



Hawkesbury Local Planning Panel

Date of meeting: 18 April 2024
Location: Council Chambers or audio-visual link
Time: 12:30PM

BUSINESS PAPER

HAWKESBURY LOCAL PLANNING PANEL

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1. PROCEDURAL MATTERS

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1. PROCEDURAL MATTERS

Welcome

The Chairperson will acknowledge the Indigenous Heritage and address the Hawkesbury Local Planning Panel meeting, mentioning:

- Recording of the Hawkesbury Local Planning Panel Meeting
- Statement regarding people addressing the Meeting

Attendance

Attending Panel members and Council staff members will be noted for the purposes of the Minutes.

Declaration of Interest

The Chairperson will ask for any Declaration of Interests from the attending Panel Members. These will then be addressed at the relevant item.

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2. REPORTS FOR ADVICE

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2. REPORTS FOR ADVICE

2.1.1. CP - LEP001/24 - Belmont Park Estate, Grose Wold - Planning Proposal – (144940, 96329)

Directorate: City Planning

As this matter is a Planning Proposal, it is referred to the Hawkesbury Local Planning Panel for advice only.

The Panel will consider this matter in a closed session and formulate its advice in the form of a resolution.

The advice will be recorded in the Minutes of the Hawkesbury Local Planning Panel meeting and placed on Council's website.

The advice for the Planning Proposal will also form part of the subsequent report to Council on the matter.

DEVELOPMENT INFORMATION

EXECUTIVE SUMMARY

Reason for Consideration by Local Planning Panel

The purpose of this report is to obtain advice from the Hawkesbury Local Planning Panel with respect to a new planning proposal received by Council. The planning proposal – Belmont Park Estate seeks to amend the Hawkesbury Local Environmental Plan 2012 to facilitate a development that would achieve a yield of 1,200 dwellings, including a mix of Low Density Residential, Medium Density Residential, seniors housing and affordable housing. The planning proposal creates Local Centre, Public Recreation, Environmental Conservation and Tourist zones. Additionally, the planning proposal seeks to amend the Minimum Lot Size provisions and Height of Buildings provisions along with the biodiversity mapping layer.

Proposal

On 9 January 2024, Council received an applicant-initiated planning proposal – Belmont Park Estate (a large-scale land holding which consists of approximately 120 Hectares of land located in Grose Wold to the west of the North Richmond urban area opposite the emerging Redbank Estate). The planning proposal seeks to achieve an overall yield of 1,200 dwellings across R1 - General Residential, R2 - Low Density Residential and R5 - Large Lot Residential zones together with a Local Centre zone, Public Recreation zone and Tourist zone by rezoning the current RU1 Primary Production zoned land. The planning proposal also amends the Minimum Lot Size, Height of Buildings and Biodiversity Map provisions.

The planning proposal seeks to facilitate a development of 1,200 dwellings which will include:

- Medium Density - 520 dwellings
- Low Density Residential – 540 dwellings
- Seniors Housing – 140 dwellings

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- Of these, 20% are proposed as Affordable Housing – 240 dwellings

The planning proposal anticipates delivering a unique modern residential village encompassing a broad range of housing types and housing diversity, open space areas, creek line rehabilitation and protection, local retail centre, low scale eco-tourism hub and a community farm.

RECOMMENDATION

That the Hawkesbury Local Planning Panel provide advice on planning proposal (LEP001/24) at 1, 35, 61 and 63 Grose River Road, Grose Wold to rezone the subject site to facilitate a development that would yield 1,200 dwellings.

BACKGROUND

Detailed Description of Proposal

The planning proposal seeks to facilitate a development of 1,200 dwellings which are comprised of:

- Medium Density -520 dwellings
- Low Density Residential – 540 dwellings
- Seniors Housing – 140 dwellings
- Of these, 20% are proposed as Affordable Housing – 240 dwellings

The planning proposal anticipates delivering a unique modern residential village encompassing a broad range of housing types and housing diversity, open space areas, creek line rehabilitation and protection, local retail centre, low scale eco-tourism hub and a community farm.

The planning proposal and supporting documentation are included as Attachments 1-15, noting that Appendices 3 and 4 are contained with the planning proposal document. Supporting reports and documentation for the planning proposal includes:

- Urban Design Report
- Housing Diversity Report
- Aboriginal Heritage Assessment
- Non-Aboriginal Heritage Assessment
- Detailed Evacuation Capability Assessment
- Preliminary Ecological Assessment
- Landscape Character Analysis
- Preliminary Site Investigation
- Residential Needs Assessment
- Servicing Strategy
- Transport Scoping Report

- Preliminary Bushfire Constraints Analysis.

Site and Locality Description

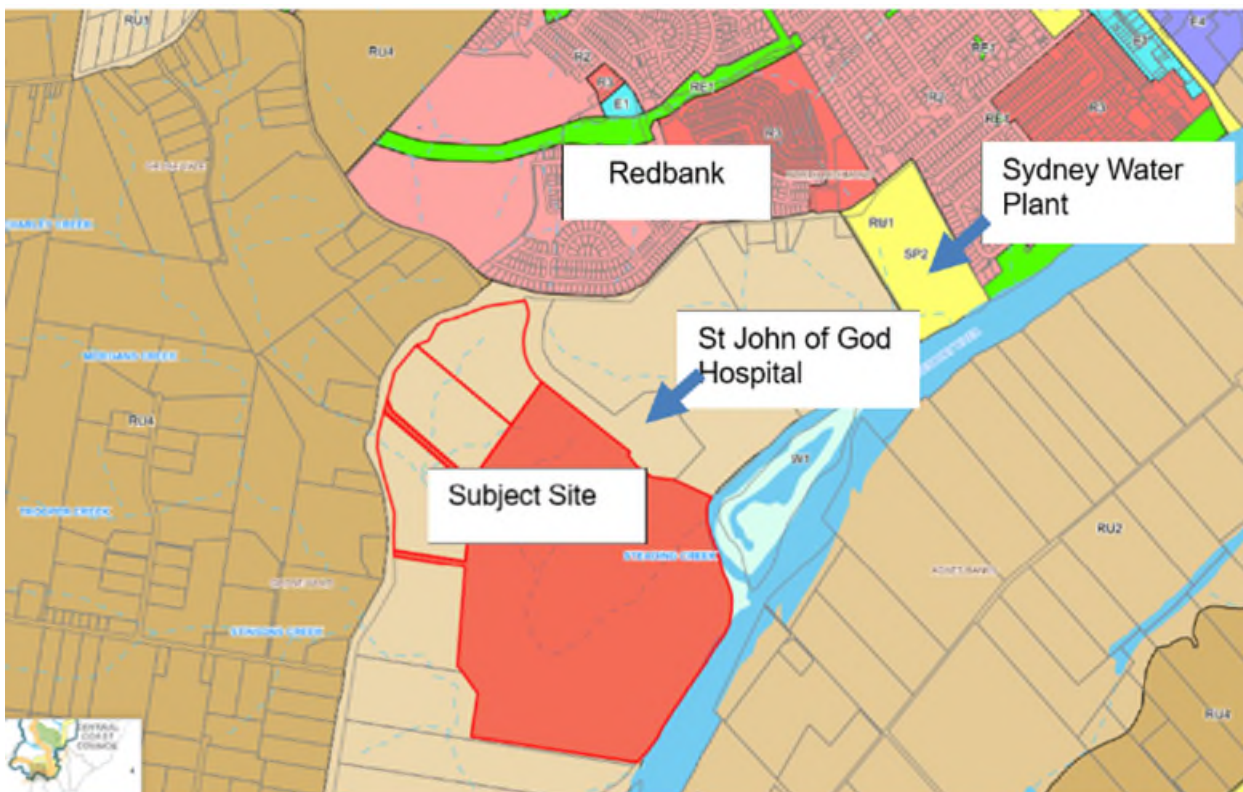
The subject site consists of four lots located south of Grose Vale Road in Grose Wold, and encompasses a total of 119.44 hectares all under the same ownership:

- 1 Grose River Road (Lot 6 DP 703300)
- 35 Grose River Road (Lot 7 DP 703300)
- 61 Grose River Road (Lot 14 DP 703300)
- 63 Grose River Road (Lot 8 DP 703300)

The northern boundary of the subject site is primarily bordered by the existing St John of God private health facility, with that site having a small frontage of approximately 50m to Grose Vale Road. Grose River Road forms the western boundary of the subject site with the Hawkesbury River forming the eastern boundary. There are existing rural residential properties along the southern and south-western property boundary.

Opposite the subject site is the emerging Redbank development which consists of a mix of lots zoned R2 Low Density Residential, R3 Medium Density Residential and E1 Local Centre zones.

Access to the subject site is currently achieved via a vehicle entrance along the northern portion of the Grose River Road frontage. The current use of the subject site is for low scale cattle grazing. Previously the subject site was used for horse agistment, stabling and training. As a result, there are a range of horse stables, stabling yards and associated infrastructure across the subject site and an informal training track adjoining the Hawkesbury River. Figure 1 below illustrates the subject site.



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Figure 1: Subject Site

The subject site contains Endangered Ecological Communities and Conservation Significant biodiversity as shown in Figure 2 below.

The planning proposal states that the development of the subject site will enhance the biodiversity through the rehabilitation and revegetation of creek lines which will provide biodiversity connectivity for the Hawkesbury River to bushland areas to the west.

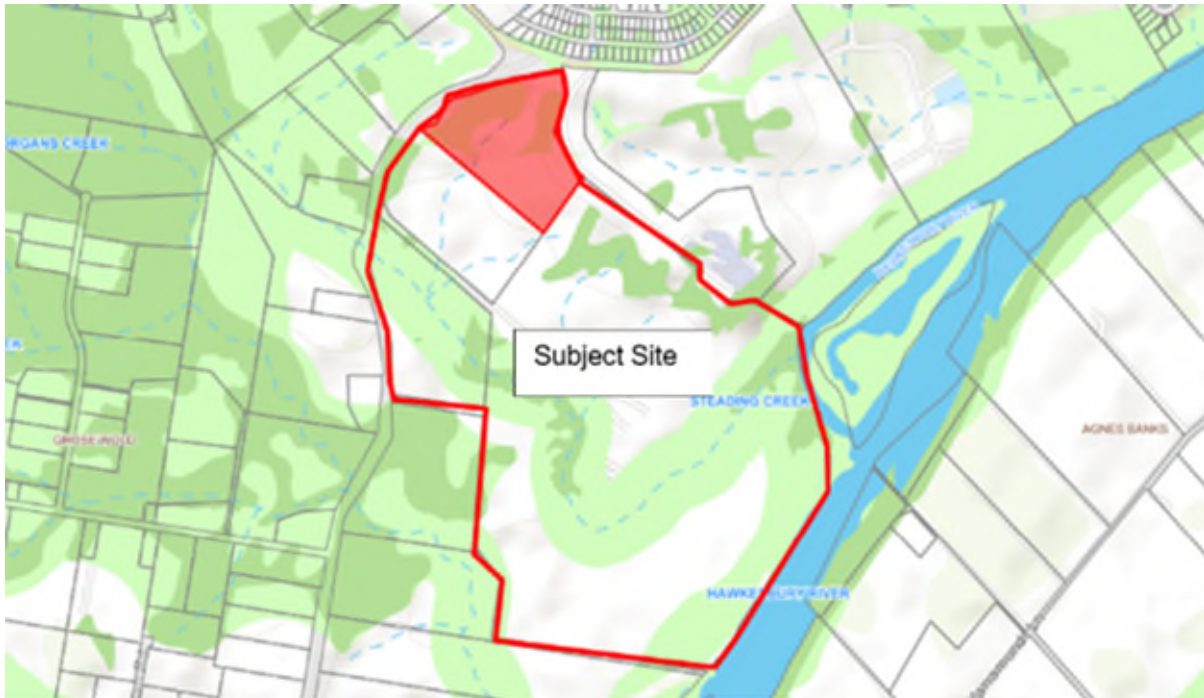


Figure 2: Biodiversity Map

Current Hawkesbury Local Environmental Plan 2012 Provisions:

Zone	RU1 Primary production
Minimum Lot Size	10 hectares
Height of Buildings	10 metres
Biodiversity	Endangered Ecological Communities and Conservation Significant.
Flood	Partially affected by 1 in 100 chance per year flood event.
Heritage	Not affected but directly adjoins St John of God private health facility which is a locally listed heritage item.

Discussion:

Proposed Hawkesbury Local Environmental Plan 2012 Amendments:

To facilitate a development of 1,200 dwellings lots, the planning proposal seeks to amend the Hawkesbury Local Environmental Plan 2012 as follows.

Rezone the current RU1 Primary Production zoned land to portions of:

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- R2 Low Density Residential
- R1 General Residential
- R5 Large Lot Residential
- E1 Local Centre
- RE1 Public Recreation
- C2 Environmental Conservation
- SP3 Tourist.

The planning proposal retains the RU1 Primary Production zone over the proposed community farmland.

It should be noted that currently, the Hawkesbury Local Environmental Plan 2012 does not include the SP3 Tourist zone. The objective of this zone is to provide a variety of tourist-oriented development and related uses. The NSW Department of Planning, Housing and Infrastructure Standard Instrument requires only two uses to be included in the SP3 Tourist zone as permissible with consent being:

1. Tourist and visitor accommodation
2. Food and drink premises

Given the relatively small scale of land proposed to be rezoned to SP3 Tourist zone as part of this planning proposal, the introduction of a new zone over part of the subject site should be considered carefully in order to ensure that it is commensurate with the level of tourism related services proposed.

It should be noted that other areas within the Hawkesbury local government area have larger scale tourism related activities which are not currently supported by the SP3 Tourist zone. The planning proposal will need to adequately justify the introduction of the SP3 Tourist zone in consideration of the social, economic and environment benefits to the Hawkesbury local government area. Figure 3 below illustrates the proposed zoning map.

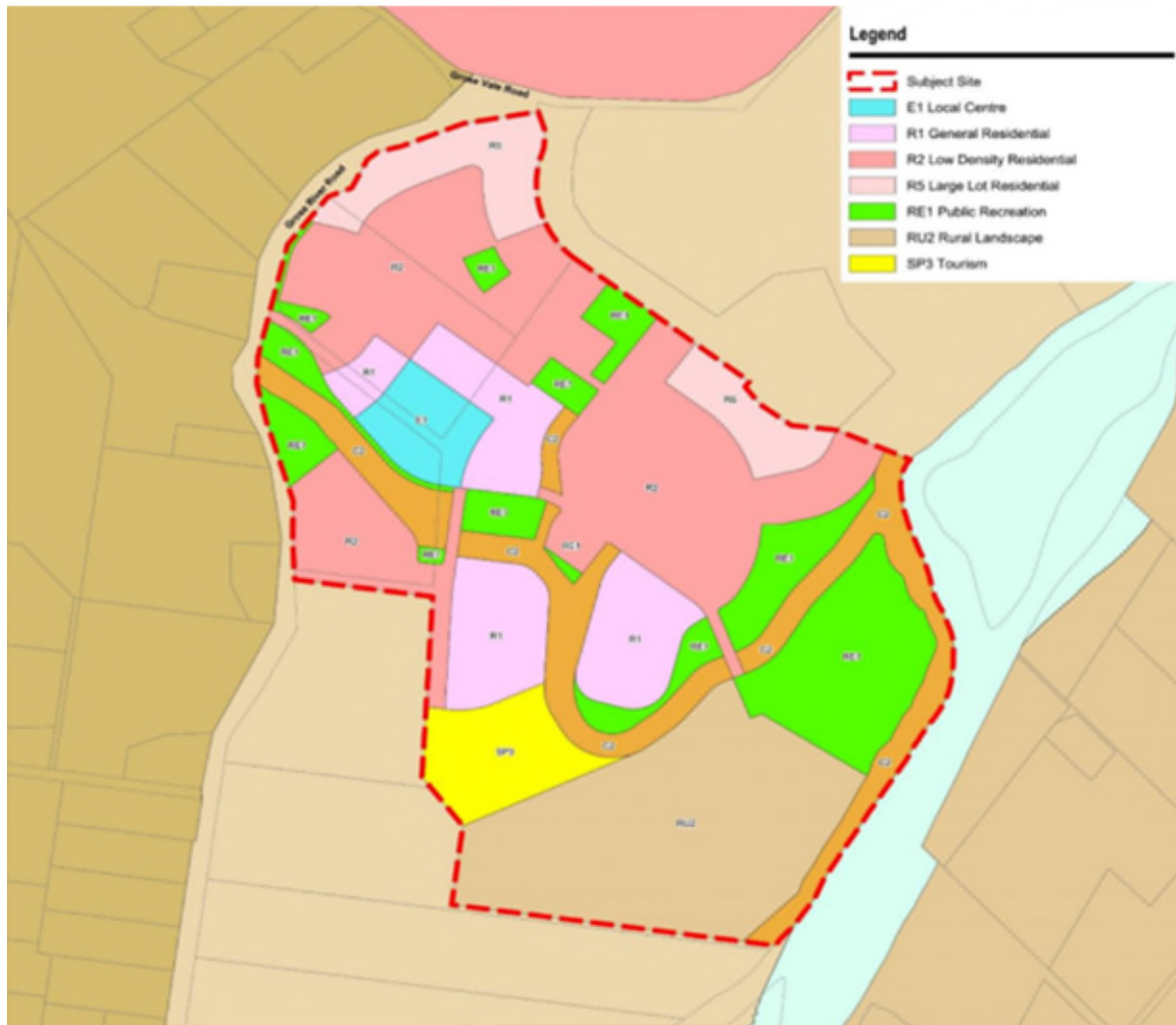


Figure 3: Proposed Zoning Map

Amend the Height of Buildings Map as follows:

- Retain the existing 10m building height for the R2 Low Density Residential and R1 General Residential zoned areas.
- 12m Maximum Building Height for R5 Large Lot Residential zoned areas (to accommodate split level construction and site topography).
- 15m Maximum Building Height for the E1 Local Centre and SP3 Tourist zoned land.
- Retain the existing 10m building height for the RE1 Public Recreation and C2 Environmental land.

It should be noted that currently the Hawkesbury Local Environmental Plan 2012, Height of Buildings provision for R2 Low Density Residential is 10m and R1 General Residential is 10m to 12m.

Figure 4 below illustrates the Proposed Height of Buildings Map.

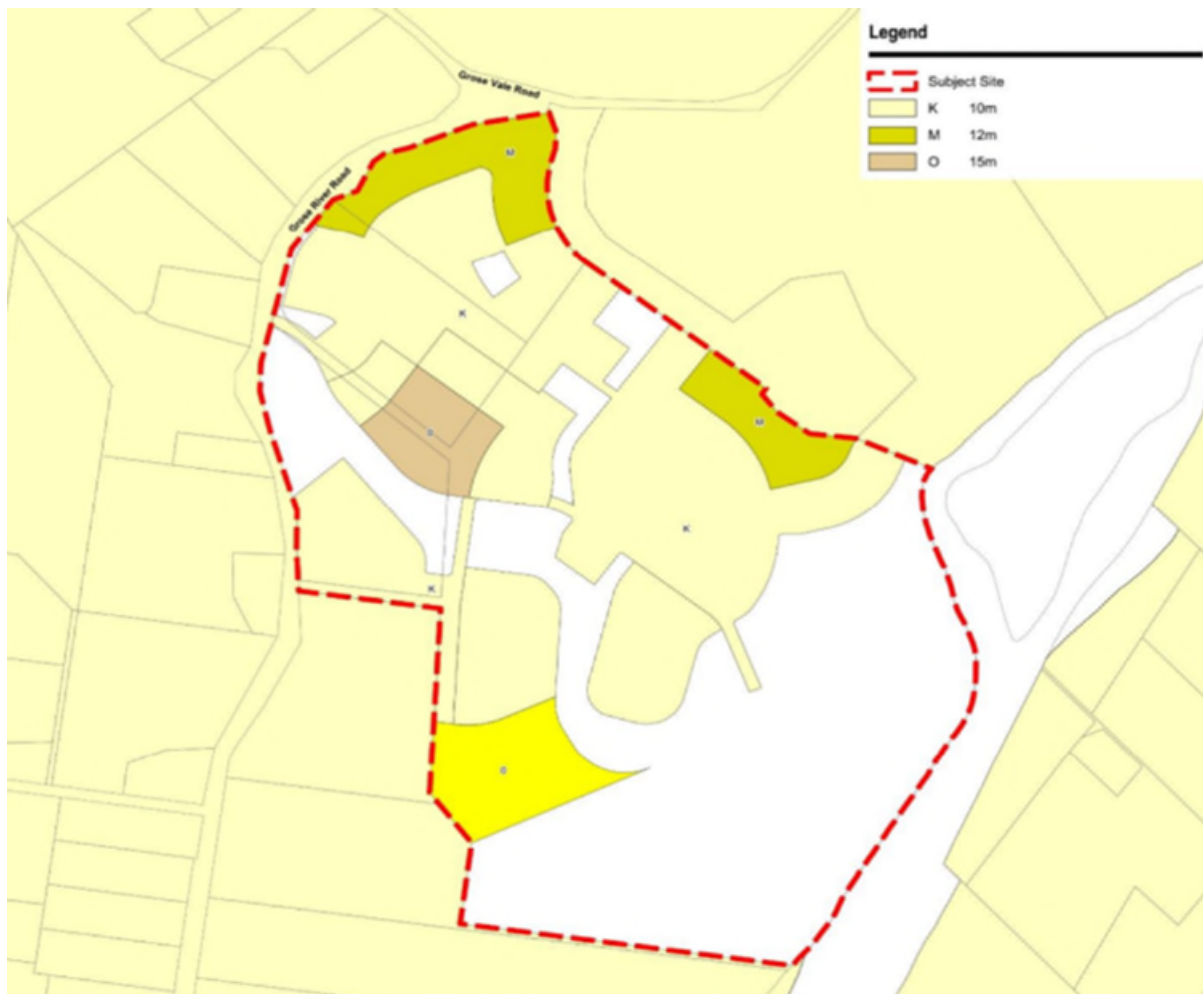


Figure 4: Proposed Height of Buildings Map

Amend the Minimum Lot Size mapping follows:

- 300m² minimum lot size for the R2 Low Density Residential zoned areas.
- 200m² minimum lot size for R1 General Residential zoned Cluster Housing areas.
- 1,200m² minimum lot size for the R5 Large Lot Residential zoned areas.
- No Minimum lot size for the E1 Local Centre zoned land.
- Minimum Lot size mapping amendments for RE1 Public Recreation, C2 Environmental Conservation and SP3 Tourist for the tourism hub are subject to discussion with Council.

For the most part, the proposed Minimum Lot Size for the R2 Low Density Residential and R1 General Residential is considered to be inconsistent with similar zoned lots in North Richmond. The closest comparison is the Redbank development where the Minimum Lot Size for R2 is 375m². The North Richmond area does not have any R1 General Residential zone, however, the closest is the R1 General Residential zone at Richmond, which has the Minimum Lot Size provision of 450m². The Minimum Lot Size provision for R5 Large Lot Residential zone is 1,500m². As part of the planning proposal process, there should be consideration of the consistency with the existing Hawkesbury Local Environmental Plan 2012 Lot Size provisions.

Figure 5 below illustrates the proposed Minimum Lot Size Map.

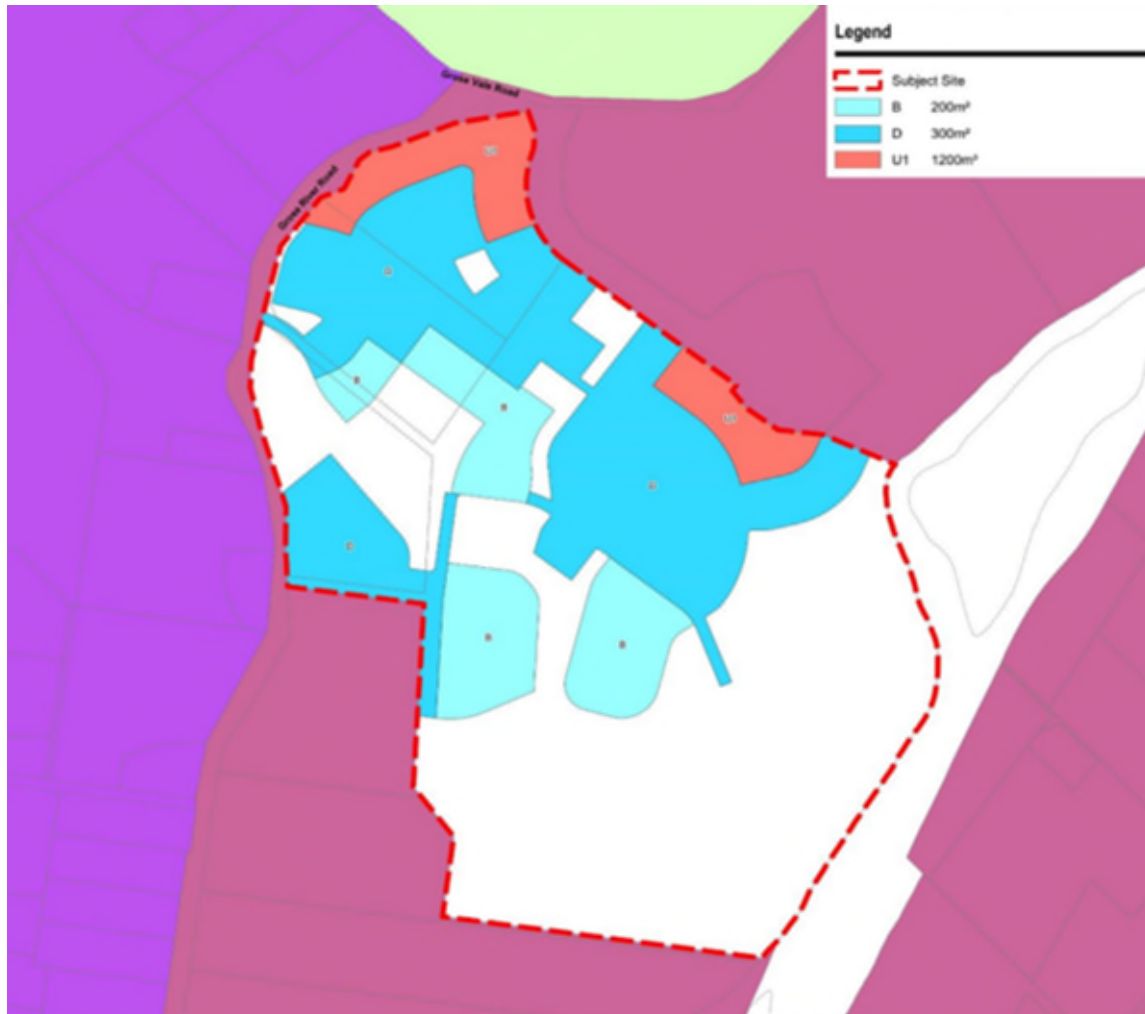


Figure 5: Proposed Minimum Lot Size Map

The planning proposal also seeks to amend the Hawkesbury Local Environmental Plan 2012 to:

- Amend the Biodiversity Mapping layer to reflect the detailed site investigations and master planning outcomes.
- Remove the land from the Minimum Lot Size for a Lot Averaging Subdivision map.

Infrastructure Capacity:

The subject site does not currently have sewer connection. The proposed development intends to connect to a recycled sewer through a private sewer provider. The proposed development also intends to connect to recycled water. Potable water servicing of the subject site can be achieved through connection to an existing Sydney Water main in Grose Vale Road or through the provision of new main from the reservoir which will have an expanded capacity beyond the subject development.

The proposed development proposes to include distributed energy resources and maximize locally generated renewable energy. This will connect to approximately 500 lots, prior to the new feeder being delivered.

The proposed development can be easily connected to NBN to support the telecommunication infrastructure. However, it is also important to consider whether the local schools, medical, public transport services have the capacity to cater for the additional population influx.

Infrastructure delivery is anticipated through a detailed social infrastructure review which would likely become a Voluntary Planning Agreement to deliver the following:

- Dedication and delivery of open space areas,
- Delivery of local road upgrades where required,
- Potential for contribution to the planned Grose River Road Bridge, and
- Offsite social infrastructure as deemed necessary.

The planning proposal anticipates that the Richmond Bridge Duplication, Grose River Road and Grose Vale Road upgrades and the new Grose River Road Bridge will add value to the proposed development and ease the infrastructure pressure on the road network or the proposed development. However, there is no definitive indication of the potential delivery timeframe and outcome for this infrastructure to ascertain its impact on the planning proposal.

Hawkesbury-Nepean Valley Flood Evacuation Modelling:

As part of development of the Hawkesbury-Nepean Valley Flood Risk Management Strategy (Flood Strategy), the NSW Government developed a purpose-built flood evacuation model to provide a more detailed understanding of the evacuation road capacity during a flood event.

The modelling considered a range of flood events, from a 1 in 50 chance per year flood up to a 1 in 5000 chance per year flood, with analysis focused on 2 major flood events - 1 in 500 chance per year (worst flood on record), and 1 in 1000 chance per year (more probable with climate change and the flood event which cuts off the last major evacuation route for the flood islands).

The report presents the risk to life using two key metrics - the average annual people unable to evacuate within 12 hours, and the geographical distribution of the average annual people unable to evacuate across the valley, for a specific flood event.

The modelling also indicated that potential development in the Windsor and Richmond town centres forecast under the Hawkesbury Local Housing Strategy would increase the average annual people at risk by around 75%.

The planning proposal provides an Evacuation Assessment prepared by Water Technology (August 2023) with the following information:

- The site has over 15 hours of warning time for a flood that would require evacuation from the site.
- Development would not adversely impact on existing evacuation capabilities.
- The proposed development will be capable of timely self-evacuation and would not rely on emergency services to assist in the evacuation of occupants.
- The site has flood free access to the Colo High School evacuation centre, 15.7km away.

It should be noted that North Richmond is isolated during significant flood events due to the current Richmond Bridge being inundated during the early stages of flooding which cuts off all access to North Richmond from the east, leaving the area isolated (depending on ongoing access from the west - Bells Line of Road) until the water recedes, and the bridge reopens.

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Part of the subject site is flood affected in 1 in a 100-year flood event as shown in Figure 6 below.

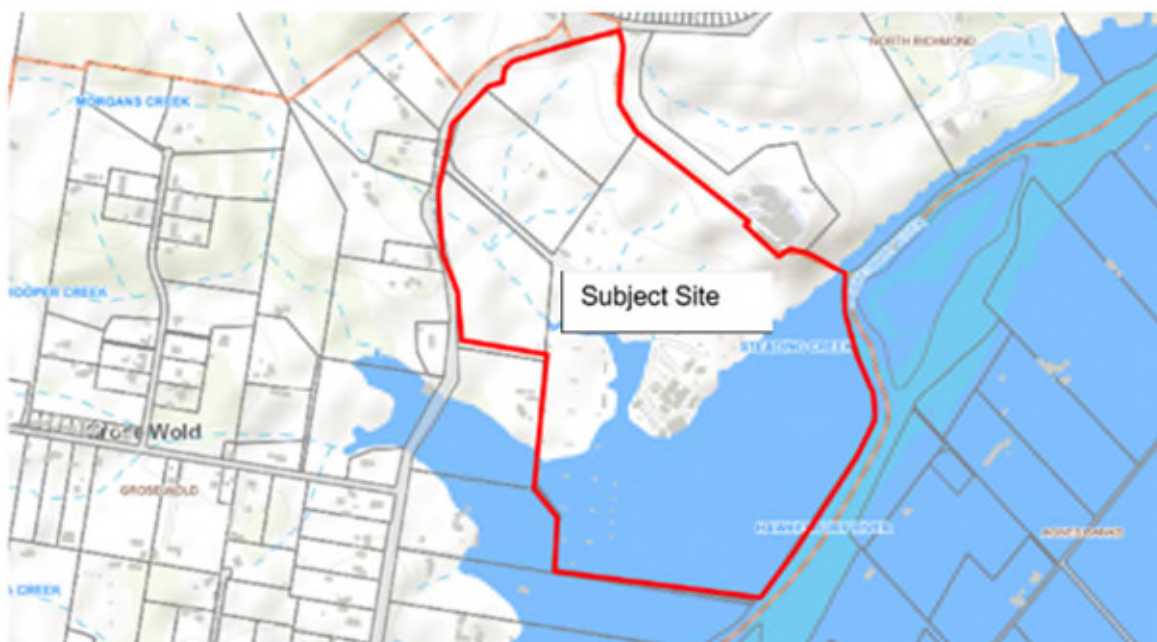


Figure 6: Flood impact in 1 in 100 -year chance event

Housing Supply and Affordability:

Through the development of the Vineyard Stage 1 Precinct (North West Growth Area), the Redbank and Jacaranda developments, the Hawkesbury Local Government Area is delivering approximately 4,500 dwellings which meets and far exceeds the 5-year dwelling target for the Hawkesbury set by the Western City District Plan.

The planning proposal indicates that the Department of Planning, Housing and Infrastructure dwelling projection for the Hawkesbury Local Government Area is 6,995 from 2016 to 2041 (NSW Common Planning Assumption Projections – Implied Dwelling Demand 2016-2041). Macroplan have undertaken a Residential Needs Analysis (August 2023) which includes a detailed analysis of projected housing demand versus housing supply. The key findings of the Macroplan report are:

- There is a housing undersupply of over 2,200 dwellings in the Hawkesbury local government area
- There are no developments identified within the Hawkesbury Local Housing Strategy that could deliver any of the 2,200 dwellings required
- The 2,200-housing undersupply estimate may be understated should dwelling demand (i.e., take up rates) keep pace of new supply, as has been demonstrated since 2017, and
- Volume of new supply is projected to begin to diminish from around 2028.

Planning for further precincts within the North West Growth Area has either been ceased or placed on hold by the NSW Government due to flooding impacts and evacuation capacity constraints. Further, the Vineyard Stage 2 precinct planning by the Department of Planning, Housing and Infrastructure is on hold due to the need to determine the corridor associated Outer Sydney Orbital corridor. The Department of Planning, Housing and Infrastructure have since May 2017 been preparing a strategic land use framework for the Hawkesbury Nepean Valley, the details of which have not been received by Council. Consideration of potential undersupply of housing should be had based on this strategic

land use framework, the Hawkesbury-Nepean Flood Evacuation Model (2023) and the NSW Governments response to the Flood Inquiry 2022.

Housing Affordability:

It is proposed that the Belmont Park Estate will consist of housing at approximately half the price of other new housing options in the area. The project will also deliver 20% of the total dwellings as Affordable / Community Housing, providing significant public benefit to the broader community.

The type and delivery mechanism of Affordable Housing delivered on site will be refined and determined through consultation with local housing providers, agencies and State Government and Council, should rezoning of the land occur.

It is anticipated that the delivery / provision of Affordable Housing will be encompassed in a Voluntary Planning Agreement as part of any future rezoning. Affordable Housing delivered on site may include aged care housing, women's refuge housing, housing delivered in partnership with a local community housing provider and the like.

However, the planning proposal does not provide further clarity and certainty with detailed information on the delivery of affordable housing. It is also noted that aged care housing is a separate development under the Housing SEPP and women's refuge housing does not form part of affordable housing as it is a temporary accommodation that provides support to women and their children experiencing homelessness, domestic and family violence. Such development is mostly categorised under social housing and is managed by a community housing provider.

Further details will be required through the planning proposal process to ascertain how the delivery of affordable housing will be encompassed in a Voluntary Planning Agreement as part of future rezoning. It is unclear whether the applicant is intending to dedicate the affordable housing to a community housing provider as part of the Voluntary Planning Agreement. If the intention is to dedicate the affordable housing to a community housing provider, an endorsed agreement between the two parties will support a final determination on the planning proposal.

It should also be noted that preparation of an Affordable Housing Strategy and Contribution Scheme for Western Sydney has progressed through to draft stage in partnership with the Western Sydney Planning Partnership Office and other western Sydney councils. Hawkesbury City Council has resolved to place the draft Contribution Scheme on public exhibition but is awaiting other western Sydney councils resolutions to also publicly exhibit the draft Contribution Scheme.

Metropolitan Rural Area:

The Hawkesbury local government area is classed as being Metropolitan Rural Area (except for the Vineyard Precinct in the North West Growth Area) under the Greater Sydney Region Plan, A Metropolis of Three Cities and the Western City District Plan. Objective 29 of the Sydney Region Plan states that land use in the Metropolitan Rural Area will be influenced by local demand to live and work in rural town or village. It also states that urban development is not consistent with the values of the Metropolitan Rural Area. It further states that Greater Sydney has sufficient land to deliver its housing needs within the current boundary of the urban area, including existing growth areas and urban investigation areas associated with the development of the Western Sydney Airport.

The planning proposal introduces urban zones (R1 General Residential and R2 Low Density Residential) in the Metropolitan Rural Area. No specific justification or details have been provided through the planning proposal to identify how the proposed development meets the local demand to live and work in the area.

The Greater Sydney Region Plan also states that rural-residential development is not an economic value of the district's rural areas and further rural-residential development 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 the development provides incentives to maintain and

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enhance the environmental, social and economic values of the Metropolitan Rural Area. Given the planning proposal seeks to achieve 1,200 dwellings on the subject site, it is not considered to be a limited growth of rural-residential development or the local centre (North Richmond).

Urban expansion or encroachment on rural areas, in particular, rural lands within the Greater Sydney Region Plan causing loss of agricultural land is not generally supported by the Department of Planning, Housing and Infrastructure and other relevant government agencies.

Currently, the NSW Department of Planning, Housing and Infrastructure is undertaking a review of the Greater Sydney Region Plan and the Western City District Plan. Meetings with the Department of Planning, Housing and Infrastructure have indicated that currently, it is not expected that there will be significant changes to the Greater Sydney Region Plan regarding the Metropolitan Rural Area objectives to enable development of rural land for urban purposes.

Consistency with the Greater Sydney Region Plan, Western City District Plan, Hawkesbury Local Strategic Planning Statement, Hawkesbury Local Housing Strategy and Hawkesbury Rural Lands Strategy:

Greater Sydney Region Plan and Western City District Plan

The planning proposal provides the following information to demonstrate its consistency with the Greater Sydney Region Plan:

- The proposal will allow for the delivery of housing which allows Hawkesbury Council to meet their dwelling targets and the broader District dwelling targets.
- The proposal will protect and revegetate creek line / riparian corridors providing enhanced biodiversity outcomes and bushland connections.
- The proposal will facilitate a range of land uses which also contribute to the regional economy and provides for local tourism and small-scale community agricultural uses.
- The proposal is consistent with the intent and principles of the Metropolitan Rural Area and will allow for delivery of housing as an extension of the existing urban area to satisfy local housing demand.

The planning proposal provides the following information to demonstrate its consistency with the Western City District Plan:

- Planning Priority W4 Fostering healthy, creative, culturally rich and socially connected communities.
- Planning Priority W5 Providing housing supply, choice and affordability, with access to jobs, services and public transport.
- Planning Priority W6 Creating and renewing great places and local centres and respecting the district's heritage.
- Planning Priority W14 Protecting and enhancing bushland and biodiversity.
- Planning Priority W19 Reducing carbon emissions and managing energy, water and waste efficiently.

Both the Greater Sydney Region Plan and Western City District Plan aim to achieve the planned housing supply targets only within urban areas.

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The subject site is not identified as an urban investigation or potential area for residential development in the Hawkesbury Local Housing Strategy or any other State or Council's strategy/policy. Further the Western City District Plan states that urban development in the Metropolitan Rural Area will only be considered in the urban investigation areas identified in the Greater Sydney Region Plan.

Both Plans support and target an urban form and local mixed-use places and neighbourhoods that provide better access to local retailers of fresh food, together with opportunities for people to participate in arts, recreation and cultural activities and promote healthy, creative, culturally rich and socially connected communities.

The planning proposal provides land for public open space purposes, retention of riparian corridors and agricultural land and remnant vegetation and deliver local bushland corridor links from bushland areas to the west through the Hawkesbury River, reducing of carbon emissions and managing energy, water and waste efficiently are consistent with these two Plans.

Hawkesbury Local Strategic Planning Statement:

The planning proposal provides the following information to demonstrate its consistency with the Hawkesbury Local Strategic Planning Statement:

The site is not considered prime agricultural land and borders the existing urban edge of North Richmond. Support for this proposal is consistent with the Hawkesbury Local Strategic Planning Statement in that it will reduce / alleviate existing land use conflict with rural land directly adjoining a sensitive medical related land use on the eastern property boundary.

- The proposal will allow for the delivery of housing which allows Hawkesbury Council to meet the dwelling targets and the broader District dwelling targets.
- The proposal is consistent with the housing strategy as it would deliver a diverse range of housing in an area that would be classified as a new urban release area, with development located on flood free land.
- The site is not considered prime agricultural land and borders the existing urban edge of North Richmond. Support for this proposal is consistent with the LSPS in that it will reduce / alleviate existing land use conflict with rural land directly adjoining a sensitive medical related land use on the eastern property boundary.

The Hawkesbury Local Strategic Planning Statement states that planning for future residential uses in the Hawkesbury Local Government Area needs to consider how the local government area itself, and the wider district and region, is expected to grow and change over the next few decades. This requires Council to work within the strategic planning direction set by the NSW Government, and the Greater Cities Commission for:

- Greater Sydney in the Greater Sydney Region Plan
- A Metropolis of Three Cities including the Western Parkland City
- The Western City District, of which the Hawkesbury is a part.

The Western City District Plan does not support or encourage any urban expansion to rural areas to support urban housing other than limited growth in support of local centres. Given this, the planning proposal is not considered to be consistent with the Hawkesbury Local Strategic Planning Statement.

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Hawkesbury Local Housing Strategy and Hawkesbury Rural Lands Strategy:

The planning proposal provides the following information to demonstrate that it is consistent with the Hawkesbury Local Housing Strategy:

- The Belmont Park project is able to deliver over 1,200 dwellings with a wide variety of housing types and housing diversity embodied as a key principle in the project.
- The project is able to significantly contribute to the projected housing shortfall across the LGA, with housing shortages worsening from 2028 onwards.
- The proposal is able to form part of a measured approach to achieving housing targets, which is consistent with the Rural Land Strategy through providing housing as an extension of the existing North Richmond Settlement.
- The proposal is able to deliver 55% of the dwellings as medium density, multi dwelling and seniors housing, significantly contributing to enhancing housing diversity in the LGA.
- The proposal is consistent with the intent housing strategy as it would deliver a diverse range of housing in an area that would be classified as a new urban release area, with development located on flood free land. The proposal will allow Hawkesbury Council to meet its required housing delivery targets as outlined in the Housing Strategy.

The Hawkesbury Local Housing Strategy states that:

Section 4.0 Constraints and Opportunities of the Hawkesbury Local Housing Strategy identifies the Metropolitan Rural Area is one of the constraints in the provision of housing in the Hawkesbury Local Government Area, and the subject site which is zoned as RU1 Primary Production is not currently identified as a potential investigation area for urban residential purposes or possible expansion to the existing North Richmond Release Area (Redbank Development).

The planning proposal argues that Belmont Park Estate is not subject to any Exclusionary Criteria identified in the Hawkesbury Rural Lands Strategy, and the land holding is considered appropriate for natural expansion of the North Richmond settlement under the Rural Land Strategy, noting that the land directly adjoins the existing urban edge.

Additionally, the planning proposal provides the following response:

- The Hawkesbury-Nepean Flood Evacuation Model (2023) determined that potential development in the Windsor and Richmond town centres forecast under the Hawkesbury Local Housing Strategy would increase the average annual people at risk by around 75%.

As such there is shortfall of at least 3,600 dwellings in the Hawkesbury Local Government Area based on the adopted Local Housing Strategy identifying increased density and diversity housing in flood prone areas between 2021 & 2041.

- The Macroplan Housing Supply report prepared with this submission determined that there is a housing undersupply of over 2200 dwellings in the Hawkesbury LGA and that there are no developments identified within the LHS that could deliver any of the 2,200 dwellings required.
- There is a growing demand and requirement for increased housing diversity across the local government area which is not provided for in the current planning controls and can no longer be delivered in existing flood prone Town centres.

The Hawkesbury-Nepean Flood Evacuation Model (2023) does not make any suggestions to rezone land outside the Strategic Centre to address any Hawkesbury housing shortfall due to flood risks in Richmond-Windsor Strategic Centre.

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Further, Council has not been advised by the Department of Planning, Housing and Infrastructure of this shortfall referred to in the planning proposal nor requested to address this subsequent shortfall. It is expected that the Department of Planning, Housing and Infrastructure will consider the findings of the Hawkesbury-Nepean Flood Evacuation Model (2023) and other natural constraints in the Hawkesbury Local Government Area to determine and advise Council of a revised housing target.

Community Engagement:

Should the planning proposal proceed, it will be exhibited as per the Gateway Determination in accordance with the Environmental Planning and Assessment Act 1979. Any further community engagement will be in accordance with the Gateway Determination conditions.

Conclusion

On 9 January 2024, an applicant-initiated planning proposal for the Belmont Park Estate at Grose World was received by Council. The planning proposal seeks to amend the Hawkesbury Local Environmental Plan 2012 to achieve a yield of 1,200 dwellings comprised of a mix of Low Density Residential, Medium Density Residential, seniors housing and affordable housing. The planning proposal creates a Local Centre zone, Public Recreation, Environmental Conservation and Tourist zone. Additionally, the planning proposal seeks to amend the Minimum Lot Size provisions and Height of Buildings provisions together with the biodiversity mapping layer. The planning proposal submits that there is both strategic and site specific merit to the proposal.

Whilst it is noted the NSW Government are currently reviewing the strategic framework contained within the Region and District Plan, and within the Hawkesbury Nepean Valley, the planning proposal is considered to be inconsistent with the current Greater Sydney Region Plan, Western City District Plan, and consequently the Hawkesbury Local Strategic Planning Statement, Hawkesbury Local Housing Strategy and Hawkesbury Rural Lands Strategy.

Council seeks advice from the Hawkesbury Local Planning Panel with respect to this planning proposal.

Attachments

AT - 1 Belmont Park Estate Planning Proposal (Appendices 3 and 4 included within this attachment) - *(Distributed under separate cover)*.

AT - 2 Concept Plan.

AT - 3 Appendix 1 Urban Design Report - *(Distributed under separate cover)*.

AT - 4 Appendix 2 Housing Diversity Report - *(Distributed under separate cover)*.

AT -5 Appendix 5 Aboriginal Heritage Due Diligence Assessment - *(Distributed under separate cover)*.

AT - 6 Appendix 6 Non-Aboriginal Heritage Constraints - *(Distributed under separate cover)*.

AT - 7 Detailed Evacuation Capability Assessment - *(Distributed under separate cover)*.

AT - 8 Preliminary Ecological Assessment - *(Distributed under separate cover)*.

AT - 9 Landscape Character Analysis - *(Distributed under separate cover)*.

AT - 10 Preliminary Site Investigation - *(Distributed under separate cover)*.

AT -11 Recycled Sewer with letter of support

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AT - 12 Residential Needs Assessment - *(Distributed under separate cover).*

AT - 13 Servicing Strategy - *(Distributed under separate cover).*

AT - 14 Transport Scoping Report - *(Distributed under separate cover).*

AT - 15 Preliminary Bushfire Constraints Analysis - *(Distributed under separate cover).*

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Attachment 2 - Concept Plan



Masterplan
35 Grose River Rd,
Grose Wald
Client:



0 75 150m
scale:
1:4000 @ A2

plan:
071.NR.007
date:
12/01/2023
aerial:
April 2021

revision:
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proj:
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HAWKESBURY LOCAL PLANNING PANEL

2. REPORTS FOR ADVICE

Meeting Date: 18 April 2024

Attachment 11 - APPENDIX 11 RECYCLED SEWER Altogether Letter of Support



16 May 2023

Mr Eugene Kavanagh
Managing Director
Golden Vale Projects Pty Limited
c/- matthew@seedprojects.com.au

**Re: Belmont Park Estate: Grose River Rd, Grose Wold:
Utility Servicing Solution**

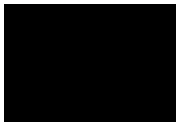
We note recent discussions between our offices in relation to Golden Vale Projects ('GVP') proposed development of approx. 1,200 residential dwellings and associated facilities at Grose River Rd, Grose Wold (the 'Project'). We note that GVP seeks Altogether's support on essential utility servicing as an integral component of the rezoning process.

Altogether considers that delivery of a fully integrated servicing solution for the Project is viable, inclusive of onsite wastewater treatment, high quality recycled water distribution, drinking water, energy and data/telco facilities. From our initial review of the Project masterplan, we are of the view this can be delivered from a utility plot of no greater than 1 hectare (flood free), and could offer potential benefits if integrated with the proposed Community Farm.

Whilst we would usually require payment of fees to facilitate an initial servicing proposal, we are mindful of the early stage in GVP's rezoning process. We are therefore happy to assist on a relatively informal basis until such time as confirmation of servicing capability and associated commercial terms is required.

We wish you every success with the Project.

Kind regards



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Head of Growth

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Hawkesbury Local Planning Panel Meeting

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