



Hawkesbury City Council

attachment 3 to item 223

Submission from Proponent (JBA)

Dated 14 August 2013

date of meeting: 12 November 2013

location: council chambers

time: 6:30 p.m.



Our ref: 11353
Your ref: LEP11-002/11

14 August 2013

Mr Peter Jackson
General Manager
Hawkesbury City Council
PO Box 146
WINDSOR NSW 2756

Via email: council@hawkesbury.nsw.gov.au

Dear Mr Jackson

**SUBMISSION TO PUBLIC EXHIBITION OF PLANNING PROPOSAL
REDBANK AT NORTH RICHMOND**

This submission has been prepared by JBA Planning on behalf of the North Richmond Joint Venture (NRJV) who own Redbank at North Richmond. Redbank at North Richmond is currently subject of a planning proposal that seeks to amend the Hawkesbury LEP 2012 to enable development of the site for urban and open space purposes.

This submission seeks minor amendments to the publicly exhibited version of the planning proposal to reflect the plan shown at Attachment 1. These changes have arisen from more detailed site investigations, and in particular seek more appropriate zone boundaries. The requested changes are considered minor in nature and scale, and as such do not warrant re-exhibition of the planning proposal.

The requested changes are outlined below.

REQUESTED CHANGE 1

Check and adjust the northern boundary of the land to which the planning proposal applies, specifically along Redbank Creek, for all related maps such as the zoning map, to ensure that it accurately reflects the existing DP boundary. In its current form, we believe further assessment is required to confirm if the boundaries shown accurately reflect the DP boundary.

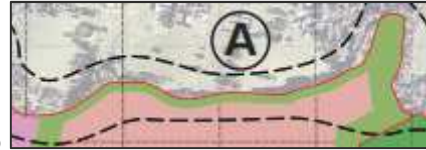
REQUESTED CHANGE 2

Amend the boundary between the proposed R2 Low Density Residential zone and the proposed RE1 Public Recreation zone to show a consistent RE1 Public Recreation zone width along the Redbank Creek Corridor as shown marked 'A' in Attachment 1, which is more consistent with the plan endorsed by Council at its meeting on 8 May 2012. This will involve a reduction in the width of the RE1 Public Recreation zone in certain locations compared to the planning proposal, however will not prejudice the utility of the open space for public recreation and other uses such as stormwater conveyance and vegetation protection, and is considered reasonable in the context of the extensive amount of public open space being provided throughout the site.



(Council draft LEP on exhibition 2013)

compared to



(NRJV proposed for exhibition & DCP)

REQUESTED CHANGE 3

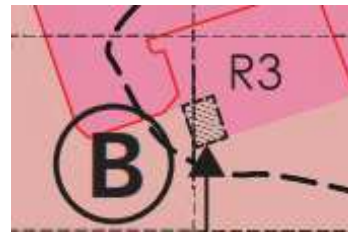
Amend the boundary between the proposed R2 Low Density Residential zone and the proposed R3 Medium Density Residential zone as shown marked 'B' in Attachment 1. This provides a small, additional area of land in the R3 Medium Density zone, as well as aligning with the boundary adjustment proposed in the short term between the existing Seniors Living Development and the greater Redbank site.

This change is predominantly required to provide a more regular shaped building block for land in the proposed R3 Medium Density zone.



(Council draft LEP on exhibition 2013)

compared to



(NRJV proposed for exhibition & DCP)

REQUESTED CHANGE 4

As more detailed site investigations continue, adjustments to zone boundaries are being identified that will provide more appropriate development of the site and to reflect best practice urban design and open space planning. See areas marked C, D and E on Attachment 1 for a general indication of the location of these boundary changes. Where affecting the boundary of the RE1 Public Recreation zone, these changes will ensure that there is no net loss of open space from that shown on the planning proposal. NRJV will forward a detailed plan showing final site and zone boundaries shortly to enable the finalisation of the planning proposal prior to forwarding to the Department of Planning and Infrastructure.

As can be seen from the plan at Attachment 1, the requested changes are minor and nature and retain consistency with the objectives of the planning proposal.

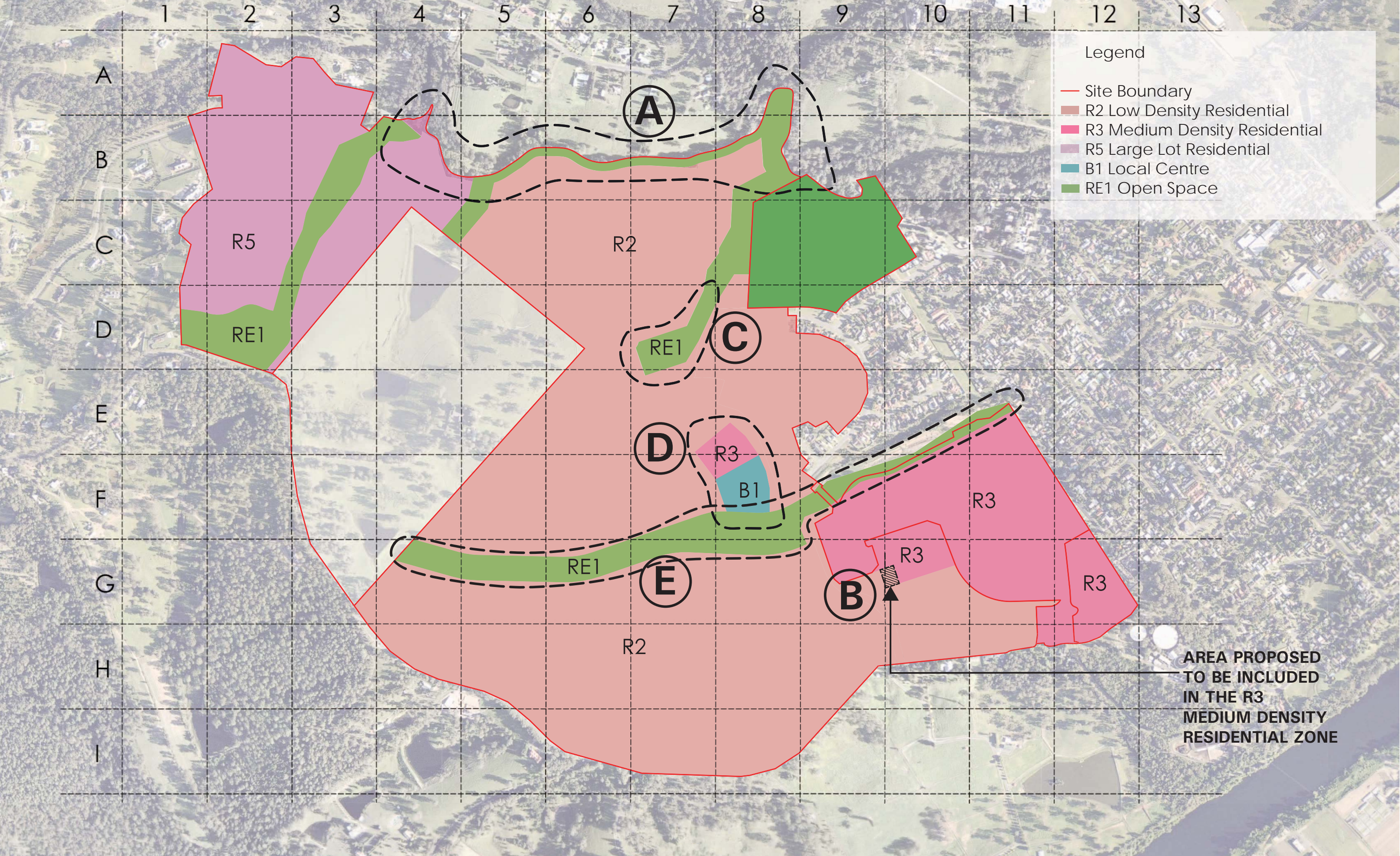
Thank-you for considering this submission and should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or cbain@jbaplanning.com.au.

Yours faithfully



Chris Bain
Principal Strategic Planner

Attach x 1



Plan 11 Revised : Proposed LEP Refinements

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REDBANK
NORTH RICHMOND

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