

Additional homes for North Richmond



Planning & Environment

Frequently Asked Questions

June 2014

WHERE IS THE REDBANK SITE?

- Redbank is a redevelopment site immediately to the west of the North Richmond township in the Hawkesbury Council area.
- The site covers 180 hectares of land on the northern side of Grose Vale Road and to the south of Redbank Creek.

WHY ARE THE PLANNING CONTROLS BEING AMENDED FOR THE REDBANK PRECINCT?

- Over the next two decades, the Sydney metropolitan area will need around 664,000 new homes to support an extra 1.6 million people who will be living here. While many of these additional homes will be located in existing suburbs, some will be provided in new greenfield land release areas.
- The Hawkesbury Local Environmental Plan (LEP) is being amended to expand the town of North Richmond to the west and develop an area known as Redbank to provide housing for around 3,900 additional residents over the next 10 years.
- The precinct is being rezoned to contain a mixture of urban zones - low density residential (R2), medium density residential (R3), large lot residential (R5) and neighbourhood centre zone (B1) – as well as recreation and environmental uses (RE1).
- The LEP will allow for the development of the site over the next decade for:
 - Up to 1,400 additional dwellings;
 - A small neighbourhood centre with neighbourhood shops and other services, covering around 1 hectare of the site;
 - Open space to retain important vegetation and aspects of the State heritage listed 'key line' dam system; and
 - New local roads, including a bus route.

WHAT IS THE REDBANK SITE CURRENTLY USED FOR?

- The site is largely cleared undulating farm land that is currently used for cattle grazing. The site also contains one home, farm related structures and a seniors living development which is under construction in the south-east corner of the site.
- The site is currently zoned for Primary Production Small Lots (RU4) and Primary Production (RU1) under the Hawkesbury Local Environmental Plan 2012.

WHAT NEW JOBS WILL BE CREATED IN THE PRECINCT?

- The development on the site is expected to create around 580 direct and indirect jobs during the construction phase.

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- Money spent by new residents in the precinct is expected to generate more than 100 new jobs in the local area. There will also be new jobs within the neighbourhood centre.
- The growth in housing is occurring at the same time as additional employment opportunities are being created in Sydney's north-west, including jobs in the Rouse Hill major centre and the Marsden Park Business Park.

WHAT INFRASTRUCTURE WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT?

- The developer will be required to fund the necessary transport infrastructure to support the rezoning such as bus shelters and upgrades to the surrounding local roads, improvements to the Bells Line of Road and Kurrajong Road corridor and construction of an alternative river crossing at Yarramundi. A Transport Management and Accessibility Plan was prepared as part of the rezoning proposal.
- The developer will need to enter into a Voluntary Planning Agreement to provide the infrastructure upgrades. If an alternative bridge crossing is not approved, the developer will need to provide an amount equal to the construction cost of the bridge to NSW Roads and Maritime Services for other road improvements in the immediate area.
- The proponent will also be required to contribute towards the cost of upgrading or replacing local community facilities, including provision of or funding for a new community centre.
- Existing water, electricity and sewerage systems have sufficient capacity to service the new development.

WHAT CONSULTATION HAS TAKEN PLACE ON THE REZONING FOR REDBANK?

- Hawkesbury City Council invited public comments on the planning proposal for two months from 14 June to 14 August 2013. Government agencies were also consulted.
- Approximately 300 submissions were received from the public.
- In response to the feedback, changes were made to the rezoning proposal to provide better environmental and open space outcomes for the area alongside Redbank Creek.