums, and
- 457 Bells Line of Road – Remnant residence and farm shed & stockpile of rubbish

The Assessment recommends that further investigation in the form of a targeted Phase 2 Investigation is warranted for these two lots and concludes that the site is or can be remediated suitable to the proposed land use.

It is considered that the plan making authority can be satisfied in terms of SEPP 55 and it is recommended that future development applications for subdivision of 79 Bells Lane and 457 Bells Line of Road should be accompanied by a targeted Phase 2 Investigation.

SREP No. 20 – Hawkesbury - Nepean River

The aim of SREP 20 is to protect the environment of the Hawkesbury – Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. Part 2 of SREP 20 provides general planning considerations, specific planning policies and recommended strategies. The following specific policy is relevant to the Planning Proposal:

(1) Total catchment management

Policy: Total catchment management is to be integrated with environmental planning for the catchment.

Strategies:

- (a) Refer the application or other proposal for comment to the councils of each adjacent or downstream local government area which is likely to suffer a significant adverse environmental effect from the proposal.*
- (b) Consider the impact of the development concerned on the catchment.*

- (c) *Consider the cumulative environmental impact of development proposals on the catchment.*

The land drains to a minor watercourse which is a tributary of Redbank Creek.

Development of this type is encouraged by the Hawkesbury Residential Land Strategy. It has been demonstrated that there is no adverse cumulative impact in terms of this planning proposal.

(6) Flora and fauna

Policy: Manage flora and fauna communities so that the diversity of species and genetics within the catchment is conserved and enhanced.

The land is cleared pasture, with scattered trees mainly associated with the minor water course.

The concept subdivision has been designed to ensure that disturbance to vegetation is minimal.

(9) Rural residential development

Policy: Rural residential development should not reduce agricultural sustainability, contribute to urban sprawl, or have adverse environmental impacts (particularly on the water cycle or on flora or fauna).

Note. Refer also to items (1)–(7) and (12) for relevant strategies.

Strategies:

- (a) Give priority to agricultural production in rural zones.
- (b) When considering a proposal for the rezoning or subdivision of land which will increase the intensity of development of rural land (for example, by increasing cleared or hard surface areas) so that effluent equivalent to that produced by more than 20 people will be generated, consider requiring the preparation of a Total Water Cycle Management Study or Plan.
- (c) Maintain or introduce appropriate separation between rural residential use and agricultural use on the land that is proposed for development.
- (d) Do not locate development in areas identified for future urban purposes in the Metropolitan Strategy.
- (e) Consider the suitability of the land for keeping livestock, whether or not for commercial purposes, and appropriate mitigating measures to prevent land degradation.
- (f) Consider the ability of the land to accommodate on-site effluent disposal in the long term.
- (g) Consider any adverse environmental impacts of infrastructure associated with the development concerned

It is considered that this planning proposal will not conflict with the relevant policies and strategies of Sydney REP 20 and can proceed.

SREP 9 – Extractive Industry (No. 2 1995)

The primary aims of SREP No 9 (No.2 -1995) are 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 and to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential.

The site is not within the vicinity of land described in Schedule 1, 2 and 5 of the SREP nor will the proposed development restrict the obtaining of deposits of extractive material from such land.

State Environmental Planning Policies and Sydney Regional Environmental Plans can be viewed at <http://www.legislation.nsw.gov.au/maintop/scanact/inforce/NONE/0> by clicking on "S" within the "Browse in Force" "EPs" section.

6. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)? (Now S9.1 of the Environmental Planning & Assessment Act, 1979)*

The Minister for Planning and Infrastructure, under section 9.1 (formerly s117(2) of the EP&A Act, issues directions that local councils must follow when preparing planning proposals for new local environmental plans. The directions cover the following broad categories:

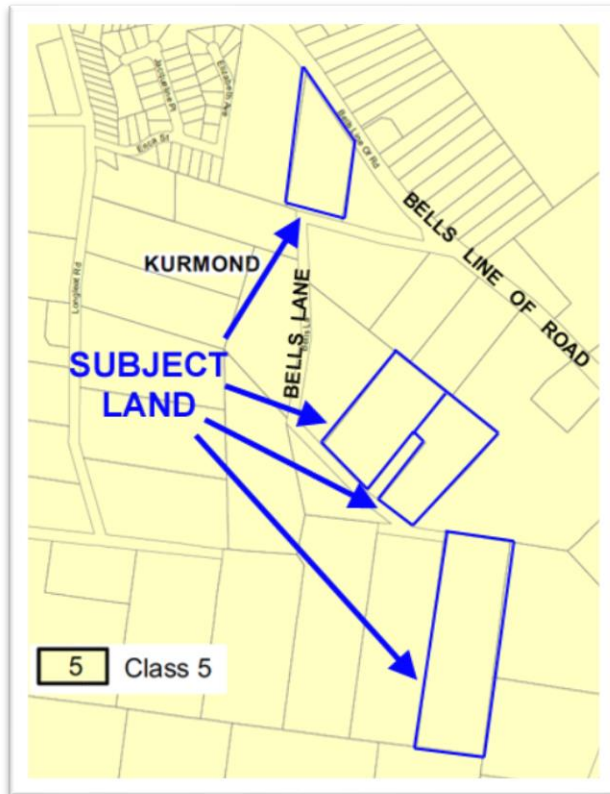
- a. employment and resources
- b. environment and heritage
- c. housing, infrastructure and urban development
- d. hazard and risk
- e. regional planning
- f. local plan making.

The following section provides an assessment of the planning proposal against applicable Section 117 directions. A full copy of the directions can be viewed at <https://www.planning.nsw.gov.au/-/media/Files/DPE/Directions/section-117-direction-consolidated-2018-10-22.pdf>

Direction	Consistency	Reason
1.2 Rural Zones	Yes	<p>The draft LEP will be consistent with paragraphs 4(a) and 4(b).</p> <p>4(a): The Director, Sydney Region West Planning Services (DPE) requested Council to consider the potential to include an environmental zoning for parts of the subject sites in her letter dated 23rd June 2018. An E4 Environmental Living zone is proposed over extended riparian corridors on two of the properties.</p> <p>4(b): The proposal will increase the permissible density of land within a rural zone, however the land is effectively within an existing village.</p>
1.3 Mining, Petroleum Production and Extractive Industries	Yes	<p>There are no existing extraction sites within or near this locality. It is understood that no specific resources have been identified in this locality. Notwithstanding, the current RU1 zone permits extractive industries and open cut mining with the consent of Council.</p> <p>This planning proposal changes the zoning of land along the riparian corridor only. The majority of the subject land remains zoned RU1, therefore these activities remain permissible uses.</p> <p>In reality, extractive industries or open cut mines are simply not suitable for this locality due to the existing residential and rural residential nature of the area. Whether the minimum lot size is 10 hectares or 4000m², the conflict between extracting any resources and the established pattern of development would be far too significant.</p> <p>As noted in the Gateway determination, NSW Trade & Investment will be consulted during plan preparation.</p>

3.4 Integrated Land Use and Transport	Yes	<p>The draft LEP will provide housing opportunities in a locality which is adequately serviced by public transport (in rural village terms).</p> <p>The draft LEP is consistent with the relevant guidelines and policy.</p>
4.1 Acid Sulfate Soils	No	<p>Figure 7 below is an extract from the Council's Acid Sulfate Soils Map, which shows that the property is identified as Class 5.</p> <p>It is considered that the inconsistency with this Direction is justified as the proposal is of minor significance.</p>
4.4 Planning for Bushfire Protection	Yes	<p>A preliminary assessment prepared by Envirotech Consulting concludes that the proposal can comply with <i>Planning for Bushfire Protection</i>.</p> <p>The Rural Fire Service will be consulted during plan preparation as noted in the Gateway determination.</p>
6.2 Reserving Land for Public Purposes	Yes	<p>There are no reservations affecting the subject land. The planning proposal does not propose to create any new reservations.</p>
6.3 Site Specific Provisions		<p>Only development standards which are already contained within Hawkesbury LEP 2012 are to be applied.</p>
(4)(a)	Yes	
(4)(b)	Yes	
(4)(c)	Yes	
7.1 Implementation of a Plan for Growing Sydney	Yes	<p>The planning proposal is consistent with the Greater Sydney Region Plan A Metropolis of Three Cities. This is discussed in question 4 under Section B of this report.</p>

Figure 7: Extract from HLEP 2012 Acid Sulfate Soils Map - Sheet ASS_008AA

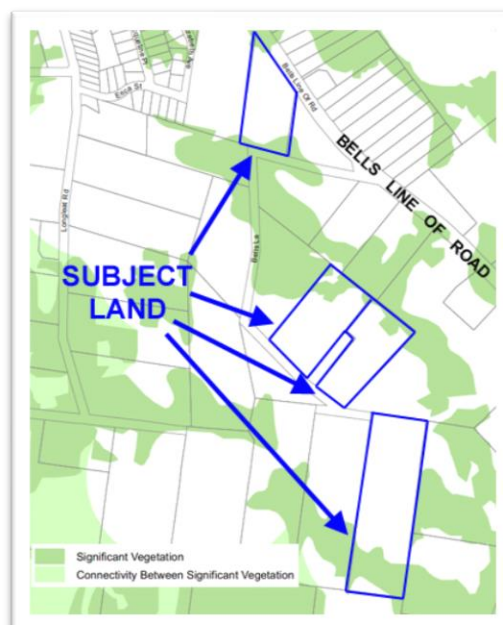


Section C – Environmental, social and economic impact.

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

The Terrestrial Biodiversity Map identifies vegetation mainly within the riparian corridors associated with the minor streams which traverse the locality. Review of satellite imagery and site survey confirms this to be the case. In consultation with Council's planning staff these areas have been protected from fragmentation by incorporating the riparian vegetation within larger lots.

Figure 8: Extract form HLEP 2012 Terrestrial Biodiversity Map Sheet BIO_008AA



The vegetation has been taken into consideration when reviewing the land for bushfire compliance, wastewater management and in preparing the concepts for subdivision.

A flora and fauna report prepared by Envirotech in September 2019 confirms that the proposal will have no impact on threatened or endangered flora and fauna.

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

The land is classified as bushfire prone land. Any subdivision application which may follow this planning proposal will address the requirements of *Planning for Bushfire Protection* in detail. However, a review of the proposal indicates that compliance will be achievable.

A bushfire hazard assessment report has been prepared by Envirotech Consultancy Services, which concludes:

"The proposal is found to be in the BAL – 29 range as per Table 2.4.2 of AS3959-2009 although. It will also need to meet the requirements of Planning for Bush Fire Protection (NSW RFS 2006).

This report makes recommendations to approve the proposal as I believe this development proposal can comply with the requirements of AS 3959-2009 Construction of Buildings in Bushfire Prone Areas, the Building Code of Australia and Planning for Bushfire Protection 2006."

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

Yes.

There are positive social and economic effects arising from utilising land for minor expansion of the rural village of Kurmond. The land is within close proximity to existing schools, services and shops, all of which will benefit from the additional households to be established on the land. The proposal will provide additional housing opportunities in a suitable area as identified by the Hawkesbury Residential Land Strategy.

It is noted that the land has not been identified as containing any items of European or aboriginal cultural heritage.

Section D – State and Commonwealth Interests

10. *Is there adequate public infrastructure for the planning proposal?*

The land is serviced by electricity, telephone and communications. The likely demand for services created by the subdivision would be met by the usual contribution process with the relevant authorities.

Roof water from each proposed future dwelling will be harvested and stored for potable supply. Wastewater from future dwellings on the proposed lots will be treated and disposed on-site. Therefore, there will be no additional demand for reticulated water or sewerage.

The land owners agree to enter into a voluntary planning agreement with the Council for cash contributions towards public facilities and infrastructure.

11. *What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?*

The following public authorities must be consulted and given at least 21 days to comment in accordance with the Gateway Determination.

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

Part 4 – Mapping

Sufficient mapping has been included in this Planning Proposal to identify the mapping changes which are required. The Council will provide appropriate mapping in accordance with the *Standard technical requirements for LEP Maps*. The Council's mapping will be produced for public notification and for gazettal.

Part 5 – Community Consultation

In accordance with the Gateway determination, the planning proposal must be made publicly available for a minimum of 28 days.

Part 6 – Project Timeline

The Gateway determination sets a time frame for completing the LEP of 9 months following the date of the Gateway Determination. Due to the Gateway requirements for additional environmental reports, the suggested project timeline is as follows:

Project Phase	Indicative Timeline
1. Gateway Determination	23 June 2018
2. Compliance with conditions 1.a), b), c) and d) of the Gateway Determination (prior to exhibition).	Completed 23 January 2019
3. Government agency consultation	
4. Preparation of written advice to the adjoining / affected property owners, public notice in a local newspaper, and exhibition material	
5. Public consultation period	28 days
6. Consideration of submissions, assessment report and decision to proceed to final LEP	6 weeks
7. Finalisation of the content of the draft LEP by PC in consultation with Council and notification of making of LEP	4 weeks

Conclusion

On 12 February 2018, the Sydney Western City Planning Panel considered an application for rezoning review and unanimously determined that *“the proposed instrument should be submitted for a Gateway determination because the proposal has demonstrated strategic and site-specific merit”*.

A Gateway determination was issued on 23rd June 2018, subject to several requirements. A copy of the determination is Appendix 2 to this planning proposal.

In January 2019, the applicant provided additional information to Council in response to the Gateway determination, including submission of a flora and fauna assessment report, an updated bushfire hazard assessment, a Phase 1 preliminary environmental site assessment and a revised Planning Proposal.

Following review of the information, Council requested further information and amendments by letter dated 15 April 2019 (Appendix 3).

The Planning Proposal is now submitted (in September 2019), with the additional information and amendments requested, to Hawkesbury City Council, as the authorised local plan-making authority for progression to public notification and finality of the amending instrument.

Appendix 1: Site and Locality

Description of Site

The land is described as follows:

Address	Lot / DP	Area	Frontage (m)
457 Bells LOR	31 / 7565	2.378ha	169.4m (Bells LOR) 110.6m (Bells Lane)
79 Bells Lane	38 / 7565	2.757ha	120.7m (Bells Lane)
95 Bells Lane	12 / 711049	2.448ha	80.1m (Bells Lane)
100 Bells Lane	50 / 7565	5.175ha	126.7m (Bells Lane Unformed)
Total Area		12.758ha	

Figure 1: Satellite Image showing all land. Source: LPI SIX Maps



Figure 2: Cadastre. Source: HCC 11/09/2014



457 Bells Line of Road

The land is irregular in shape with frontages to Bells Lane and Bells Line of Road. The land slopes down from Bells Line of Road in a generally south direction. The level at Bells Lane is some 20 metres lower than Bells Line of Road. The average overall slope is 11%.

The land comprises cleared pasture, with scattered trees in the south-east portion of the land and a small clump of vegetation in the north-west corner. A small dam is located within the northern portion of the land.

The land contains a dwelling and various outbuildings. Existing vehicular access is direct to Bells Line of Road.

Figure 3: Satellite Image. Source: LPI SIX Maps



79 Bells Lane

The land is rectangular in shape with a frontage to Bells Lane of 120.7 metres. The land contains a plateau immediately joining Bells Lane for a distance of some 40 metres. The land then slopes down in a north-east direction to a minor watercourse which is partially within the subject land. The level at this watercourse is some 20 metres lower than Bells Lane. The average overall slope is 9%.

The land comprises cleared pasture, with trees associated with the dwelling, some scattered trees in the north-east portion of the land and a strip of vegetation associated with the watercourse which partially traverses the land. A small dam is located within the north-eastern portion of the land. It is noted that the watercourse may be described as a Class 2 stream according to the “Guidelines for riparian corridors on waterfront land”.³

The land contains two dwellings in the form of an attached dual occupancy and various outbuildings.

Figure 4: Satellite Image. Source: LPI SIX Maps



³ NSW Office of Water, Guidelines for riparian corridors on waterfront land, July 2012, pg 2

95 Bells Lane

The land is generally rectangular in shape with a frontage to Bells Lane of 80.1 metres. The land slopes down from Bells Lane in a north-east direction to a minor watercourse along the rear boundary, which is contained within the subject land. The level at this watercourse is some 30 metres lower than Bells Lane. The average overall slope is 12%.

The land comprises cleared pasture, with trees associated with the dwelling, some scattered trees in the north-east portion of the land and a strip of vegetation associated with the watercourse. It is noted that the watercourse may be described as a Class 2 stream according to the “Guidelines for riparian corridors on waterfront land”.⁴

Two small dams are located within the north-eastern portion of the land.

The land contains some dwelling and various outbuildings.

Figure 5: Satellite Image. Source: LPI SIX Maps



⁴ NSW Office of Water, Guidelines for riparian corridors on waterfront land, July 2012, pg 2

100 Bells Lane

The land is rectangular in shape with a frontage to Bells Lane of 126.7 metres. The land slopes down from Bells Lane in a south-west for the top third of the land. The remainder slopes down to the south to the rear boundary. The level at the rear boundary is some 25 metres lower than Bells Lane. The average overall slope is 6%.

The land comprises cleared pasture, with very few scattered trees. A minor watercourse is located towards the southern boundary. It is noted that the watercourse may be described as a Class 2 stream according to the "Guidelines for riparian corridors on waterfront land".⁵

Three small dams are located on the land. The land contains a dwelling and various outbuildings.

Figure 6: Satellite Image. Source: LPI SIX Maps



⁵ NSW Office of Water, Guidelines for riparian corridors on waterfront land, July 2012, pg 2

Surrounding Land Use

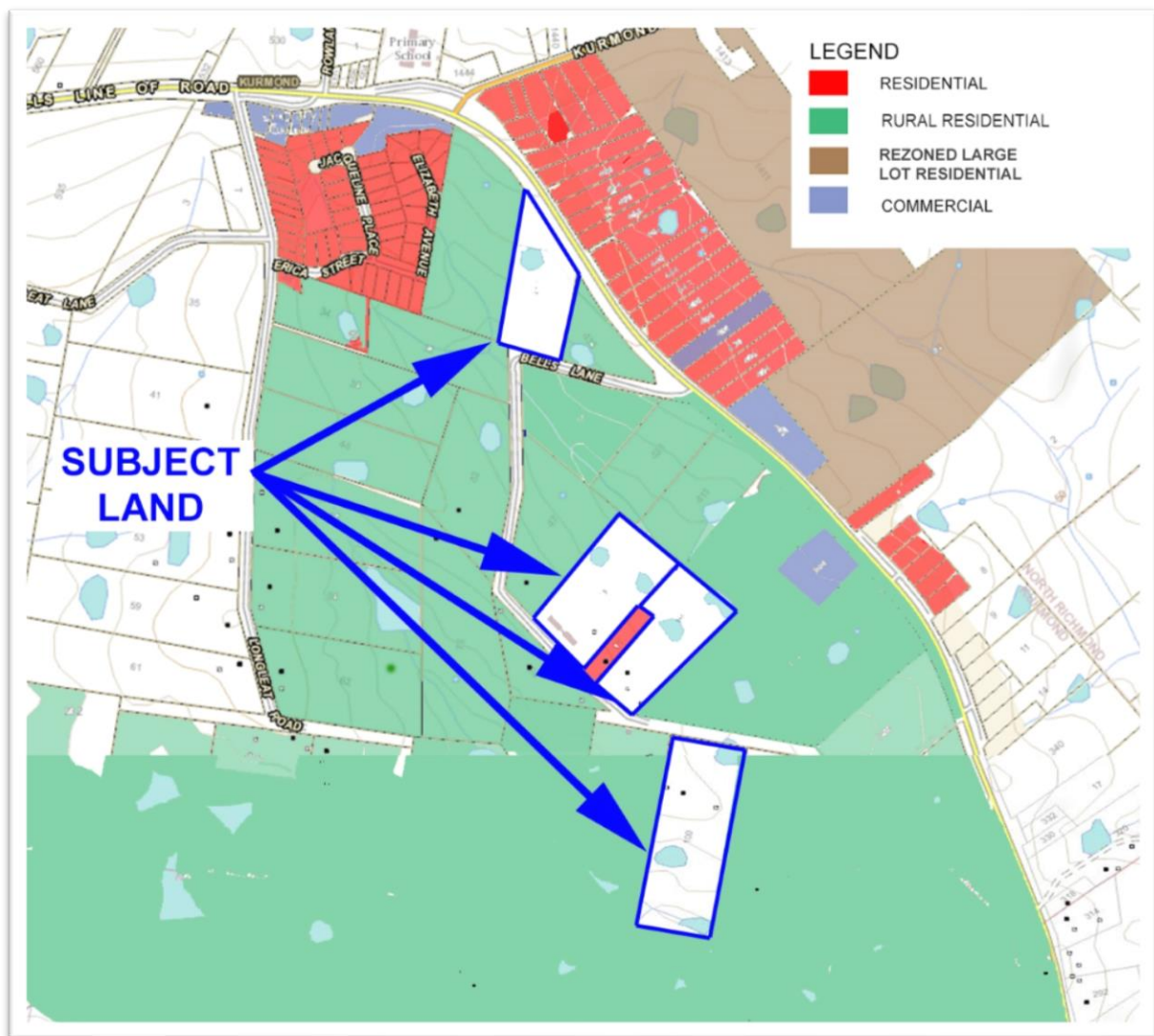
Land immediately adjoining the subject land on the south-west side of Bells Line of Road comprises rural residential allotments of similar size to the subject land. There is no agriculture in the immediate vicinity of the land.

Several residential lots of approximately 2,000m² in area are located along the northern side of Bells Line of Road and the Kurmond residential village (off Longleat Road) is located within close proximity. Commercial development in the locality includes the Kurmond Village Centre, child care centre, veterinary hospital and restaurant.

Three properties located within the immediate vicinity of the subject land are the subject of current planning proposals for large residential lots, which were recently supported by Council.

Figure 7 below shows the established subdivision pattern in the locality, surrounding land use and land which is the subject of residential planning proposals approved by Council.

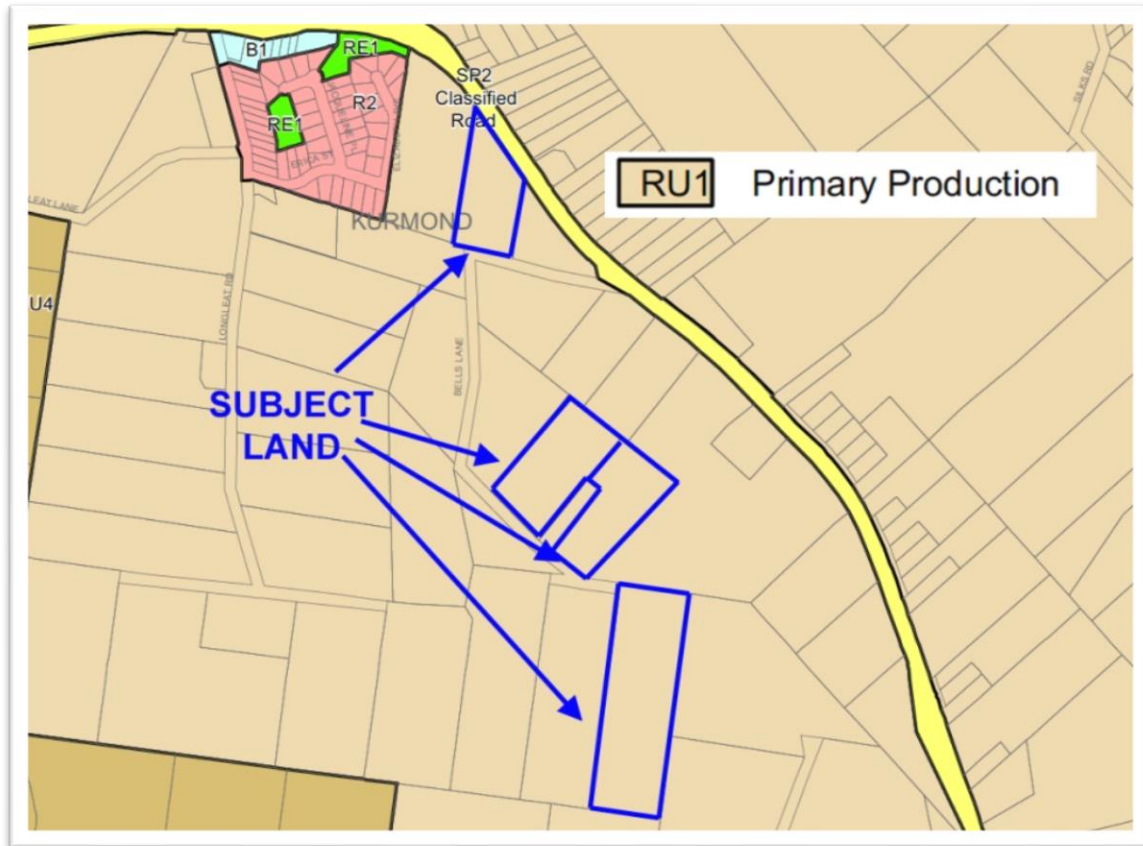
Figure 7: Surrounding land use and subdivision patterns. Base Map: NSW LPI SIX Maps



Existing Statutory Provisions

The subject land and surrounding land is zoned “RU1 Primary Production” under the provisions of Hawkesbury Local Environmental Plan 2012.

Figure 8: Extract from HLEP 2012 Land Zoning Map – Sheet LZN_008AA

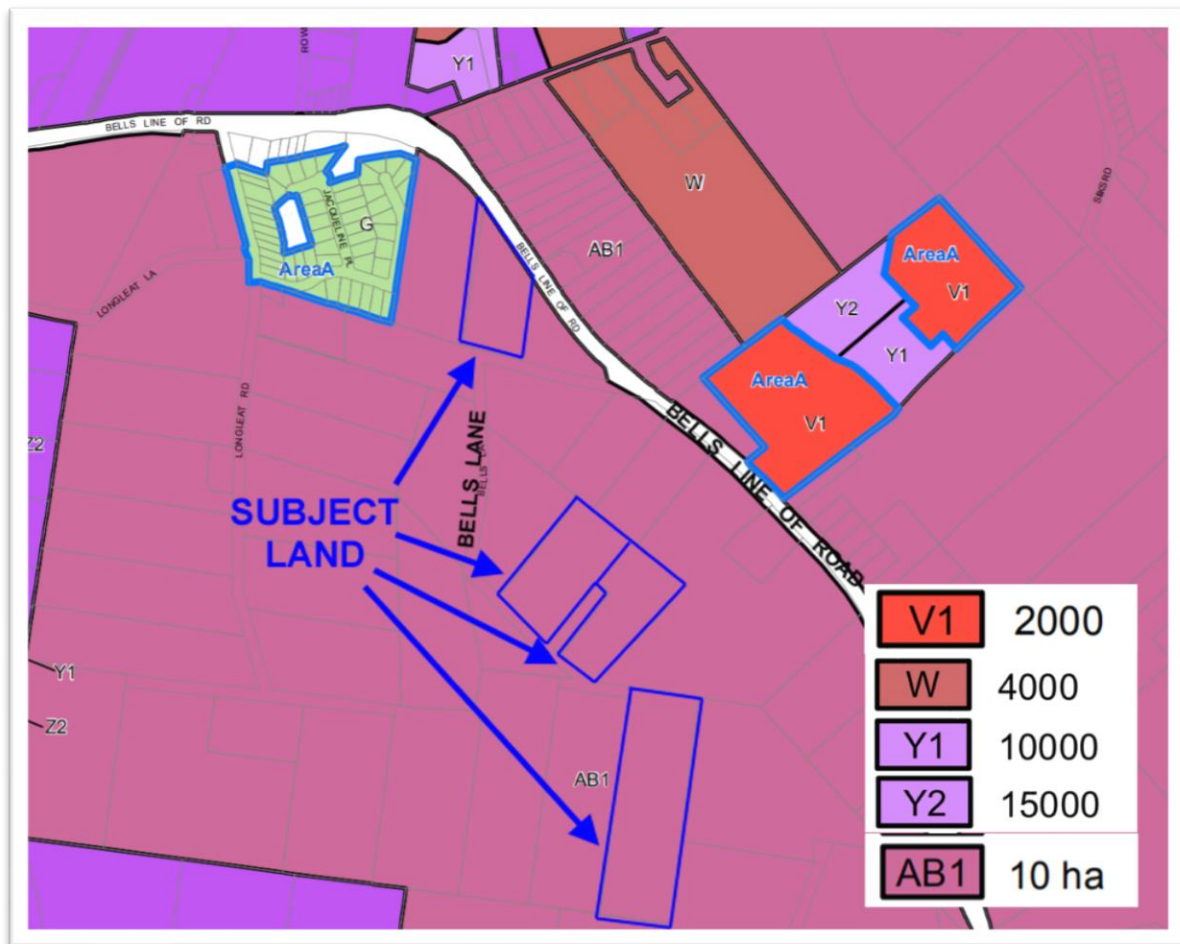


The objectives of the RU1 Primary Production zone are as follows:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage agricultural activities that do not rely on highly fertile land.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.
- To promote the conservation and enhancement of local native vegetation including the habitat of threatened species, populations and ecological communities by encouraging development to occur in areas already cleared of vegetation.
- To ensure that development retains or enhances existing landscape values including a distinctive agricultural component.
- To ensure that development does not detract from the existing rural character or create unreasonable demands for the provision or extension of public amenities and services.

In accordance with Clause 4.1 of HLEP 2012 the minimum permissible lot size is 10 hectares.

Figure 9: Extract from HLEP 2012 Lot Size Map Sheet LSZ_008AA



It is considered that the land is unsuitable for intensive agriculture due to the close proximity of residential development and the small lot size in terms of agricultural production. The location of the land satisfies the necessary criteria for rural village expansion (of Kurmond village).⁶

Council has seen many conflicting situations with orchards, market gardens and the like. The vast majority of lots within the RU1 zone are significantly less than the 10ha minimum. The subject land and surrounding lots are not large enough to support viable agriculture or to provide sufficient buffers between agriculture and residential uses.

It is considered that providing additional land for housing in this location is logical and represents “the promotion and coordination of the orderly and economic use and development of land” as stated in the Objects of the Environmental Planning & Assessment Act, 1979.

⁶ Hawkesbury Residential Land Strategy, Adopted 10 May 2011.

Appendix 2: Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2018_HAWKE_001_00): to allow the subdivision of land located at Bells Line of Road and Bells Lane at Kurmond.

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Hawkesbury Local Environmental Plan (LEP) 2012 to allow subdivision of the subject land should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to:
 - a) undertake the following studies demonstrating, if found appropriate, support for the proposal:
 - flora and fauna; and
 - preliminary contamination reports;
 - b) taking into consideration site constraints, determine an appropriate minimum lot size for each site and prepare a proposed lot size map;
 - c) include the proposed lot size map in the planning proposal and amend the description of the proposal under Part 1 – Objectives or Intended Outcomes, and other parts of the proposal, as necessary;
 - d) Amend the following:
 - the cover sheet of the proposal to indicate that Council is the planning proposal authority;
 - at the discretion of Council, consideration is to be given to re-ordering the format of the proposal so that the introductory sections form an appendix to the proposal and/or making any other amendments to this section(s) as Council considers necessary for the purposes of clarity;
 - for clarity, remove the red outline showing the site that is not subject to the proposal from the restricted lot yield diagram under Part 2 – Explanation of Provisions;
 - update the 'Addendum to Planning Proposal to Bells Lane, Kurmond' to address the Sydney Western City District Plan;
 - incorporate the 'Addendum to Planning Proposal' with the planning proposal so that the document provided for exhibition is one integrated document, with Council's logo appended.
 - section B – relationship to strategic planning framework - to address the proposals consistency with Greater Sydney Region Plan 2018 - A Metropolis of Three Cities;

- clarify the planning proposal does not require consideration under State Environmental Planning Policy No. 44 Koala habitat protection;
 - Prepare a Preliminary Contamination Report and update the planning proposal to clarify the proposal does not require consideration under State Environmental Planning Policy No. 55 – Remediation of land.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
- (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities and / organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
- NSW Office of Environment and Heritage;
 - NSW Rural Fire Service, prior to public exhibition;
 - NSW Office of Water;
 - NSW Roads and Maritime Services; and
 - NSW Trade and Investment.

Note: In accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection, Council is to consult with the NSW Rural Fire Service prior to public exhibition and, if necessary, amend the planning proposal accordingly.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
- the planning proposal authority has satisfied all the conditions of the Gateway determination;

- the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 23rd day of June 2018.



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

Appendix 3: Request for Information by Hawkesbury City Council 15 April 2019

Mr Robert Montgomery
Montgomery Planning Solutions
P.O. Box 49
KURMOND NSW 2757

Planning Proposal LEP002/15 – 79, 95 & 100 Bells Lane and 457 Bells Line of Road, Kurmond

It is understood that the amended Planning Proposal seeks to amend the Hawkesbury Local Environmental Plan 2012 to permit subdivision of the subject sites into approximately 18 lots having minimum lot sizes of 4,000m², 1ha and 1.5ha.

I also refer to the meeting on 23 July 2018 with Council Officers to discuss the Gateway Determination issued by the Department of Planning and Environment on 23 June 2018, and the matters outlined at that meeting that needed to be addressed prior to the proposal being progressed to exhibition. A summary of those matters was provided to you at that meeting, and a copy is also attached to this letter.

Following an assessment of the amended proposal, please note the following:

Kurmond Kurrajong Investigation Area

As you would be aware, the Hawkesbury Residential Land Strategy 2011 was adopted by Council on May 2011. The Residential Land Strategy mapped investigation areas to identify the potential for general, low density or medium density residential zonings in nominated locations.

Through a Mayoral Minute on 3 February 2015, Council resolved to undertake Structure Planning within the Kurmond Kurrajong Investigation Area to determine the suitability of the identified lands for large lot residential and/or rural residential development.

More recently, in order to appropriately inform the Structure Planning process for the Kurmond Kurrajong Investigation Area, Council commissioned the preparation of a Landscape Character Study of Kurmond and Kurrajong. The purpose of the Study was to provide a landscape character assessment of Kurrajong and Kurmond that determines what aspects of the streetscapes, landscapes and building area positively contributes to make the area identifiable and unique. A report on the Kurmond Kurrajong Investigation Area Structure Plan was presented to Council's Meeting of 31 July 2018 and outlined the recommendations of the Kurmond and Kurrajong Landscape Character Study.

An assessment of the amended Planning Proposal in relation to the Kurmond and Kurrajong Landscape Character Study has been undertaken, and is discussed below.



In addition, Council also undertook the development of a suite of strategic biodiversity planning tools and supporting information in relation to biodiversity conservation. This was undertaken, in particular, to respond to the recent comprehensive changes to NSW biodiversity legislation.

As part of the development of this framework, vegetation mapping has been developed, including a 'Biodiversity Priority Rank' vegetation map for the Hawkesbury Local Government Area including the Kurmond Kurrajong Investigation Area. This Map identifies vegetation as having either low, moderate, high or very high biodiversity (habitat) priority. This mapping has been incorporated into the Kurmond and Kurrajong Landscape Character Study.

Kurmond and Kurrajong Landscape Character Study

The Kurmond and Kurrajong Landscape Character Study provides guidelines for future development within the Kurmond Kurrajong Investigation Area, including the following principles which are relevant to the subject planning proposal:

- *Prevent development and subdivision from sprawling and create a buffer between residential and active rural land uses.*
- *Ensure rural lot sizes maintain low density, optimise ecological corridors and open views.*
- *Retain, protect and regenerate vegetation corridors identified in mapping.*
- *Do not permit small lot (<0.5ha) development of land identified as high, very high priority (habitat).*
- *Prevent rezoning of critical land parcels that provide significant view corridors.*
- *Permit rezoning and subdivision of land deemed appropriate/lower order in terms of views.*
- *Prevent creation of small lot sizes.*
- *Document and maintain key regional and district views (see maps).*
- *Interpret views at key locations.*

The Kurmond and Kurrajong Landscape Character Study identifies 4 landscape character types which are identified on the Landscape Character Map. Two of these landscape character types occur on the subject sites, including:

Ridgeline streets: *The landscape character along the ridgeline is predominantly urban. Roads such as The Bells Line of Road, Old Bells Line of Road and Kurmond Road run along the ridgelines. Their elevated position provides views of the Richmond Lowlands and the Blue Mountains.*

Pastoral valleys: *The rural character of the region is defined by the lightly sloping open pastures with scattered trees over gently sloping terrain. Significant areas of land have been cleared for grazing and agricultural uses. Properties are dotted amongst the hills and valleys of the landscape situated between groupings of trees.*

Table 1 identifies the Landscape Character for each of the sites:



Table 1: Landscape Character

Site	Landscape Character	Location
457 Bells Line of Road, Kurmond	Ridgeline Street	Whole of site
79 Bells Lane, Kurmond	Ridgeline Street	Approximately rear third of site
	Pastoral Valley	Approximately front two thirds of site
95 Bells Lane, Kurmond	Ridgeline Street	Approximately rear third of site
	Pastoral Valley	Approximately front two thirds of site
100 Bells Lane, Kurmond	Pastoral Valley	Whole of site

The Kurmond and Kurrajong Landscape Character Study identifies that “*the pastoral character contributes to the scenic qualities of the area by virtue of the lack of buildings*”. In this regard it is considered that the subdivision layout as proposed for 100 Bells Lane, Kurmond would not be compatible with the identified ‘Pastoral Valley’ character of the area, especially when considering the scale and density of both existing and likely future development on the land. This matter is discussed further in this letter.

Areas within each of the subject sites are mapped as ‘Significant Vegetation’ under the Hawkesbury Local Environmental Plan 2012, and as a result the requirements of Clause 6.4 – *Terrestrial biodiversity* will apply to the future development of the land.

The ‘Biodiversity Priority Rank’ vegetation map included as part of the Kurmond and Kurrajong Landscape Character Study provides rankings for the subject sites as shown in Table 2:

Table 2: Significant Vegetation and Biodiversity Priority Ranking

Site	Significant Vegetation Location	Corresponding Biodiversity Priority Ranking
457 Bells Line of Road, Kurmond	Northern front corner (Bells Line of Road) of the site, as well as along the rear boundary.	Moderate
79 Bells Lane, Kurmond	Either side of the watercourse at the rear of the site, as well as in an area in the north west rear section of the land.	Moderate and Very High
95 Bells Lane, Kurmond	Either side of the watercourse at the rear of the site.	Moderate and Very High
100 Bells Lane, Kurmond	Either side of the watercourse at the rear of the site.	Moderate and Very High

The ranking of very high priority habitat, which corresponds to the areas around the existing watercourses reinforces the significance of the vegetation as identified under the Hawkesbury Local Environmental Plan 2012.

As identified in the Kurmond and Kurrajong Landscape Character Study, a minimum lot size of 5,000m² is required for sites within very high priority habitat. The sizes of proposed lots within the very high priority habitat areas of the sites are consistent with this requirement. However, to ensure that future development of the subject sites do not result in lot sizes less than 5,000m² within these areas, it is proposed that the Lot Size Map of the Hawkesbury Local Environmental Plan 2012 be amended to include a minimum lot size of 5,000m². The Planning Proposal is to be amended accordingly prior to its exhibition.

It is acknowledged that the Hawkesbury Local Environmental Plan 2012 does not currently provide for a minimum lot size of 5,000m², however this matter is being discussed with the Department of Planning and Environment with a view to including a minimum lot size of 5,000m² in the Hawkesbury Local Environmental Plan 2012.

The subject sites are located within identified significant view/vista corridors as shown in Table 3.



Table 3: Significant View/Vista Corridors

Site	Corridor	Description	Significance	Action
457 Bells Line of Road, Kurmond	I	Gently sloping pastoral landscape	Medium	Retain and protect view
79 Bells Lane, Kurmond	E	Pastoral landscape with views to Blue Mountains	High	Retain and protect view
	G	Rural residential with glimpses of Blue Mountains	Medium	Retain and protect view
95 Bells Lane, Kurmond	E	Pastoral landscape with views to Blue Mountains	High	Retain and protect view
100 Bells Lane, Kurmond	B	Dense vegetation in foreground with views to the Blue Mountains	High	Retain and protect view
	C	Frontage road with views to Blue Mountains	Medium-High	Retain and protect view

The Kurmond and Kurrajong Landscape Character Study requires that district and regional views be maintained. In this regard, it is considered that the proposed number of lots for 100 Bells Lane, Kurmond would result in future development that would be not be compatible with the identified 'pastoral valley' or 'rolling landscape' character, especially when viewed from View/Vista Corridors B & C which are of high significance.

In this regard, it is considered that a reduction of the number of lots to a maximum of three is warranted by potentially consolidating proposed Lots 1 & 2, and proposed Lots 3 & 4, as this would:

- Allow for greater separation between future development to be more consistent with the Pastoral Valley character; and
- Provide for more appropriate, larger lot sizes to facilitate future development having regard to the constraints of the site.

Flora and Fauna

The subject sites contain Shale Sandstone Transition Forest and/or Shale Plains Woodland, which are critically endangered ecological communities. In addition, these communities are mapped as being in an area of biodiversity value on the Office of Environment and Heritage's Biodiversity Values Map. The requirements of the *Biodiversity Conservation Act 2016* for development assessment do not come into effect within the Hawkesbury Local Government Area until 24 November 2019 however this will likely apply to future applications for subdivision and subsequent development.

The Flora and Fauna Assessment Report submitted with the amended Planning Proposal concludes that the planning proposal would have no significant impact based on areas along the watercourse being retained. However, it is unclear how this conclusion was made given that:

- the Report does not provide mapping to clearly show where the retained vegetation along watercourses is located, what trees or vegetation are likely to be removed as a consequence of future residential development, or where potential habitat for the individual identified flora and fauna species occur.
- the planning proposal involves 4 separate properties, however the Report discusses these as one, and as such it is unclear as to what information relates to what properties.
- a total survey effort of 4 hours is considered to be unsatisfactory to adequately assess conditions within the 4 separate properties.



- consideration of the impact of future subdivision and subsequent development of the lots from the key threatening processes of clearing of native vegetation and invasion of exotic perennial grasses, and escaped garden plants, including weeds has not been undertaken.
- 7 part tests for all species identified as having habitat on the subject sites have not been provided.

The Flora and Fauna Assessment is to be amended to provide appropriate mapping (as discussed above), 7 part tests for all species identified as having habitat on the site, details of vegetation to be removed/retained, and habitat areas on site, and identification of applicable key threatening processes.

As discussed further in this letter, riparian corridors are to be provided around all watercourses, and this should be reflected within the Flora and Fauna Assessment Report. In addition, please ensure that the Flora and Fauna Assessment Report is consistent with the Bushfire Hazard Assessment Report, as discussed further in this letter.

Asset Protection Zones

As a reminder, Council at its meeting of 28 July 2015 resolved to adopt an Interim Policy relating to a suite of development constraint principles for planning proposals in the Kurmond and Kurrajong Investigation Area. Part B of this policy contained the following development constraint principles:

Part B - Development Constraints

Planning proposals will not be supported by Council unless:

1. *Essential services under LEP 2012 and fundamental development constraints are resolved.*
2. *Building envelopes, asset protection zones (APZs), driveways and roads are located on land with a slope less than 15%.*
3. *Removal of significant vegetation is avoided.*
4. *Fragmentation of significant vegetation is minimised.*
5. *Building envelopes, APZs, driveways and roads (not including roads for the purposes of crossing watercourse) are located outside of riparian corridors.*
6. *Road and other crossings of water courses is minimised.*
7. *Fragmentation of riparian areas is minimised.*
8. *Removal of dams containing significant aquatic habitat is avoided.*

In this regard, the Planning Proposal needs to demonstrate that the above matters can be achieved to warrant support of the application.

A 2nd order watercourse runs along the rear northern boundary of 79 Bells Lane, Kurmond, partially within the subject site and partially within the adjoining property. A riparian corridor of 20m is applicable and has not been provided on the subject site.

A 1st order watercourse is located at the rear of 100 Bells Lane, Kurmond. A riparian corridor of 10m on either side of this watercourse is applicable. It is understood that an area of vegetation is to be retained adjacent to this watercourse. It is noted that the Bushfire Hazard Assessment Report (Figure 21) identifies this area as being 25m in width, whilst the Flora and Fauna Assessment



Report (Figure 8) nominates a width of 20m. This anomaly is to be clarified and the Reports amended accordingly.

The Council adopted development constraint principles require the location of asset protection zones outside of riparian corridors. In addition, it is a usual requirement for development of land containing a watercourse to include the regeneration/revegetation of the riparian corridor on the site.

Appropriate riparian corridors are to be provided around each watercourse. Any Asset Protection Zone is to be located outside of the riparian corridor and any vegetation retention areas. As a consequence, the Bushfire Hazard Assessment of the subject sites are to be reviewed and amended accordingly, including clarification that any nominated asset protection zones are appropriate should revegetation of the riparian corridors occur.

This may result in the proposal being amended to cater for a higher BAL level for proposed lots 4 & 5 on 79 Bells Lane, Kurmond, if appropriate, or the consolidation of these lots into one lot.

Planning Proposal Document

Reference is made to Pages 10-11, Part 2 – Explanation of Provisions of the Planning Proposal document. The Sydney Western City Planning Panel required consideration of an environmental zone to protect significant features such as watercourses and endangered/threatened vegetation and habitat. In this regard, it was envisioned that the E2 Environmental Conservation zone would be used and applied only to those areas where watercourses, riparian areas and endangered/threatened vegetation and habitat exist.

The amended Planning Proposal proposes to rezone part of the subject sites to E4 Environmental living. The use of the proposed E4 Environmental Living zone on 95 & 100 Bells Lane, Kurmond is not supported as it does not afford a greater level of protection of the watercourses and associated riparian/endangered vegetation than the current RU1 Primary Production zone.

Regardless, Council Officers are of the opinion that the determination of the appropriate zones in the locality is a matter to be considered with the strategic planning framework for the Kurmond Kurrajong Investigation Area as a whole. At present the protection of significant environmental features can be afforded through appropriate lots sizes and development controls.

As a result, it is requested that the Planning Proposal be amended to retain the RU1 Primary Production zone for the subject sites.

In Summary

To enable progression of the Planning Proposal, the following amendments/additional information is required:

1. The Planning Proposal is to be amended to permit subdivision of 100 Bells Lane, Kurmond into a maximum of three lots;
2. The Planning Proposal is to be amended to incorporate a minimum lot size of 5,000m² on the proposed Lot Size Map for proposed lots 4 & 5 on 79 Bells Lane, Kurmond;
3. The Planning Proposal is to be amended to remove the proposed introduction of the E4 Environmental Living zone;
4. The Planning Proposal is to be amended to provide appropriate riparian corridors on 79, 95 & 100 Bells Lane, Kurmond;



5. The Planning Proposal is to be amended to provide appropriate asset protection zones on 79 and 100 Bells Lane, Kurmond outside of the riparian corridors. The Bushfire Hazard Assessment Report is to be amended accordingly;
6. The Flora and Fauna Assessment Report is to be amended to address the issues raised in this letter.

Prior to the matter proceeding to exhibition, you are requested to provide additional information and an amended Planning Proposal to address the above matters and provide lot sizes that ensure the creation of developable lots whilst protecting significant natural assets, including views and vistas, watercourses, riparian/native vegetation, and the character of the locality.

Should you have any questions in regard to this matter, please contact Colleen Haron, Senior Town Planner on (02) 4560 4564.

Yours faithfully

Andrew Kearns
Manager Strategic Planning

Appendix 4: Hawkesbury Community Strategic Plan 2017-2036

Key Directions and Strategies



OUR PLAN

The Hawkesbury 2036.... It's Our Future

The Hawkesbury 2036.... It's Our Future

OUR PLAN

Our Leadership

Intent

Be a respected civic leader through consistent, transparent and engaged decision making that the community can understand.

Considerations for our future

- The need for authentic community engagement in order to build community respect, resilience and connectedness.
- Developing strong partnerships and engaging with our community and other levels of government.
- Provision of a strong united voice in advocacy for the services and facilities needed in the Hawkesbury.
- Advocating for increased funding from State and Federal Governments to provide improved services and facilities for the community, and securing alternative income streams.
- Ensuring that there is clear and consistent linking of the strategies of the Community Strategic Plan throughout all corporate documents.
- Financial sustainability that considers ways to balance the allocation of resources for future generations.

Key Directions and Strategies

1.1 Local leadership and effective governance		
	Provide representative, responsive and accountable governance	Council's role
1.1.1	Council's elected leaders will actively connect and collaborate with the community.	Manager / Leader
1.2 Communication and engagement		
	Encourage an informed community and enable meaningful engagement	Council's role
1.2.1	Provide open and clear lines of communication with the community that use the most current forms of digital technology.	Manager / Leader
1.2.2	Council's communication will be enhanced to ensure community awareness and understanding of the role Council plays in everyday life in the Hawkesbury.	Manager / Leader
1.2.3	Provide quality customer service to the community.	Manager / Leader
1.3 Financial Sustainability		
	Build strong financial sustainability for now and future generations	Council's role
1.3.1	In all of Council's strategies, plans and decision making there will be a strong focus on financial sustainability.	Manager / Leader



1.3.2	Meet the needs of the community now and into the future by managing Council's assets with a long-term focus.	Manager / Leader
1.3.3	Decisions relating to determining priorities will be made in the long term interests of the community.	Manager / Leader
1.4	Reinforcing and establishing effective strategic partnerships	
	Build strong relationships and shared responsibilities	Council's role
1.4.1	Foster positive relationships with all tiers of government and peak bodies to ensure a thorough understanding of the challenges and local requirements of the Hawkesbury.	Advocate
1.4.2	Achieve higher strategic capacity through strategic alliances and partnerships.	Critical Partner
1.5	Regulation and Compliance	
	Encourage a shared responsibility for effective local compliance	Council's role
1.5.1	Undertake Council initiatives within a clear and fair framework of strategic planning, policies, procedures and service standards as required under all regulatory frameworks.	Manager / Leader
1.5.2	Best practice, sustainability principles, accountability and good governance are incorporated in all activities undertaken by Council.	Manager / Leader
1.6	Corporate Services	
	Support the operation of the organisation through the provision of effective and efficient corporate support services	Council's role
1.6.1	Council will seek to attract, develop and retain highly skilled staff and a highly capable workforce.	Manager / Leader
1.6.2	Council's workforce, systems and processes will support high performance and optimal service delivery for our community.	Manager / Leader

How will we know if we are on track?

- Our community will be more aware of our elected leaders and Council operations.
- More of our community will be actively engaged in local discussions and decisions about strategic directions, services, plans and programs.
- There will be a higher satisfaction level with the performance of Council.
- The delivery of services to the community is of the highest quality.

How might we measure this?

We will apply a range of measures or indicators to see how we are progressing toward our objectives in this Focus Area. These include community perception, Council workforce and Councillor demographics, grants, membership of community groups, participation in engagement activities, website statistics, financial management of Council, employee satisfaction, and comparisons with other councils.



The Hawkesbury 2036.... It's Our Future

OUR PLAN

Our Community

Intent

Partner with our community and key service providers to deliver outcomes that support a connected, healthy and inclusive Hawkesbury.

Considerations for our future

- Population growth slowing and ageing population.
- Declining couple families with children.
- As the community demographic changes ensure that there is a provision of innovative opportunities for education, leisure and education through library, resources and facilities.
- Nurturing a community that is socially responsive, inclusive, culturally sensitive and has a strong sense of identity.
- Continually assess social services and programs to ensure that Council, together with key partners are delivering to the needs of the community.
- Providing ongoing opportunities for the community to connect and improve social interactions.
- Provision of equitable access to health and support services.
- Consideration to community safety and disaster management in preparation for any natural disasters.

Key Directions and Strategies

2.1 Community safety is improved		
	Enable a shared responsibility for community safety and disaster management	Council's role
2.1.1	Meet the needs of our community through effective flood, fire and other natural disaster management plans that promote the protection of life, property and infrastructure.	Manager/Leader Advocate
2.1.2	Make the Hawkesbury a friendly place where people feel safe.	Manager/Leader Critical Partner/ Advocate
2.2 Participation in recreational and lifestyle activities is increased		
	Encourage and enable our community to participate in a healthy lifestyle	Council's role
2.2.1	Healthy, active ageing programs are promoted in partnership with government agencies and community organisations.	Critical Partner
2.2.2	Encourage active participation in a range of sporting and recreational pursuits.	Critical Partner



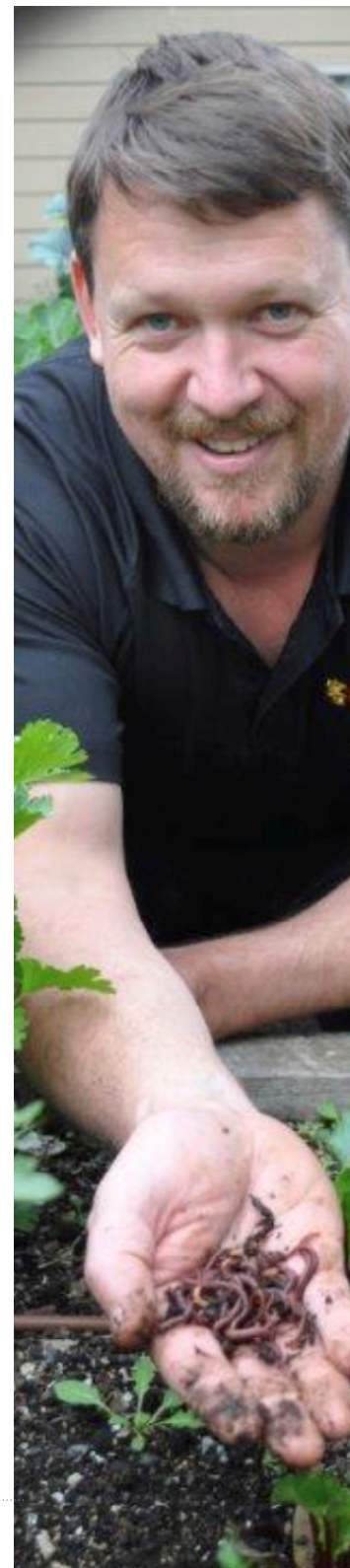
2.3 Community partnerships continue to evolve		
	Increase the range of local partnerships and plan for the future	Council's role
2.3.1	Encourage and facilitate community partnerships.	Supporter/Facilitator
2.3.2	Support and expand active volunteering.	Facilitator
2.3.3	Advocate and facilitate constructive and productive partnerships with residents, community groups and institutions.	Critical Partner
2.3.4	Develop opportunities for active involvement of residents in the management of parks and public spaces in the Hawkesbury.	Critical Partner
2.4 Community wellbeing and local services		
	Build on a sense of community and wellbeing	Council's role
2.4.1	Work in partnership with government and community organisations to improve services and facilities for disadvantaged and vulnerable groups, and to build stronger and more cohesive communities.	Supporter
2.4.2	Provide flexible services that can adapt to changing community needs and service demands.	Critical Partner
2.5 Cultural development and heritage		
	Enable broad and rich celebration of our local culture and significant heritage	Council's role
2.5.1	Encourage and support all residents to participate in all aspects of community, cultural and civic life.	Manager/Leader Critical Partner
2.5.2	Provide community and cultural services through a range of affordable and accessible facilities.	Manager/Leader Critical Partner
2.5.3	Recognise, conserve and promote the areas history and heritage for current and future generations.	Manager/Leader Critical Partner

How will we know if we are on track?

- We will like how our City looks and feels and we will be proud to live here.
- We will have a diverse community where everyone is respected and feels welcome.
- We will enjoy and use our local sporting, leisure and cultural facilities and feel they meet our needs.

How might we measure this?

We will apply a range of measures or indicators to see how we are progressing toward our objectives in this Focus Area. These include the growth of our population, surveying our new residents, the number of events we stage and attendance figures, crime statistics and community perceptions of crime, tourism statistics, the usage of facilities, community participation in cultural and sporting facilities and the educational profile of our residents.



The Hawkesbury 2036.... It's Our Future

OUR PLAN



Our Environment

Intent

Through leadership, stewardship and education, ensure that our natural and built environment is protected and enhanced for the current community and for future generations.

Considerations for our future

- Reducing our impact on the natural environment.
- Managing the health of our waterways and natural ecosystems with an increasing need to monitor water quality.
- Inclusion of effective biodiversity measures.
- Opportunities to continue improvements to waste.
- Address and limit impacts of growth and development as it relates to the impact on the environment.
- Recognition of greenhouse gas emissions and our response.
- Appropriate response to climate change.
- Applying a holistic approach to sustainability.
- Integration of sustainability principles into strategic directions of Council.
- Consideration of sustainability wider than Council operations.

Key Directions and Strategies

3.1 The natural environment is protected and enhanced		
	Value, protect and enhance our unique natural environment	Council's role
3.1.1	Encourage effective management and protection of our rivers, waterways, riparian land, surface and ground waters, and natural eco-systems through local action and regional partnerships.	Critical Partner/ Advocate
3.1.2	Act to protect and improve the natural environment, including working with key agency partners.	Manager/Leader Critical Partner
3.1.3	Minimise our community's impacts on habitat and biodiversity, and protect areas of conservation value.	Critical Partner
3.1.4	Use a range of compliance measures to protect the natural environment.	Manager/Leader Critical Partner
3.2 To live sustainably and reduce our ecological footprint		
	Identify and make best use of our local resources and awareness of contribution to the environment	Council's role
3.2.1	Our community is informed and acts to reduce our ecological footprint.	Facilitator
3.2.2	Alternative forms of energy are embraced throughout the Hawkesbury.	Advocate



3.2.3	Become a carbon neutral Local Government Area.	Manager/Leader Advocate
3.3	We reduce, reuse and recycle	
	Identify ways for our community to reduce, reuse and recycle waste	Council's role
3.3.1	Develop and maintain active partnerships that will result in the innovative management of our community's waste, with an emphasis on resource recovery and waste minimisation.	Manager/Leader
3.3.2	Undertake community education on best practice environmental sustainability and climate change issues.	Critical Partner
3.4	The sustainability of our urban environment is improved	
	Encourage and enable our community to make sustainable choices	Council's role
3.4.1	Work with businesses and tourism operators to promote good practice and sustainability principles.	Critical Partner
3.4.2	Development is functional, attractive and sympathetic with the environment, and avoids unnecessary use of energy, water or other resources.	Critical Partner

How will we know if we are on track?

- The health of our catchment and local rivers will be improved.
- We will value our natural environment and take active steps to prevent, repair or offset any impacts we make on it.
- We will have more native vegetation cover to improve habitat, restore floodplains and enhance river health.
- We will be aware of our ecological footprint and do everything reasonably possible within our community and as a civic leader to minimise our impact on the natural environment.

How might we measure this?

We will apply a range of measures or indicators to see how we are progressing toward our objectives in this Focus Area. These include household waste recycling, household waste generation, household energy consumption, greenhouse gas emissions, renewable energy use, household water consumption, native vegetation cover, pests and weeds, areas revegetated, air quality and community perception.



The Hawkesbury 2036.... It's Our Future

OUR PLAN

Our Assets

Intent

Provide, upgrade and maintain assets to support our community.

Considerations for our future

- Managing competing demands of over 50 Council services and facilities.
- Managing ageing assets.
- Improving transportation networks for people, cars and bikes.
- Working with the community and transport providers to improve transport services across the Hawkesbury.
- Building enduring partnerships to service delivery based on delegation of responsibility and developing shared ownership.
- Addressing intergenerational equity of opportunity.

Key Directions and Strategies

4.1 Transport infrastructure & connections		
	Creating an integrated and well maintained transport system is an important local priority	Council's role
4.1.1	Our roads and other transport infrastructure will be planned and provided to ensure connected, efficient and safe movement for all modes of transport.	Manager/Leader
4.1.2	Establish and maintain relationships with transport providers and other levels of government to improve and extend public transport services.	Facilitator
4.1.3	Have a comprehensive transport system of well maintained local and regional linkages that are financially and environmentally sustainable and respond to community safety, priorities and expectations.	Manager/Leader/ Critical Partner/ Advocate
4.1.4	Provide mobility links throughout the City to connect our centres, parks and facilities.	Manager/Leader
4.2 Utilities		
	Facilitate the delivery of infrastructure through relevant agencies and Council's own works	Council's role
4.2.1	Our community's current and future utility infrastructure needs (water, sewer, waste, stormwater, gas, electricity and telecommunications) are identified and delivered.	Critical Partner
4.2.2	New development and infrastructure provision is aligned and meets community needs.	Manager/Leader



4.3 Places & Spaces		
	Provide the right places and spaces to serve our community	Council's role
4.3.1	Provide a variety of quality passive recreation spaces including river foreshores, parks, bushland reserves and civic spaces to enhance our community's health and lifestyle.	Manager/Leader
4.3.2	Provide a variety of quality active recreation spaces including playgrounds, sporting fields, pool, stadium and multipurpose centres to enhance our community's health and lifestyle.	Manager/Leader
4.3.3	Provide a variety of quality shared spaces including meeting spaces accommodating public art, cultural and environmental amenity to enhance our community's health and lifestyle.	Manager/Leader
4.3.4	Manage commercial spaces available for business and investment across the Hawkesbury's local centres.	Manager/Leader
4.3.5	Provision by Council of the administrative and civic spaces on behalf of the community including the Council's Administrative Buildings, Local Libraries, Gallery, Museum and heritage buildings.	Manager/Leader

How will we know if we are on track?

- We will be satisfied with transport infrastructure and transport options across the city.
- More of us will use public transport or walk or cycle for journeys, rather than our personal cars.
- Our infrastructure will service our community in the most effective and sustainable ways.
- Our assets will be effectively managed to ensure ongoing sustainability.
- Our recreational, leisure and cultural facilities will be well used and well regarded.

How might we measure this?

We will apply a range of measures or indicators to see how we are progressing toward our objectives in this Focus Area. These include the growth of our population, population profiles, travel times across our city, traffic congestion, public transport usage, private vehicle usage, road condition indices, length of roads, footpaths and cycleways, open space and recreational needs, asset renewal targets, usage rates of our infrastructure and facilities, and community perception surveys.



The Hawkesbury 2036.... It's Our Future

OUR PLAN

Our Future

Intent

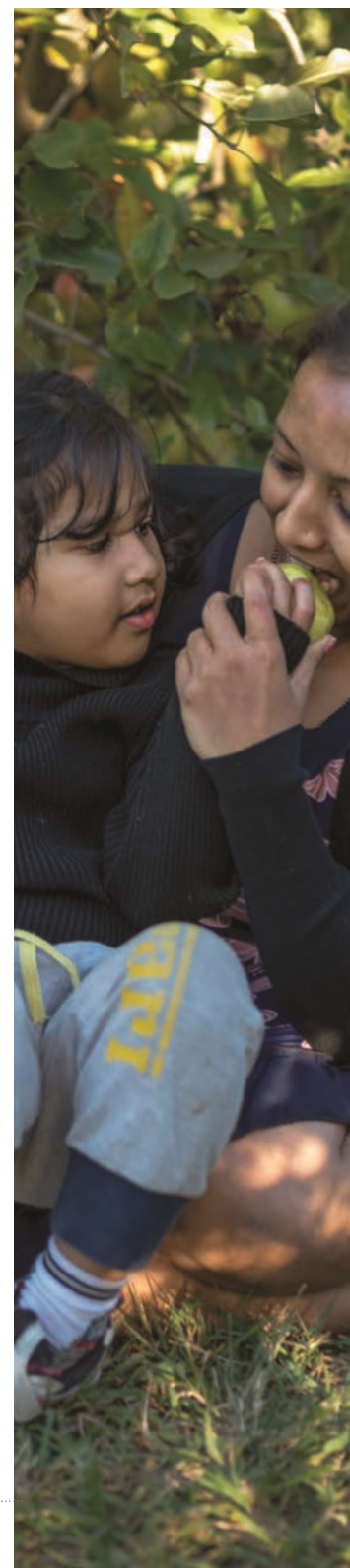
Be a place that is vibrant, attractive and welcoming that treasures and celebrates our shared history, environment, local economy and lifestyle.

Considerations 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.
- Balancing the unique identity of the Hawkesbury with any future growth.
- Supporting a variety of local jobs to reduce travel times.
- Provision of affordable housing for a diversity of the local demographic.
- Ensuring that an economic development focus is instigated to take the Hawkesbury forward.
- Avoiding the gradual but continual dispersal of commercial uses away from town centres.
- Creating strong and successful town centres in Windsor and Richmond.
- Manage innovative options to generate significant capital investment in heritage.
- Recognising the true value of agriculture to the Hawkesbury.
- Managing conflict associated with agricultural uses and rural living.
- Consideration of retaining, provision of new or combination of new and existing uses at the Richmond Royal Australian Airforce Base into the future.
- Supporting tourism and promotion of the Hawkesbury.

Key Directions and Strategies

5.1 Strategic Planning Governance		
	Encourage informed planning, balanced growth and community engagement	Council's role
5.1.1	Council's Planning is integrated and long term.	Manager/Leader
5.1.2	Council's decision making on all matters is transparent, accessible and accountable.	Manager/Leader
5.1.3	Council will continually review its service provision to ensure best possible outcomes for the community.	Manager/Leader
5.1.4	Encourage increased community participation in planning and policy development.	Manager/Leader
5.1.5	The needs of our community will be reflected in Local, State and Regional Plans.	Advocate
5.2 Management of Aboriginal and Non Aboriginal Heritage and the Built Environment		
	Value, protect and enhance our built environment as well as our relationship to Aboriginal and Non Aboriginal history	Council's role
5.2.1	Our planning and actions will ensure that Aboriginal and Non Aboriginal heritage are integral to our City.	Manager/Leader
5.2.2	Encourage and implement progressive urban design, sensitive to environment and heritage issues.	Manager/Leader
5.2.3	Sympathetic, adaptive and creative uses for heritage sites and buildings across the City will be encouraged and promoted.	Facilitator



5.2.4	As a community, we will identify ways to become better connected with our Aboriginal people, their history and culture.	Facilitator
5.3	Shaping our Growth	
	Respond proactively to planning and the development of the right local infrastructure	Council's role
5.3.1	Growth and change in the Hawkesbury will be identified, planned for and valued by the community.	Manager/Leader
5.3.2	The diverse housing needs of our community will be met through research, active partnerships and planned development.	Manager/Leader
5.3.3	Plan for a balance of agriculture, natural environment and housing that delivers viable rural production and maintains rural character.	Manager/Leader
5.4	Celebrating our Rivers	
	Protect, enhance and celebrate our rivers	Council's role
5.4.1	Celebrate and use our rivers for a range of recreation, leisure, tourism and event activities.	Manager/Leader
5.4.2	Develop active partnerships and implement programs designed to improve the health of our rivers and river banks.	Manager/Leader
5.4.3	Encourage agriculture production, vegetation conservation, tourism, recreation and leisure uses within our floodplains.	Manager/Leader
5.5	Reinforcing our dynamic places	
	Support the revitalisation of our town centres and growth of our business community	Council's role
5.5.1	Revitalise and enhance our two significant town centres of Windsor and Richmond, to create thriving centres each with its own character that attracts residents, visitors and businesses.	Critical Partner
5.5.2	Create active partnerships to develop a network of vibrant centres, creating opportunities for business growth and community connection.	Critical Partner
5.5.3	Assist our town and village centres to become vibrant local hubs.	Critical Partner
5.6	Instigating Place Making Programs	
	Celebrate our creativity and cultural expression	Council's role
5.6.1	Foster and promote an annual program of events, festivals, sporting and cultural activities that allows our communities to connect and celebrate with one another.	Critical Partner
5.6.2	Masterplanning processes will be prepared in consultation with the community, key stakeholders and partners to establish the specific strategies for town and village centres.	Critical Partner



5.7	Tourism and Economic Development	
	Promote our community as the place to visit, work and invest	Council's role
5.7.1	Working in partnership we will actively market our City and our capabilities to existing and potential businesses, visitors and investors.	Critical Partner
5.7.2	Develop Hawkesbury tourism to enhance and strengthen opportunities within our tourism sector.	Facilitator/Supporter
5.7.3	Businesses are encouraged and upskilled to adopt more ethical and sustainable practices.	Supporter
5.8	Industry	
	Increase the range of local industry opportunities and provide effective support to continued growth	Council's role
5.8.1	Plan for a range of industries that build on the strengths of the Hawkesbury to stimulate investment and employment in the region.	Critical Partner
5.8.2	Increase the focus on jobs and innovation to build on our strengths and achieve a diverse industry base.	Critical Partner
5.8.3	Actively support the retention of the Richmond Royal Australian Airforce Base and enhanced aviation related industry, building on existing facilities.	Advocate
5.8.4	Work towards ensuring that all people in our community have access to safe, nutritious, affordable and sustainably produced food.	Supporter
5.8.5	Plan for the continuance and growth of agricultural industry uses within the Hawkesbury.	Supporter

How will we know if we are on track?

- Our City will be planned to minimise the impact on our heritage and unique lifestyle.
- Our City will remain recognised for its unique built heritage.
- We will use our heritage buildings in better and more creative ways.
- We will be satisfied with the range of housing options available.
- We can get to our homes, shops and places of work safely and easily.
- We will gather to celebrate a range of festivals each year, joining visitors to our City at iconic events.
- We are satisfied with the jobs, training and education opportunities available in the City.
- We have more businesses and industry established in the City, complementing those that have been here a long time.
- The town centres of Windsor and Richmond have more residents and more diverse retail, cultural and service opportunities.

How might we measure this?

We will apply a range of measures or indicators to see how we are progressing toward our objectives in this Focus Area. These include use of heritage buildings, community perceptions, employment, retail spend, workforce profile, investment, education profile, industry strength, new business registrations, apprenticeships/vocational training enrolments, school leavers/retention, household income, financial stress, vacancies in the CBD, household internet connection, development applications and approvals.

