



**JOHNSON PROPERTY GROUP**  
Creating living communities

28 March 2008

The Director General  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

**ATTENTION: DAVID GIBSON**

Dear Mr Gibson,

**RE: Pitt Town Residential Precinct (Concept Plan) – Preferred Project Report  
MP 07\_0140**

David – I am pleased to respond to the comments received pursuant to the public exhibition of the concept plan application for the Pitt Town Residential Precinct.

I attached 5 hardcopies of the following documents:

- A. A response to the comments by the NSW Government Agencies, comprising:
- The Department of Environment and Climate Change;
  - Hawkesbury City Council;
  - The Department of Planning (Heritage Office);
  - The State Emergency Service (note per your email to me of 18 March 2008, our response is based in the SES letter to the Department of 11 November 2007);
  - The Department of Primary Industries;
  - The Ministry of Transport;
  - The Rural Fire Service; and
  - The Department of Water and Energy.
- B. A response to the submissions made by the public;
- C. An updated Statement of Commitments;
- D. Maps showing the zone changes resulting from LEP Amendment 145, the currently proposed zone changes and a composite map showing all the zones within and surrounding the site following the currently proposed zone changes;
- E. A copy of the submission prepared by Don Fox Planning on behalf of Johnson Property Group in relation to exhibition of the draft North West Subregional Strategy;
- F. An amended Masterplan layout;
- G. Complying Development Controls for housing within the Pitt Town Residential Precinct (including example design guidelines);



**JOHNSON PROPERTY GROUP**  
Creating living communities

- H. A copy of a letter from the Hawkesbury Valley Bus and Coach services dated 21 October 2002; and
- I. A copy of supplementary letters prepared by specialist consultants responding to specific issues raised during the exhibition period.

We also request that the Minister exercise his powers under Section 75P(2)(d) of the Act to declare dwelling houses, including alterations and additions as complying development in accordance with the controls set out in Attachment G of this submission for the purposes of the Act.

Please note that reference to future Project Applications should also be taken to include Development Applications if appropriate.

We believe that the responses to the comments of the NSW Government Agencies and the public, including modifications to the layout and to the Statement of Commitments are appropriate and adequately address the issues raised. The amended masterplan layout, complying development controls and amended Statement of Commitment form Johnson Property Group's preferred project for the Concept Plan application.

I look forward to having this matter resolved in the coming weeks.

Should you require further information, feel free to contact me on 0438 800 092.

Yours sincerely  
Johnson Property Group

**Bryan Garland**  
Senior Development Manager



**JOHNSON** PROPERTY GROUP

Creating living communities

# **Pitt Town Residential Precinct Concept Plan**

## **Preferred Project Report**

**Department of Planning Reference  
MP 07\_0140**

**28 March 2008**



town planners

# ATTACHMENT A

Main Issues	Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
<b>General</b>				
No map of current zoning DECC	All adjoining zones are now shown on the maps attached in <b>Attachment D</b> . The maps show the zone changes resulting from LEP 145, the zone changes currently proposed a composite plan showing all the zones within and surrounding the site following the currently proposed zone changes.	Show zones on maps	Not required	Not required
Lot yield HCC	Table 2 of the EAR excludes Johnston St land. It is not intended to alter the zoning of this land or to take up development potential. Owners in Johnston St area are free to lodge DAs under LEP 145.	No action required	Not required	Not required
Staging HCC	JPG has no control over the Johnston St land. Johnston St land was not included in the Concept Application because it is currently zoned under LEP 145 and because of the number of ownerships and likelihood that development will be delayed due to lack of agreement between the owners.	The proposal does not require amendment in relation to this issue	Not required	Not required
<b>Metropolitan Strategy</b>				
General DECC	<p>DFP has assessed the draft NW Subregional Strategy and prepared a submission to the Regional Director, North-West Region of the Department of Planning. A copy of this submission is attached as <b>Attachment E</b>.</p> <p>The draft NW Subregional Strategy sets a target of 5000 additional dwellings for the Hawkesbury LGA. The draft Strategy states that this growth for the most part will occur either within the capacity of the existing LEP and north of the Hawkesbury River. The draft Strategy also notes that Pitt Town has capacity for growth. The proposal is therefore not considered to be inconsistent. The sustainability criteria contained in the Metropolitan strategy to be addressed, refer comments under heading of Sustainability Strategy below.</p>	DFP's submission suggests that the draft Sub-regional Strategy should reflect the current (including LEP 145) and proposed status of Pitt Town. No change is required to the Concept Plan	No	No
Aboriginal heritage issues DECC	<p>AHMS report dated February 2006 fully addresses heritage &amp; consultation.</p> <p>The proposed layout provides for a Conservation Zone as recommended by AHMS.</p>	The matter has been fully addressed in the EAR and no further action is required	No	No
Mix of housing DECC	The proposal provides for a wide variety of lot sizes. It does not provide medium or higher density housing which is considered to be inappropriate in Pitt Town. However, it does provide a hierarchy of lot sizes based on distance from central Pitt Town.	No action is required	No	No
Protection of Agricultural lands DECC	Refer to the comments under the heading Protection of Agricultural Lands in response to the DPI submission below.	The proposal is considered to adequately address this issue.	No	No
Aboriginal heritage protection DECC	AHMS report (February 2006) contained detailed recommendations (Voluntary Conservation Zone etc).	The matter has been fully addressed in the EAR and no further action is required.	No	No

Main Issues	Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
Permeability DECC	The internal layout for each precinct is permeable and is in accordance with the DCP, including provision for a bus route running north through Fernadell and Bona Vista from the school, past the playing fields and into Cleary and then Thornton Precincts. Better connections are not available to Bathurst Street because of ownership (Bona Vista) and heritage trees (Fernadell), nor are they considered necessary.	The proposal is considered to adequately address this issue.	No	No
Public Transport DECC	This matter is addressed under the heading Public Transport below.	The proposal is considered to adequately address this issue.	No	No
Flooding and evacuation DECC	This matter is addressed under flooding and evacuation below			
Sustainability Criteria DECC	<p>The Draft North West Subregional Strategy was not available at the time of preparing the EAR however. As advised by the DoP, the EAR considered the relevant sections of the Metro Strategy. Now that the draft North West Subregional Strategy is available, the sustainability criteria contained in Table G2 to Action G2.3.2 of the Metropolitan Strategy are addressed below. The majority of the issues have been addressed in the EAR.</p> <p><u>Utilities and Infrastructure</u></p> <p>Section 3.2.4 of the EAR details the utilities necessary for the Project which can readily provided as extensions to existing services.</p> <p>Provision is made for open space (although reduced in size as discussed under the heading Open Space) as ecological areas and a riverside park.</p> <p>The VPA established between JPG and the state will continue to apply and provides for further infrastructure for the subdivision.</p> <p><u>Access</u></p> <p>Densities are maximised on land closest to Pitt Town village and the public school. Higher order retail services and facilities are available in Windsor or the recently developed Rouse Hill regional centre.</p> <p>The roads are suitable for a bus route.</p> <p>Further public transport options are available at Mulgrave Railway Station approximately 6km from Pitt Town and well within a reasonable catchment.</p> <p><u>Housing Diversity</u></p> <p>It is not appropriate to provide housing diversity in terms of medium density or apartment style housing. Diversity is provided by a wide range of allotment sizes to cater for different market</p>	The EAR is considered to address the sustainability criteria.	No	No

Main Issues	Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
	<p>demands.</p> <p><u>Employment Lands</u></p> <p>Employment land is not proposed, nor is any proposed to be removed as part of the Project.</p> <p><u>Avoidance of Risk</u></p> <p>Flooding and evacuation has been addressed in the EAR and other components of this response to agency submissions. Land to be developed for residential purposes is located above the 1:100 year flood plain with the total dwelling yield not exceeding the capacity of the evacuation routes as determined by the SES.</p> <p>Bushfire risk has been managed through use of appropriate setbacks from the bushfire threat, APZs and construction standards for future housing.</p> <p>Land contamination and acid sulfate soils can be managed through the development application or Project application processes. The land is not otherwise constrained in terms of slope, geology, slip or susceptibility to erosion.</p> <p>The future residential areas are also sufficiently removed from the remaining agricultural land, although this is not intensively used and not considered to present land use conflicts that would require a modification to the proposal or inhibit the residential development of the land.</p> <p><u>Natural Resources</u></p> <p>Water, electricity and gas can all be readily supplied.</p> <p>The proposal does not remove productive agricultural land. Much of the land is fragmented and consequently the majority of the subject land is not used for agricultural activities.</p> <p>As noted by DPI in their submission to DoP potential sand resources are no longer an identified resource in Sydney Regional Environmental Plan No.9 – Extractive Industries.</p> <p><u>Environmental Protection</u></p> <p>The remnant Shale Gravel Transition Forest in the southeastern corner of the site has not been found to contain threatened species or endangered ecological communities. The remnant vegetation is recognised as having high ecological value and also contains habitat for threatened species, two of which were located within the area of vegetation. This area has therefore been excluded from redevelopment and set aside as a conservation area.</p> <p>Conservation areas and appropriate curtilages have been provided to protect items of European and Aboriginal heritage.</p>			

Main Issues	Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
	<p>Stormwater can be managed to achieve best practice water quality objectives.</p> <p><u>Quality and Equity in Services</u></p> <p>Provision is made to accommodate the expansion of the Pitt Town Public school. Open space in the form of passive and active recreational areas is provided within the subdivision.</p> <p>Utilities (water, gas, telephone, electricity) are readily available to service the subdivision and are currently being extended to the site to service the future (and in part some of the existing) development in Pitt Town.</p> <p>JPG has entered into a State Voluntary Planning Agreement with the Minister of Planning. The VPA covers transfer of land and a monetary contribution to Pitt Town Public School, Pitt Town Road improvement works and a monetary contribution to the Department of Conservation.</p> <p>The provision of other infrastructure including roads and community facilities is under negotiation with the Department of Planning and Hawkesbury City Council.</p>			
<b>Hawkesbury LEP 1989</b>				
<p>Inconsistency with LEP provisions</p> <p>DECC</p>	<p>The proposal includes provisions to address zonings and these are fully assessed in the EAR.</p> <p>The DECC submissions references the objectives of the Environment Protection – Agricultural Protection (Scenic) zone which relates to the majority of the land. The current zone objectives should be considered in the light of the current land uses. In summary the zone objectives relate to:</p> <ul style="list-style-type: none"> <li>Protecting agricultural land and its potential;</li> <li>Enhancement of existing landscape values;</li> <li>Protecting river systems, scenic corridors, ridges, escarpments, environmentally sensitive areas and scenic quality.</li> </ul> <p>There is little agriculture remaining on the land the subject of the Concept Plan application, and its potential is constrained by the fragmented subdivision pattern. The proposal incorporates the significant landscape elements defining the character of the area such as avenues of trees and windbreaks, conservation of the ecological significant remnant Shale Gravel Transition Forest and land along the Hawkesbury River foreshore improving public accessibility. Further WSUD measures to be implemented through the subdivision are designed to protect the river system.</p> <p>For the above reasons the proposal is not considered inconsistent with the zone objectives.</p>	No further action is required	No	No



Main Issues	Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
<b>Biodiversity conservation</b>				
Clearing for "detention basin" DECC	A bio-filtration (not detention) basin is proposed within the area zoned environmental protection but is located so as not to require clearing of any native vegetation. The bio-filtration basin will include provisions to minimise the transport of weeds and sediment, further details of which will be provided as part of a future application for this area.	The Statement of Commitments has been modified to address impacts on the ecological area.	Yes	No
Buffer areas DECC	The current proposal is very similar to that approved under LEP 145 and the additional densities will not have any significant impact on the ecological areas. A perimeter road separates the residential lots from the ecological area and there are additional front setbacks containing APZs within the residential lots, (required for bushfire protection) which will provide further protection.	The proposal is considered to adequately address the issue and no further action is required	No	No
Vegetation corridors DECC	Other linkages within the site and taken into account in the layout include the existing Casuarina trees along Bootles Lane, other trees to be retained and the open space to the east of the playing fields. No other internal linkages are available, although there is an external linkage from the Bona Vista ecological area to the Scheyville National Park.	The proposal is considered to adequately address the issue and no further action is required	No	No
<b>Aboriginal heritage</b>				
Consultation DECC	AHMS undertook extensive consultation resulting in the conservation zone set out in Figure 9.1 of the AHMS report of February 2006. The current proposal incorporates an identical conservation zone and no further consultation is deemed necessary.	The proposal is considered to adequately address the issue and no further action is required	No	No
Excavation within the Conservation area DECC	The Statement of Commitments has been amended no longer requires excavation in the conservation zone.	The Statement of Commitments has been modified	Yes	No
Salvage excavations DECC	It was not intended that there be no salvage investigations within Cleary Precinct, but only that there is no need for any in the conservation zones. The Statement of Commitments has been modified to require that salvage excavation be undertaken within any precinct.	The Statement of Commitments has been modified	Yes	No
Artefact recovery in Thornton and Cattai Precincts DECC	Artefact recovery is required in Thornton and Cattai Precincts before development occurs within each of these precincts. The Statement of Commitments has been modified to require this work to occur at the DA stage for each of the Thornton and Cattai Precincts.	The Statement of Commitments has been modified	Yes	No

Main Issues	Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
Artefact recovery in Fernadell Precinct DECC	Artefact recovery is required in Fernadell Precinct. The Statement of Commitments has been modified to require this work to occur at the DA stage for the Fernadell Precinct.	The Statement of Commitments has been modified	Yes	No
<b>Conservation area</b>				
Blighton Conservation area DECC	AHMS recommended a Voluntary Conservation Agreement (VCA) and exclusion from development. The AHMS recommendation did not require "dedication" of the Conservation area.	The Statement of Commitments now clearly reflects the proponent's intention to pursue a VCA. No other changes are required to the proposal	Yes	No
Conservation area DOP (Heritage Office)	<p>Bligh's Farm was not deleted from the earlier LEP, it was deferred, pending further investigation. Additional studies were undertaken and included in the EA.</p> <p>The foot-print of Bligh's farm has not changed – it was in the original investigation area nominated by Hawkesbury City Council (not JPG) and has not been extended.</p> <p>The proposed foot-print encompasses private conservation land reflecting the 20 metre flood contour level which is a key physical control set by the Heritage Office and the conservation area agreed by AHMS and the Aboriginal Council groups.</p> <p>JPG has continued to liaise with the Department of Planning in consultation with specialist heritage consultants on the issue of development within Blighton. The proposed plan was produced incorporating this advice.</p> <p>The listing of Pitt Town Bottoms cultural landscape is noted. The proposed development, including the mitigating measures outlined in the EAR are considered to embrace the importance of this area.</p>	The proposal is considered to adequately reflect the issues and no action is required	No	No
<b>Heritage</b>				
Intensification of development in Bona Vista and Fernadell	<p>Intensification of development near Bona Vista and on Fernadell continues to embrace heritage values (i.e. grid layouts, building controls, regularity of blocks, building setbacks) and serves the community with a variety of housing choices. The setbacks of the development respect the heritage values and curtilage of Bona Vista Homestead and we previously understood that the Heritage Office had no concern with the proposal for this area.</p> <p>All previous mitigation measures such as building form criteria, building set-backs and housing footprint continue to remain a major part of this proposal.</p>	The proposal is considered to adequately address this issue and no action is required		

Main Issues	Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
<b>State Voluntary Planning Agreement</b>				
Advice in relation to existing VPA DECC	DECC has sought advice in relation to the VPA. In this regard, we consider that the requirements of the current VPA will still apply.	No action required	No	No
<b>Stormwater</b>				
Impacts of ground and surface flows DECC & HCC	<p>Section 3.2.3 of the Water Cycle report (Appendix L of the EAR) describes the water quality treatments proposed to meet the required pollutant retention guidelines as outlined in Section 4.12 of Hawkesbury City DCP – Dec 2005. A combination of Gross Pollutant Trap's (GPT's), swales and wetlands as outlined in Table 4 of the Report are intended to be used as water quality measures for each catchment to treat the possible increase in pollutants from the proposed development. These devices will ensure water quality objectives are achieved and that water quality of the Hawkesbury river system is not compromised in a manner to detrimentally affect downstream users.</p> <p>A detention basin within the Fernadell Estate has been provided and sized to ensure that peak flows in the downstream waterway do not exceed pre-development values (i.e. they are sized on the proposed development densities compared to the present development densities, for a range of storm events). It is proposed to clay line the basin to reduce the amount of leakage into the groundwater, which also allows the water to be reused for irrigating the proposed playing fields. The proposed works as outlined above should not impact on the ground and surface water flows downstream (Longneck Lagoon) as the flows are proposed to be detained within the Fernadell site, which should not increase the potential of dryland salinity.</p> <p>No detention facilities for large storm events are to be provided for catchments that discharge directly into the Hawkesbury River to minimise co-incidence of peak runoff from Pitt Town site with the peak flow in the river. However it is proposed to provide a water quality treatment system for the flows prior to discharge to the Hawkesbury River.</p> <p>In addition to the DECC letter, reference is made to Hawkesbury City Council letter dated 22 February 2008, Item 2.6 Paragraph 4. The Water Cycle report makes reference to the possibility of using the Fernadell playing fields as a storage facility for detention purposes in combination with a basin. The intention is that the playing fields will be used as secondary storage area with minor ponding of water to occur in this area.</p>	The proposal is considered to adequately address the issue and no further action is required	No	No

Main Issues	Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
<b>Floodplain risk management</b>				
DECC advice DECC	The matters raised by DECC have been addressed in Section 8.5 of the EAR and particularly by Molino Stuart (Appendix K of the EAR).	The proposal is considered to adequately address the issues and no further action is required	No	No
Evacuation capacity SES	In their letter of 7 November 2007 to the Department of Planning, SES advised that a maximum of 1100 new lots can be evacuated from Pitt Town without raising the evacuation route. The combination of LEP 145 (622 additional lots) and the Concept Plan 293 additional lots) will produce a total of 915 additional lots.	The proposal is considered to address evacuation issues and no further action is required.	No	No
<b>Protection of agricultural lands</b>				
Provision of buffers DPI	<p>The site analysis presented in Section 2 of the EAR illustrates that the majority of the land within or adjoining the study area is not used for agricultural production.</p> <p>LEP Amendment No.145 has already reviewed lot sizes for the majority of the site permitting lot sizes that would not be capable of supporting agricultural uses. The Rural Living zone to the east of Bona Vista, Thornton and Cattai Precincts already permits lot sizes too small for agriculture.</p> <p>Blighton, Cattai and parts of Cleary Precincts are the main areas of land in which the dwelling density is proposed to be amended. The layout provides for adequate buffers adjacent to the Environmental Protection – Agricultural zone to the west and north of Blighton, Cleary and Thornton Precincts thereby ensuring consistency with this objective in the medium – long term.</p>	The proposal is considered to adequately address this issue	No	No
<b>Fisheries</b>				
Minimising impacts on the riparian zone DPI	Open space will be provided along the River frontage (although the open space will not be as deep as originally proposed – see comments under the heading Open space below. No additional riparian rights will be created.	The proposal is considered to adequately address this issue	No	No
<b>Open space</b>				
Management of Blighton Riverside Park HCC	<p>In response to the submission by Hawkesbury City Council, the Concept Plan has been modified to reduce the size of the Blighton Riverside Park. To maintain the required riparian buffer to the Hawkesbury River the open space will be a minimum width of 45 metres. The northern lots in Cleary and Thornton Precincts have been extended such that the large area of open space proposed in the exhibited plan, including the detention basin in Thornton Precinct, will be retained in private ownership.</p> <p>The amended plan is attached as <b>Attachment F</b>. Upon Concept Plan and rezoning approval, JPG</p>	The layout plan has been amended – refer to the plan attached as <b>Attachment F</b> .	No	Yes

Main Issues	Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
	intends to pursue negotiations with Hawkesbury City Council to transfer the land to public ownership. Such negotiations may include the establishment of community facilities (parks, pathways etc) and ongoing maintenance by Council via the establishment of a developer funded endowment fund for an initial period.			
<b>Development Control Plan</b>				
DCP – Heritage controls	<p>The Housing Design Guidelines attached as Appendix V of the EAR have been refined and are attached as <b>Attachment G</b>. These refined Guidelines acknowledge Pitt Town's heritage and its important historical qualities.</p> <p>JPG will use these Guidelines as the basis for preparing Complying Development Controls for future housing within the Pitt Town Residential Precinct.</p> <p>The Statement of Commitments has been modified to require that the Complying Development Controls be in place for all housing in the Pitt Town Residential Precinct.</p>	Modify the Statement of Commitments to require Complying Development Controls for future housing to be in place for all housing in the Pitt Town Residential Precinct.	Yes	No
<b>Consultation</b>				
Consultation requirements HCC	The DGRs required <i>"An appropriate and justified level of consultation should be undertaken with the following relevant parties during the preparation of the environmental assessment, having regard to any previous consultation."</i> JPG had regard to the previous 11 years of consultation and considered that the issues were well known and that any further comment would have been provided during the exhibition.	The proposal is considered to adequately address this issue	No	No
<b>Public transport</b>				
Package of public transport measures MOT DECC	<p>LEP 145 has been gazetted without requiring such a package. The proposed development will increase the number of residents, and hence potential patrons, beyond that to result from LEP 145, thus improving the viability of public transport, in this case bus services.</p> <p>In October 2002, Hawkesbury Bus and Coach Service wrote to Council (letter attached as <b>Attachment H</b>) supporting the then proposed rezoning and stating <i>"More residents means stronger patronage potential, leading to better bus services ..."</i>. It is likely that with the proposed increase in lot numbers that a direct bus service from Pitt Town to Rouse Hill would become viable. This in turn will reduce vehicular usage assist in improving air quality by reducing emissions.</p> <p>The VPA is already in place and no changes are warranted.</p>	The proposal is considered to adequately address this issue	No	No

Main Issues	Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
<b>Bushfire controls</b>				
Dwelling construction standards RFS	RFS requires level 3 construction for dwelling within less than 49 metres of the remnant bushland. ABPP (JPG's bushfire consultant) agrees that Level 3 construction is appropriate. This will be a matter to be addressed in future DA's for individual houses.	No changes to the Concept Plan are required	No	No
<b>Riparian zone</b>				
Hawkesbury River riparian zone setback DWE	The proposed open space will provide a minimum 45 metre wide buffer to the Hawkesbury River from the top of the river bank and in addition, no development will be permitted within the proposed lots for a further 45 metres (due to flooding constraints), thus providing a setback in excess of 90 metres.	The proposal is considered to adequately address this issue	No	No
<b>Watercourses</b>				
Watercourse near southern boundary DWE	This watercourse has been affected by previous agricultural activity. It will not be directly impacted by residential development and the only proposed works near the watercourse will be related to open space or stormwater management. A detention basin and constructed wetland is proposed near Buckingham St but at this point the watercourse is on the adjoining property and will not be closer than 50 metres.	The proposal is considered to adequately address this issue	No	No
Watercourse near north eastern boundary DWE	This watercourse has been disturbed by previous agricultural activity. JPG will liaise with DWE during the preparation of an integrated Development Application for this area.	Modify the Statement of Commitments to require the proponent to liaise with DWE during the preparation of an integrated Development Application for Thornton Precinct	Yes	Yes
<b>Acid sulphate soils</b>				
Acid sulphate soils management Plan (ASSMP) DECC	Bulk earthworks for the site have not been investigated in detail for the Concept Plan application. An ASSMP can be undertaken for future applications.	A Commitment is already included to require an ASSMP to be prepared for any future application	No	No



town planners

# ATTACHMENT B

Main Issues	Submission Number		Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
	Objection	Support				
Increased traffic	1, 2, 12, 15, 16, 17, 18, 25, 40, 41, 46		Refer to Masson Wilson Twiney letters of 27 November 2007 (Appendix F of EAR) and 12 March 2008 (attached)	No action required	N	N
Traffic on Liverpool St & Bathurst St	1, 46		Refer to Masson Wilson Twiney letters of 27 November 2007 (Appendix F of EAR) and 12 March 2008 (attached)	No action required	N	N
Flooding, evacuation	2, 9, 11, 13, 15, 18, 21, 25, 31, 32, 34, 35, 41	24	Flooding and evacuation matters have been addressed in Section 8.5 of the EAR and particularly by Molino Stuart (Appendix K of the EAR)	No action required	N	N
Character and lifestyle	2, 4, 10, 13, 15, 17, 19, 20, 21, 23, 25, 26, 29, 34, 40, 41		Character and heritage issues are addressed in Sections 7.2.1 and 7.2.2 of the EAR.	No action required	N	N
Bypass	9, 31, 32, 34, 39, 40, 46	3, 24	Refer to Masson Wilson Twiney letters of 27 November 2007 (Appendix F of EAR) and 12 March 2008 (attached)	No action required	N	N
Area for recreation and open space	4	3, 5	JPG is continuing to negotiate with DoP and Council in relation to the provision of community facilities and open space.	Continue negotiations	N	N
Footpath to Village		3	Footpaths will be provided throughout estate in accordance with the requirements of the DCP	No action required	N	N
Road and river congestion	4, 36		The improved boat launching facilities will probably lead to some increase in river traffic, but the relatively small number of proposed parking spaces will limit the increase in traffic	No action required	N	N
Loss of agricultural land	4, 44	8, 14, 28	The site analysis presented in Section 2 of the EAR illustrates that the majority of the land within or adjoining the study area is not used for agricultural production. LEP Amendment No.145 has already reviewed lot sizes for the majority of the site permitting lot sizes that would not be capable of supporting agricultural uses. The Rural Living zone to the east of Bona Vista, Thornton and Cattai Precincts already permits lot sizes too small for agriculture. Blighton, Cattai and parts of Cleary Precincts are the main areas of land in which the dwelling density is proposed to be amended. The layout provides for adequate buffers	No action required	N	N



Main Issues	Submission Number		Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
	Objection	Support				
			adjacent to the Environmental Protection – Agricultural zone to the west and north of Blighton, Cleary and Thornton Precincts thereby ensuring consistency with this objective in the medium – long term.			
Road widths		6	The proposed roadwidths comply with the DCP and permit bus routes where required	No action required	N	N
Lot sizes	4	47	The lot sizes are consistent with those in the existing village where lots are as small as 524m <sup>2</sup> . Smaller lots are located closer to the village while larger lots are located around the fringe of the development	No action required	N	N
Infrastructure costs	9		JPG is already upgrading infrastructure which when completed will have sufficient capacity to cope with the lot numbers proposed	No action required	N	N
Consultation	9, 10, 11, 13, 16, 25, 27, 31, 32, 37, 38, 40, 46		The DGRs required “ <i>An appropriate and justified level of consultation should be undertaken with the following relevant parties during the preparation of the environmental assessment, having regard to any previous consultation.</i> ” JPG considered that the issues were well known and that any further comment could be provided during the exhibition.	No action required	N	N
Infrastructure capacity	11, 15, 20, 31, 32, 34, 35, 41, 43	7, 28	JPG is already upgrading infrastructure which when completed will have sufficient capacity to cope with the lot numbers proposed	No action required	N	N
Town centre parking	11		Many of the proposed lots will be within walking distance of the town centre and thus will not require parking facilities. It is expected that with increasing demand any new shopping facilities in the town centre will be provided with car parking in accordance with Council's requirements.	No action required	N	N
Economic benefits	11		Given the constraints of the land surrounding these precincts (zoning, lots sizes) it is unlikely that adjoining lands would be used for agricultural purposes in the future thereby ensuring consistency with this	No action required	N	N

Main Issues	Submission Number		Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
	Objection	Support				
			objective in the medium – long term.			
Overland flow & local flooding	12, 33, 41		Overland flows and local flooding have been addressed in Section 8.5 of the EAR and will be further addressed in the construction certificate application. No adverse impacts are expected on adjoining land	No action required	N	N
Health infrastructure	12		The State Government is responsible for the provision of health infrastructure	No action required	N	N
Heritage (farming)	15		The issue of landscapes and visual impacts has been addressed in Section 8.8 of the EAR	No action required	N	N
Adequacy of EAR	15, 31, 32, 41		The EAR is considered to adequately address the relevant issues as required by the DGRs	No action required	N	N
Flora/fauna corridors	15, 41		Vegetated linkages within the site and taken into account in the layout include the existing Casuarina trees along Bootles Lane, other trees to be retained and the open space to the east of the playing fields. No other internal linkages are available, although there is an external linkage from the Bona Vista ecological area to the Scheyville National Park.	No action required	N	N
Public transport	18, 31, 35		<p>LEP 145 has been gazetted without requiring such a package. The proposed development will increase the number of residents, and hence potential patrons, beyond that to result from LEP 145, thus improving the viability of public transport, in this case bus services.</p> <p>In October 2002, Hawkesbury Bus and Coach Service wrote to Council (letter attached as <b>Attachment H</b>) supporting the then proposed rezoning and stating “<i>More residents means stronger patronage potential, leading to better bus services ...</i>”. It is likely that with the proposed increase in lot numbers that a direct bus service from Pitt Town to Rouse Hill would become viable. This in turn will reduce vehicular usage assist in improving air</p>	No action required	N	N

Main Issues	Submission Number		Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
	Objection	Support				
			quality by reducing emissions.			
Environment	18, 31, 32		The EAR addressed the potential environmental impacts and includes adequate mitigating measures	No action required	N	N
Community facilities	18, 20, 21, 22, 25, 27, 31, 34, 35, 37, 43	7, 24	JPG is continuing to negotiate with DoP and Council in relation to the provision of community facilities and open space.	No action required	N	N
Air pollution	25, 40, 46		The marginal increase in the number of lots over those approved under LEP 145 is considered to have a negligible impact on air pollution. The proposed development will increase the number of residents, and hence potential patrons, beyond that to result from LEP 145, thus improving the viability of public transport, in this case bus services leading to a decrease in air pollution.	No action required	N	N
Amenity, lot sizes	10, 20, 21, 22, 23, 27, 29, 33, 34, 35, 36, 37, 38, 40, 43	5, 7, 8, 28	The lot sizes are consistent with those in the existing village. Smaller lots are located closer to the village while larger lots are located around the fringe of the development. The design guidelines (originally Appendix V of the EAR now refined and attached as <b>Attachment G</b> ) demonstrate how dwellings can be sited on allotments so as not to compromise the amenity of future housing.	No action required	N	N
Heritage	31, 32, 34, 36, 41		Section 8.3 of the EAR adequately addresses the issue of heritage	No action required	N	N
Government policies	31, 32, 44		Section 5 of the EAR addressed the relevant government policies. Note that the draft NW Sector Sub-regional Strategy has now been placed on exhibition and DFP has responded on behalf of JPG – refer to <b>Attachment E</b> .	No action required	N	N
Alternative land uses	31		No other alternate land uses are considered to be appropriate for the subject site, given that LEP 145 has already been gazetted.	No action required	N	N
Boat ramp design	32		The design of the boat ramp may be modified if the suggested improvements are considered appropriate	No action required	N	N

Main Issues	Submission Number		Summary of how the issue has been addressed in the submissions report and preferred project report	Action Required	Address in SoC	Address in Design change
	Objection	Support				
Roads (Johnston St & Bootles Lane)		39	JPG has no objection to this suggestion but the works are not included in the current s94 Plan.	No action required	N	N
Lot 11 & 12		42	It is suggested that the owners of Lots 11 and 12 negotiate with DECC and Council in relation to these issues	No action required	N	N
Local economy	43		No action required	No action required	N	N
Cattai Precinct		45	To be determined by the Minister	No action required	N	N
Contamination	46		As was the case with the approved subdivision of Bona Vista, all land will be investigated and decontaminated if required in accordance with the relevant regulations	No action required	N	N
Layout and design	46	30	The objector requested that larger lots be provided around the periphery with more dense development around the village centre. The proposed layout supports this concept.	No action required	N	N



town planners

# ATTACHMENT C

## Statements of Commitment

The following mitigation measures have been identified in this EA.

A reference to Project application is taken to also mean a development application under Part 4 of the Environmental Planning & Assessment Act, 1979.

<b>IMPACT</b>	<b>NATURE OF POTENTIAL IMPACT</b>	<b>MITIGATION MEASURES / ENVIRONMENTAL SAFEGUARDS</b>
Flooding	Need to ensure that houses are built on flood free land	Building envelopes will be specified on the Design Guidelines to be submitted with the Project Plan and will be enforced through covenants to be included in s88B Instruments.
Water quality	Possibility of increased levels of nutrients and contaminants in stormwater runoff.  Likelihood of increased flow rates of stormwater in some catchments.  Possibility of groundwater contamination	Provide details of the proposed water quality control and detention measures with the Project Application, including a Construction Environmental Management Plan. This Management Plan is to include consideration of impacts on groundwater and details of the proposed bio-filtration basin within the ecological area on Bona Vista.
Geotechnical	Possibility of disturbing acid sulphate soils if excavations are deeper than 1.5 metres	If excavations below 1.5 metres are proposed within Blighton, Cleary or Thornton Precincts, prepare an Acid Sulphate Soils Management Plan prior to obtaining a Construction Certificate.
	Possibility of contamination associated with previous orcharding within Thornton Precinct	Within the Thornton property, undertake sampling and contamination testing to determine the contamination status around former orchard and filling areas prior to obtaining Project Approval.
	Need to identify geotechnical requirements for residential development within Cattai Precinct	Within Cattai Precinct, include a geotechnical investigation covering sub-surface testing for contamination and salinity with the Project Application. If the investigation reveals saline soils, the Project Application is to include measures for minimising impacts on groundwater.
	Need to ensure appropriate construction materials within Blighton, Cleary, Thornton and Cattai Precincts	Within Blighton, Cleary, Thornton and Cattai Precincts, the Construction Certificate Application should specify that construction materials, such as concrete, steel, brick etc. used for the proposed development should be appropriate for a mildly aggressive site
Groundwater	Need to ensure adequate subsurface drainage	Incorporate appropriate subsurface drainage measures into Construction Certificate plans.

IMPACT	NATURE OF POTENTIAL IMPACT	MITIGATION MEASURES / ENVIRONMENTAL SAFEGUARDS
Air Quality	Need to minimise air quality impacts	The Project Application is to include provisions for walking and cycling paths and for bus routes to reduce car usage
Flora and fauna	Need to ensure the existing limited environmental values of the site are retained and enhanced.	The Project Application is to include a landscape plan showing retention of as many existing canopy trees as practical within the residential area, taking into account the risks of retaining large native species close to dwellings.
	Need to ensure that the riparian corridor along the River is retained and enhanced.	<p>Within the Blighton, Cleary and Thornton Precincts, landscape works are to include details of provisions to preserve a 45 metre wide riparian corridor along the Hawkesbury River. The landscaping plans is to ensure retention and regeneration of native species within the riparian corridor.</p> <p>Mitigation measures identified in The Ecology Lab - Aquatic Habitat Survey dated 29 November 2007 associated with the construction and operation of the boat ramp will form part of the Statements of Commitment for the Project Application.</p>
Heritage	Need to ensure that the heritage values of the site are protected during construction and in the longer term	The proponent is to pursue the establishment of a Voluntary Conservation Agreement (VCA) or similar form of protection over the Conservation Zone (Public Ownership) and Conservation Zone (Private Tenure) within Blighton Precinct (refer to Figure 11 of the EA), including measures to protect the identified Aboriginal, Historical Archaeological and Historic Cultural Landscape values.
		The proponent is to nominate the land within the Conservation Agreement (VCA) over the Conservation Zone (Public Ownership) and Conservation Zone (Private Tenure) to NSW Heritage Council for inclusion on the NSW State Heritage Register and for inclusion as a Heritage item on the Hawkesbury LEP.
		Prior to obtaining a Construction Certificate for development within any precinct containing known archaeological artefacts, the proponent is to undertake any required archaeological salvage works in accordance with Section 90 of the National Parks and Wildlife Act 1974 (Amended 2001) and/or the Heritage Act 1977 and generally in accordance with

IMPACT	NATURE OF POTENTIAL IMPACT	MITIGATION MEASURES / ENVIRONMENTAL SAFEGUARDS
		the relevant AHMS reports.
		An archaeological assessment and impact assessment should be undertaken as part of the documentation for the Cattai Precinct Project Plan Application.
		Prior to Project Approval for Blighton Precinct, the proponent is to prepare and submit for approval a Heritage Interpretation Plan that communicates the complementary and overlapping Aboriginal and Historic heritage values of the land to the public and to those who will live in close proximity to the land.
Visual Impacts	Mitigating the visual impacts of development	<p>The Project Applications for Bona Vista and Fernadell Precincts are to include:</p> <ul style="list-style-type: none"> <li>• Retention of the existing Casuarina trees in the existing street reservation;</li> <li>• Location of large lots along Bathurst St with access denied to new lots fronting Bathurst Street;</li> <li>• Larger lots along the historical roads of Johnston Street</li> <li>• Retention of the curtilage around Bona Vista homestead and buildings;</li> <li>• Retention of the park adjacent the Bona Vista homestead; and</li> <li>• Retention of the rectilinear street layout pattern</li> </ul> <p>The Project Applications for Blighton and Cleary Precincts are to include:</p> <ul style="list-style-type: none"> <li>• Larger lots are located along the historical roads of Hall Street and Punt Road,</li> <li>• The houses edging the elevated land cannot build dwellings with finished floor levels below RL 17.3m AHD; and</li> <li>• The houses edging to elevated land are to have landscape and fencing style controls (open style rural fencing) for their lots extending northwards down the slope.</li> </ul> <p>The Project Plan is provide for larger lots along the Cattai Road frontage.</p>
Safer by Design	Need to ensure public surveillance	The Project Application is to include provision of pathways and cycleways in



<b>IMPACT</b>	<b>NATURE OF POTENTIAL IMPACT</b>	<b>MITIGATION MEASURES / ENVIRONMENTAL SAFEGUARDS</b>
		accordance with the Safer by Design Guidelines
Public transport	Need to show bus routes	The plans accompanying the Project Application are to show the internal bus route complying with the HCC DCP.
Impact on watercourses	Need to gain approval from DWE for development within riparian zones	The proponent will negotiate with the Dept of Water and Energy (DWE) in relation to the preparation of plans for development of land adjacent to the watercourse in Thornton Precinct.

*Table 7 – Mitigating Measures*

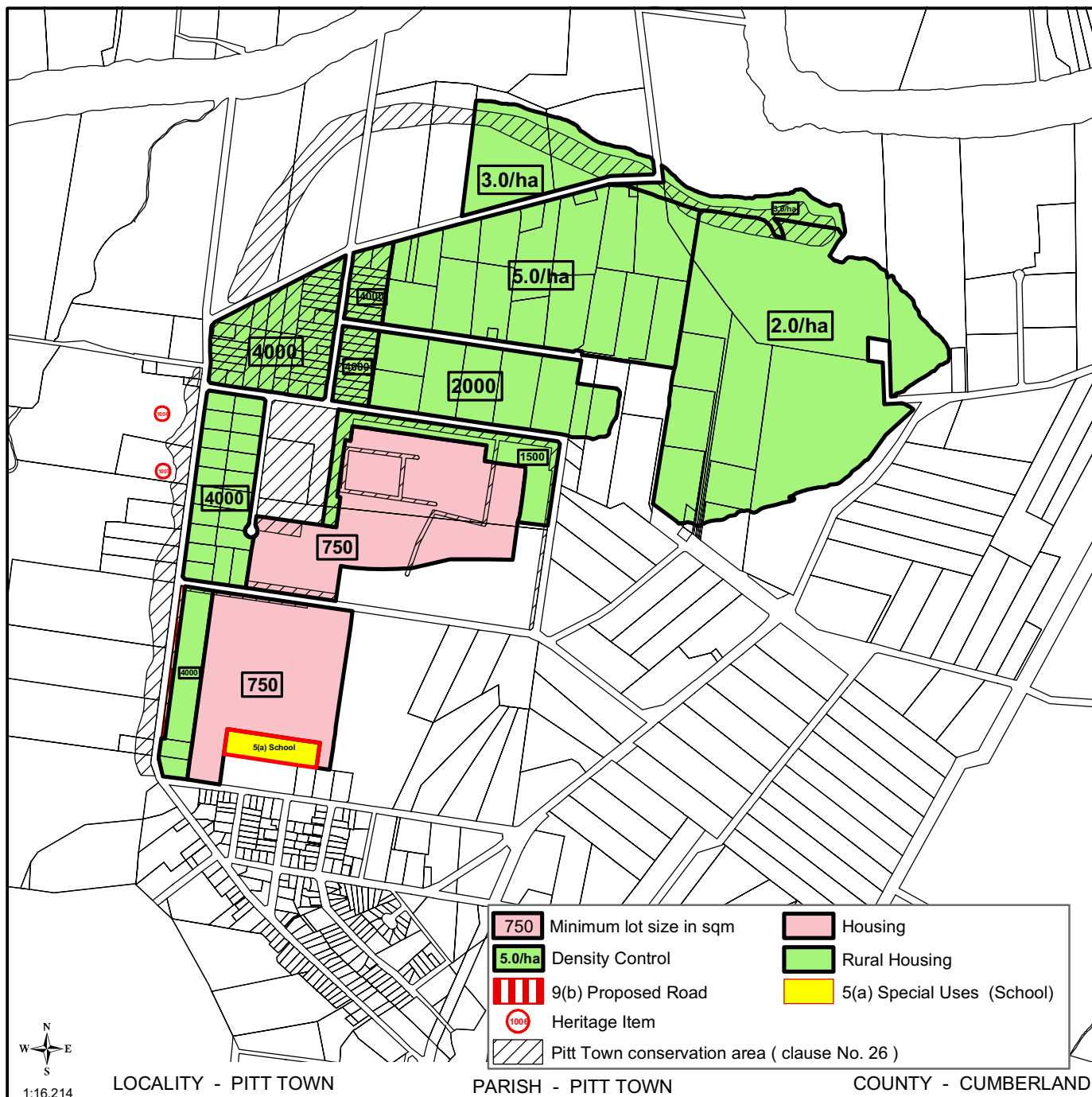
Other commitments made in this EA include:

- Lodge contour and design plans with the Project Application;
- Lodge plans showing lot numbers, dimensions and areas, together with details of easements and covenants with the Project Application;
- JPG will provide controls for the Minister to declare as Complying Development Controls by way of order under Section 75P(2)(d) of the Environmental Planning & Assessment Act 1979 for all housing in the Pitt Town Residential Precinct;
- Consideration of Total Water Catchment Management schemes, particularly for use of stormwater caught in water quality and detention ponds for irrigating playing fields;
- The 88b Instruments for allotments within Blighton, Cleary and Thornton Precincts will include restrictions on the types of development permitted in the rear of lots on or below the escarpment to reduce visual impacts; and
- Landscape plans, including themes for each Precinct, proposals for each road type, species lists and pathway and cycleway layouts will be submitted with the Project Applications.



town planners

# ATTACHMENT D



# ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

CITY OF **HAWKESBURY**

DRAFT

## LOCAL ENVIRONMENTAL PLAN 1989 (AMENDMENT NO. 145)

DRAWN BY: T.JOHNSON DATE: 14/09/2004

SUP. DRAFTSPERSON: T.JOHNSON

PLAN OFFICER: R.CUMMING

COUNCIL PLAN NO: LEP 3/03

DEPT. FILE NO:

GOVT. GAZETTE OF:

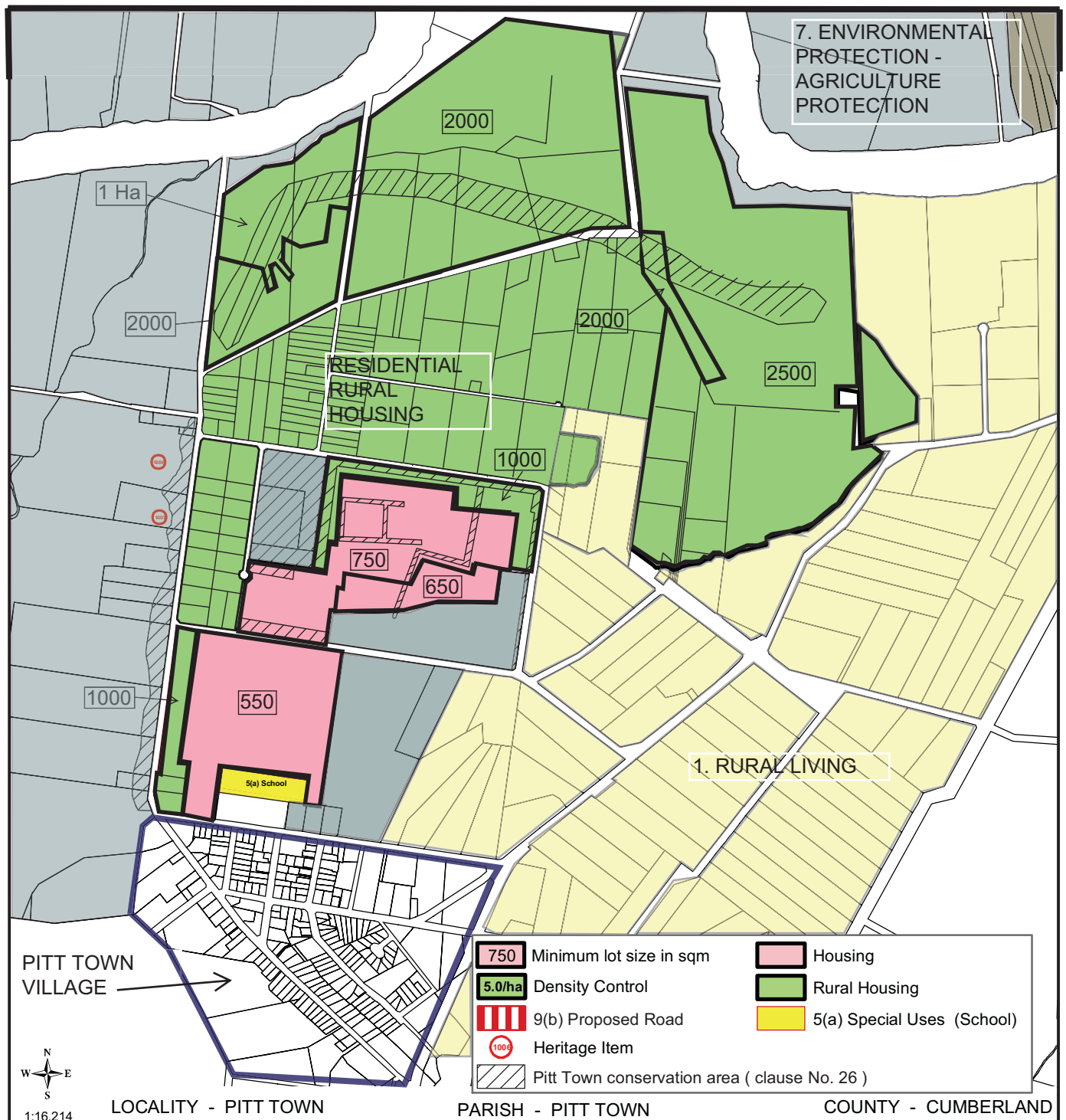
STATEMENT OF RELATIONSHIP WITH OTHER PLANS

**THIS PLAN AMENDS HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1989**

CERTIFICATE IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS  
GENERAL MANAGER: DATE:

**CURRENT LEP 145**





**COMPOSITE LEP MAP**



town planners

# ATTACHMENT E

25 March 2008  
Our Ref: 7007A.DK

Regional Director  
Sydney North-West Region  
NSW Department of Planning  
GPO Box 39  
SYDNEY 2001

Dear Sir

## **Submission to the Draft North West Subregional Strategy**

### **1. Introduction**

Don Fox Planning (DFP) has been engaged by Johnson Property Group (JPG) to review the Draft North West Subregional Strategy in relation to their landholdings at Pitt Town. This submission provides an outline of the planning history relevant to Pitt Town and reasons why Pitt Town should be more clearly reflected in the North West Subregional Strategy.

### **2. Planning History**

The Pitt Town locality has been the subject of recent amendments to the Hawkesbury Local Environmental Plan that have substantially increased the capacity of Pitt Town for urban development.

In August 2002, Hawkesbury City Council commissioned Connell Wagner Pty Ltd to prepare a Local Environmental Study and Draft Local Environmental Plan which was subsequently adopted by Council. Local Environmental Plan No. 145, gazetted on 18 August 2006, amended Hawkesbury Local Environmental Plan 1989 by rezoning land to a Housing zone with a minimum lot size of 750m<sup>2</sup> and a Rural Housing zone with various density controls. LEP 145 provided for an increase of 622 additional lots.

Pursuant to the gazettal of LEP 145, Development Consent DA0557/06 dated 3 May 2007 has been granted for 225 residential lots on part of the land (Bona Vista) within the Housing zone.

On 12 October 2007, the Minister for Planning resolved to declare the Pitt Town Investigation Area to be a Major Project under Part 3A of the Environmental Planning and Assessment Act (EP&A Act) and authorised the submission of a Concept Plan for the site. A copy of the Minister's declaration under Clause 6 of the State Environmental Planning Policy (Major Projects) 2005 is attached at **Attachment 1**.

The Concept Plan application has been lodged with the Minister for Planning and proposes approximately 390 residential lots and 349 rural housing lots, being a total of 739 allotments. Within the area covered by the Concept Plan application (which differs from the area covered by LEP 145), the Concept Plan will result in a further 293 lots.



Consequently, the combination of LEP 145 (622 additional lots) and the Concept Plan 293 additional lots) will produce a total of 915 additional lots.

### **3. Review of Draft North West Subregional Strategy**

#### **3.1 Mapping - Current Zoning and Approved Development**

The Draft North West Subregional Strategy does not appear to clearly reflect the outcome of the planning history documented above. Figure 20 of the Draft North West Subregional Strategy maps existing housing areas and density throughout the North West subregion. Figure 20 also includes areas set aside for future housing such as the North West Growth Sector, most of which is not yet zoned for urban development.

Pitt Town is presently an urban settlement and the planning history documented in Section 2 of this submission demonstrates that Pitt Town has already been identified as having capacity for residential development and has been rezoned accordingly. Some of that land is already the subject an existing development consent which has approved an additional 225 lots to Pitt Town.

We therefore believe that the existing and approved urban areas should be appropriately reflected in the North West Subregional Strategy, and particularly on Figure 20.

#### **3.2 Regional Significance and Future Development**

In addition to the existing and approved residential development, further residential development is anticipated through the Major Project Concept Plan application currently with the Minister for Planning. As noted above, the Concept Plan proposes approximately 659 residential allotments (including the 225 already approved by Hawkesbury City Council).

Integral to the Minister's declaration of a residential subdivision in Pitt Town as a Major Project the Minister considered that the development "*.. is important in achieving State or regional planning objectives*" (refer **Attachment 1**).

The North West Subregional Strategy and the above declaration should be consistent. Given that the project is important in achieving State or Regional planning objectives as per the Minister's declaration, then this should be reflected in the North West Subregional Strategy.

#### **3.3 Flood Constraints and Future Housing Growth**

There is recognition at page 82 of the Draft North West Subregional Strategy that:

*"In Pitt Town there is a small amount of capacity for additional growth within the existing flood evacuation route, however beyond this major infrastructure upgrades are necessary."*

As part of the Local Environmental Study which preceded LEP 145, the NSW State Emergency Service (SES) analysed the impacts of growth on the flood emergency risk management plan for Pitt Town. The SES considered the requirements of a number of development scenarios in relation to the need for upgrading evacuation routes and the number of personnel required to manage evacuation. A number of scenarios were considered and Scenario 4, which considered 1000 additional lots, was found not to require upgrading of the evacuation route or to place unacceptable demands on SES resources.

Flooding and evacuation were also considered by Molino Stuart, who also concluded that the additional development proposed by the Concept Plan application would not have unacceptable consequences and is consistent with the NSW Government's Flood Prone Land Policy as set out in the NSW Floodplain Development Manual, 2005.





In our opinion, the description of a “*small amount of capacity*” is misleading, when studies have already determined that there is capacity for 1000 additional lots without major infrastructure upgrades.

Further, LEP 145 rezoned land that could yield a total of approximately 622 lots. The Draft North West Subregional Strategy states a target of 5,000 additional dwellings to 2031 in the Hawkesbury Local Government Area. The land already rezoned under LEP 145 will, therefore, represent 12% of the housing target identified in the Draft North West Subregional Strategy.

If the dwelling yield proposed under the Concept Plan is included, a total of 915 lots are achievable, representing 18% of the housing target.

The potential dwelling yields capable of being developed either under LEP 145 or as proposed under the Concept Plan is a significant number of lots in the context of the 5,000 dwellings targeted over the 25 year period of the North West Subregional Strategy.

In our opinion the North West Subregional Strategy should reflect the approved developments and should at the very least review the statement on page 82 of the draft North West Subregional Strategy to reflect the capacity for future urban development consistent with the past and present studies.

#### 4. Conclusion

In summary, we are of the opinion that the Draft North West Subregional Strategy should:

- more clearly reflect the existing planning framework in place for Pitt Town by amending the mapping accordingly;
- be consistent with the Minister’s declaration that the proposed development of the residential subdivision by Johnson Property Group of land within the Pitt Town area is important in achieving State or regional planning objectives; and
- review the wording of the *Flood Constraints on Future Housing Growth in the Hawkesbury Local Government Area* to reflect the past studies and SES analysis that there is capacity for an additional 1000 lots without the need for major infrastructure upgrades.

In doing so, this will avoid potential confusion amongst the community or with State agencies as to the future role of Pitt Town and the capacity of Pitt Town to accommodate additional residential development.

Should you have any enquires regarding this submission, please do not hesitate to contact David Kettle on 9980 6933.

Yours faithfully

**DON FOX PLANNING PTY LIMITED**

A handwritten signature in black ink, appearing to read 'D. Kettle', written over the printed name.

**DAVID KETTLE**  
**SENIOR TOWN PLANNER**

[dkettle@donfoxplanning.com.au](mailto:dkettle@donfoxplanning.com.au)

enc

Reviewed: \_\_\_\_\_

A handwritten signature in black ink, appearing to be a stylized 'J' or 'K', written over the line for the review.



town planners

# ATTACHMENT I



**Record of Minister's opinion for the purposes of Clause 6(1) of the State  
Environmental Planning Policy (Major Projects) 2005**

I, the Minister for Planning, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the State Environmental Planning Policy (Major Projects) 2005 – namely Clause 13 - development for the purposes of residential, commercial or retail projects with a capital investment value of more than \$50 million that the Minister determines are important in achieving State and regional planning objectives – and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

In forming this opinion, I have also determined pursuant to Clause 13(1) of Schedule 1 of the State Environmental Planning Policy (Major Projects) 2005 that the development described in the Schedule below is important in achieving State or regional planning objectives.

**Schedule**

A proposal for the development of land known as the Pitt Town Residential Precinct (as identified in "*Figure 1 – Land to which the proposed Concept Plan applies*" on page 4 of the Johnson Property Group submission dated September 2007), generally as described in the letter dated 27 September 2007 and Preliminary Assessment dated September 2007 from the Johnson Property Group to the Minister for Planning.

**Frank Sartor**  
**Minister for Planning**

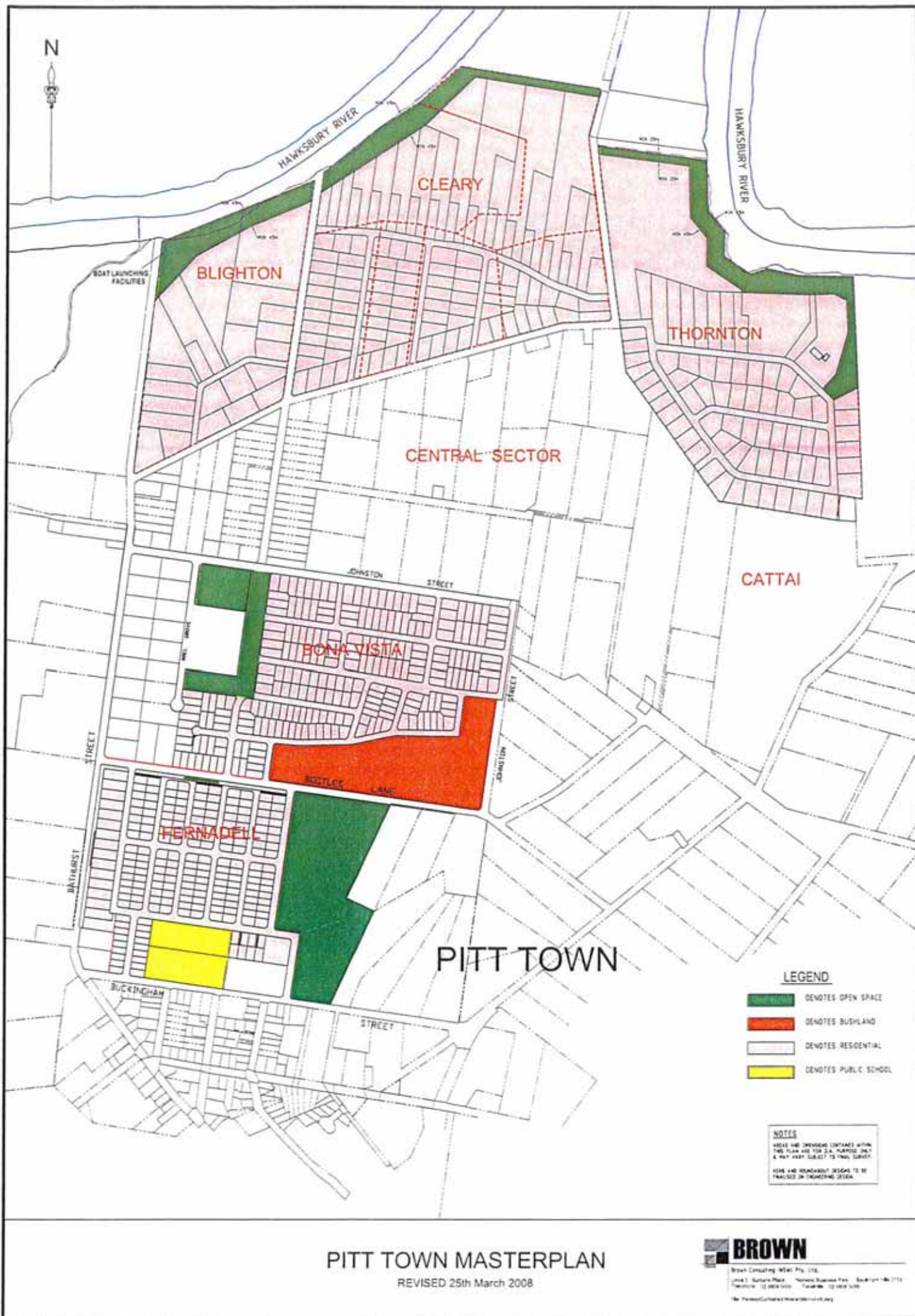
Date:

12/10/07



town planners

# ATTACHMENT F



# PITT TOWN MASTERPLAN

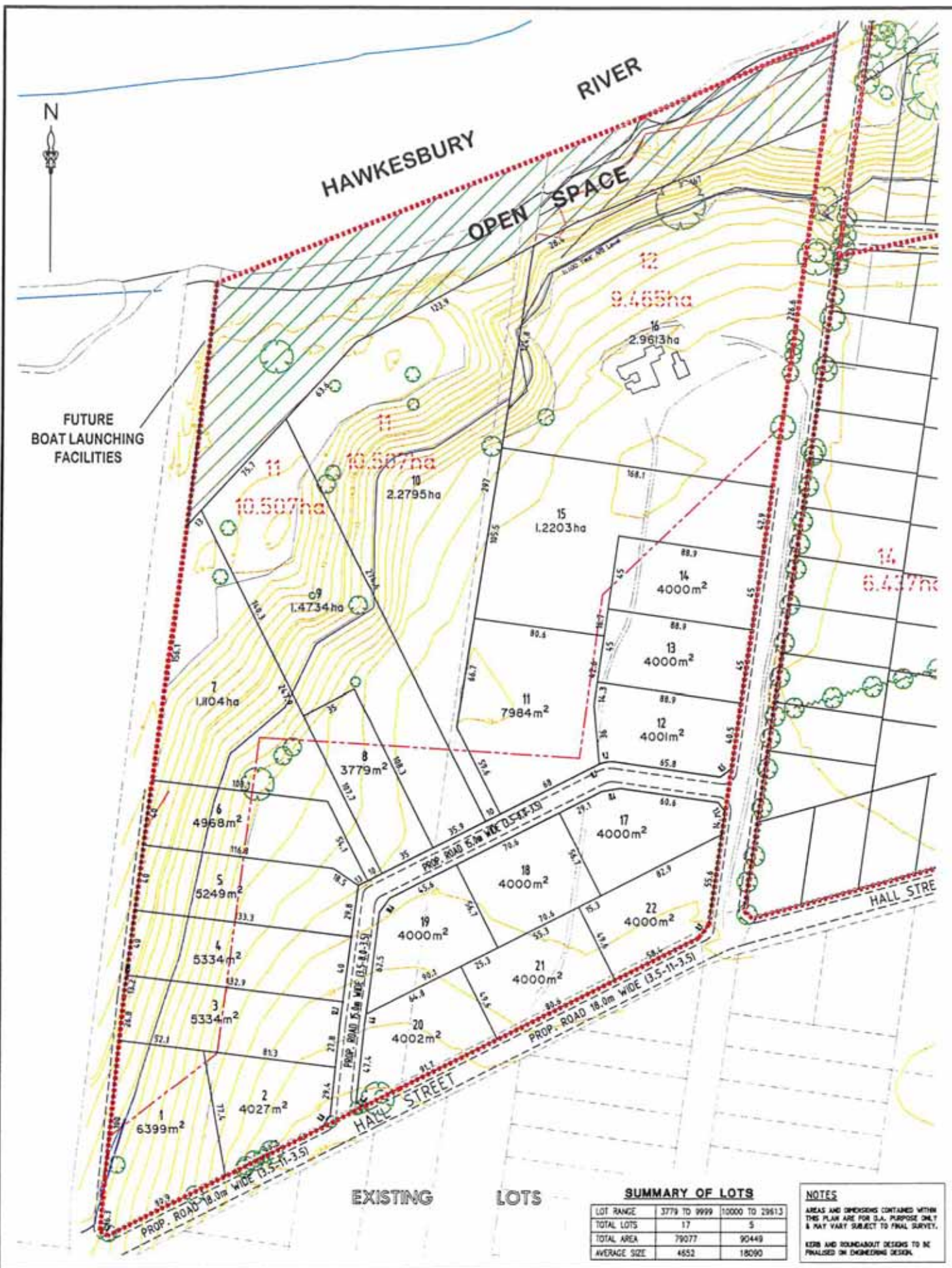
REVISED 25th March 2008



**BROWN**

Brown Consulting (NSW) Pty. Ltd.  
Level 1, Burslem Place, North Sydney, NSW 1585  
Phone: (02) 9339 1000 Fax: (02) 9339 1001  
Web: [www.brownconsulting.com.au](http://www.brownconsulting.com.au)

















town planners

# ATTACHMENT G

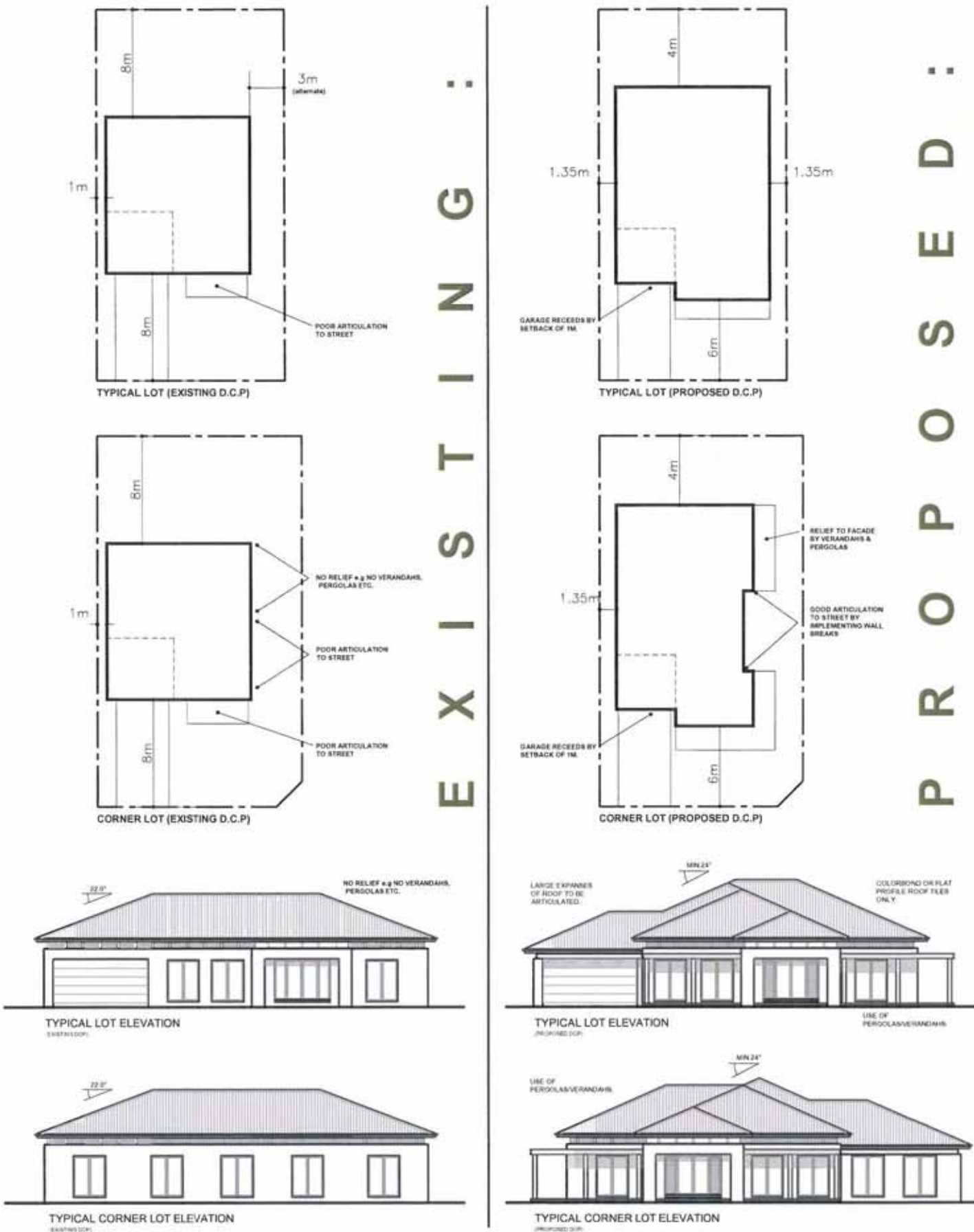
# Complying Development Controls - Pitt Town Investigation Area

© JOHNSON PROPERTY GROUP

PAGE 1

(BASED ON LOTS 550 - 1000SQM.)

## AREAS OF CHANGE TO THE HAWKESBURY D.C.P PART D & E



# Complying Development Controls - Pitt Town Investigation Area

© JOHNSON PROPERTY GROUP

PAGE 2

(BASED ON LOTS 550 - 1000SQM.)

## AREAS OF CHANGE TO THE HAWKESBURY D.C.P PART D & E

items	existing	proposed	reference	justification reference no.
site coverage	45% (750sqm)	lots < or =1000sqm 60%	PART E 4.14.2 Rules	1
front setback	8m (750sqm)	lots < or =1000sqm 6.0m	PART E 4.14.2 Rules	2
side setback	3m (750sqm)	1.35m (single) 1.35m (double)	PART E 4.14.2 Rules	3
rear setback	8m (750sqm)	4m (lots<750sqm) 6m (lots 750-1000sqm)	PART E 4.14.2 Rules	4
garage setback (from house)	2m	1m	PART E 4.14.2 Rules (b)	5
corner lot articulation	n/a	1 step min. @400mm	n/a	6
main roof pitch	n/a	24°	n/a	7
eave	600mm	450mm	n/a	8
driveway material	sealed	granular material/ sealed	PART D 1.9 Car Parking	9
building height envelope	1.8m height and 45° from boundary	remove	PART D 1.3 Height	10

## justification:

- 1 a maximum site coverage of 60% is required on lots up to 1000sqm in order to accomodate a good mix of single storey and two storey floor plans catering for different market segments.
- 2 a minimum front setback of 6m is required for lots under 1000sqm, to maximise the private open space potential and provide a reasonable open area for large mature trees. a greater setback will also effect the length of driveway, thus increasing the percentage of impermeable surface calculation.
- 3 a minimum side setback of 1.35m is required to allow for construction of single level homes on lots between 550 & 1000sqm, and creating the opportunity for greater design flexibility on smaller lots.
- 4 a minimum rear setback of 4m is required on lots up to 750sqm to allow for construction of single level homes. A minimum rear setback of 6m is required on lots 750 - 1000sqm. These setbacks will also provide opportunities for lots with north facing side yards to accomodate courtyard design principles, encouraging cross flow ventilation and encouraging correct orientation.

# Complying Development Controls - Pitt Town Investigation Area

© JOHNSON PROPERTY GROUP

PAGE 3

(BASED ON LOTS 550 - 1000SQM.)

## AREAS OF CHANGE TO THE HAWKESBURY D.C.P PART D & E

### justification (cont):

- 5 a minimum garage setback of 1m is required to allow for greater rear open space on lots under 1000sqm, whilst reducing the length of driveway, thus impacting on impermeability.
- 6 a minimum step of 400mm to an external wall to a corner facade will help provide interesting aesthetics from the street, and give visual relief by providing wall breaks, and encourage roof articulation. Wall articulation will also provide landscaping opportunities, providing greater relief by vegetation.
- 7 a minimum roof pitch of 24° is required to give the estate better proportioned streetscapes. This is particular on two storey dwellings where the roof pitch is visually impaired due to the view from ground level. By increasing the pitch to 24° the roof will be become balanced with the vertical proportions of a typical two storey home.
- 8 a minimum eave of 450mm is required to provide adequate shading to windows without the cost impact of modifying standard building trusses to a 600mm overhang, making building on the estate more affordable. 450mm with fascia and gutter equates to a 600mm horizontal overhang from the edge of a brick veneer dwelling.
- 9 granular material driveways are encouraged to reduce the impact of hard surface areas to the site. With the rural qualities of Pitt Town granular material is a favoured aesthetic over poor imitation paving, such as stenciled concrete patterns which are busy in pattern, and are not in keeping with the rural and historic qualities of the area.
- 10 the removal of the building height envelope is required due to the construction of two storey dwellings on lots between 550 & 1000sqm. The envelope will also impact on the construction affordability of housing if inset first floor construction is to take place. By constructing first floor walls directly onto ground floor walls, the building form will complement the existing historic architectural language.



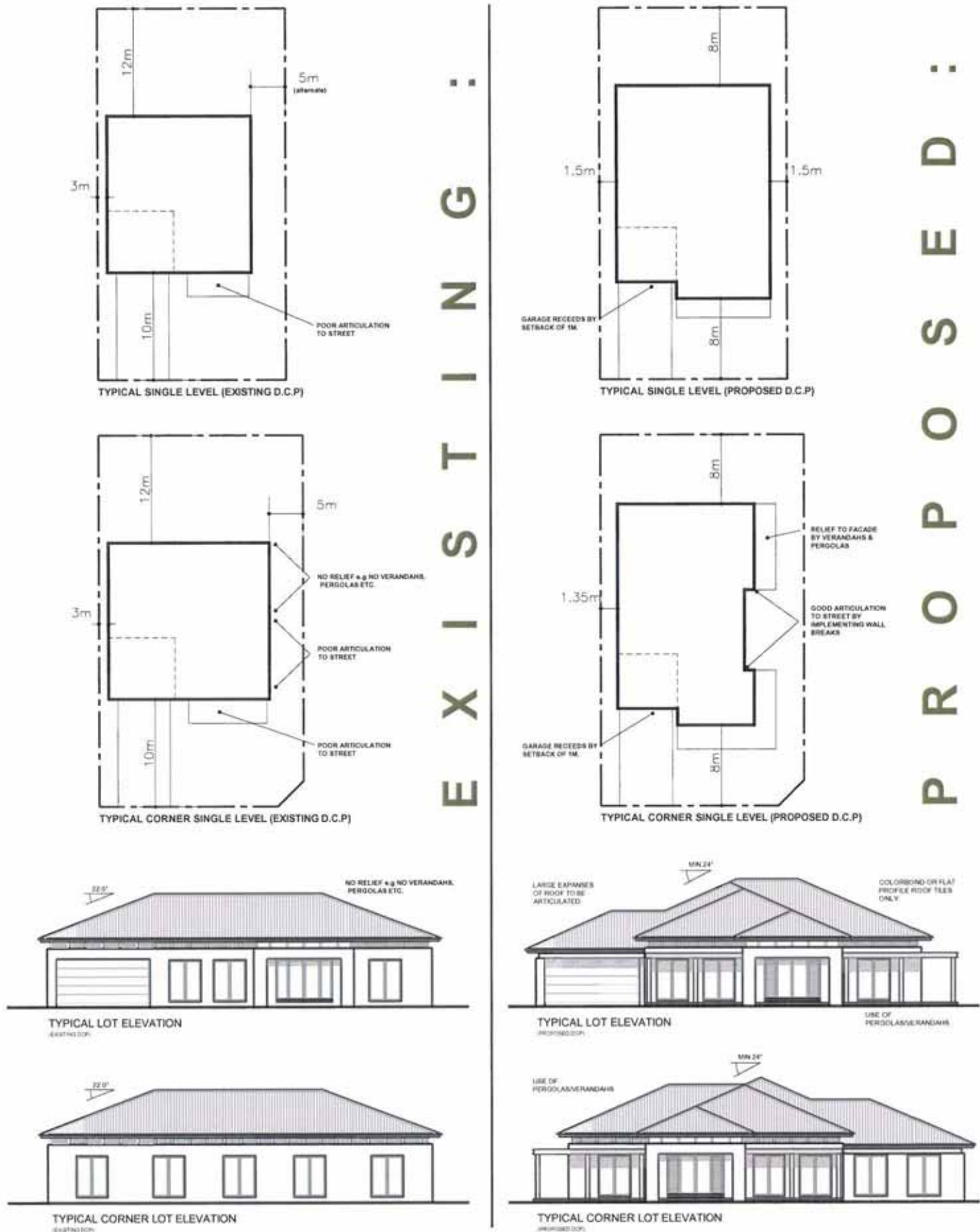
# Complying Development Controls - Pitt Town Investigation Area

© JOHNSON PROPERTY GROUP

PAGE 1

(BASED ON LOTS ABOVE 1000SQM.)

## AREAS OF CHANGE TO THE HAWKESBURY D.C.P PART D & E



# Complying Development Controls - Pitt Town Investigation Area

© JOHNSON PROPERTY GROUP

PAGE 2

(BASED ON LOTS ABOVE 1000SQM.)

## AREAS OF CHANGE TO THE HAWKESBURY D.C.P PART D & E

items	existing	proposed	reference	justification reference no.
site coverage	40% (1500sqm)	lots > 1000sqm 55%	PART E 4.14.2 Rules	1
front setback	10m (1500sqm)	lots > 1000sqm 8.0m	PART E 4.14.2 Rules	2
side setback	up to 8m (1500sqm)	1.5m (single) 3.0m (double)	PART E 4.14.2 Rules	3
rear setback	15m (1500sqm)	8m (single) 12m (double)	PART E 4.14.2 Rules	4
garage setback (from house)	2m	1m	PART E 4.14.2 Rules (b)	5
corner lot articulation	n/a	1 step min. @400mm	n/a	6
main roof pitch	n/a	24°	n/a	7
eave	600mm	450mm	n/a	8
driveway material	sealed	granular material/ sealed	PART D 1.9 Car Parking	9
building height envelope	1.8m height and 45° from boundary	remove	PART D 1.3 Height	10

### justification:

- 1 a maximum site coverage of 55% is required on lots above 1000sqm in order to accomodate a good mix of single storey and two storey floor plans catering for different market segments.
- 2 a minimum front setback of 8m is required for lots above 1000sqm, to maximise the private open space potential and provide a reasonable open area for large mature trees. A greater setback will also effect the length of driveway, thus increasing the percentage of impermeable surface calculation.
- 3 a minimum side setback of 1.5m is required to single level portions, & a minimum side setback of 3m is required for two storey portions. This will allow for variety in construction of single level & two storey dwellings on lots above 1000sqm, and creating the opportunity for greater design flexibility.
- 4 a minimum rear setback of 8m is required to single level portions, & a minimum rear setback of 12m is required for two storey portions. This will allow for a variety of construction for single level & two storey dwellings on lots above 1000sqm. These setback requirements will accomodate greater design principles and allow for increased private open space.

# Complying Development Controls - Pitt Town Investigation Area

© JOHNSON PROPERTY GROUP

PAGE 3

(BASED ON LOTS ABOVE 1000SQM.)

## AREAS OF CHANGE TO THE HAWKESBURY D.C.P PART D & E

### justification (cont):

- 5 a minimum garage setback of 1m is required to allow for greater rear open space on lots over 1000sqm, whilst reducing the length of driveway, thus impacting positively on impermeability.
- 6 a minimum step of 400mm to an external wall on a corner facade will help provide visual interest & aesthetics from the street, and give visual relief by providing wall breaks, and encourage roof articulation. Wall articulation will also provide landscaping opportunities, providing greater relief by vegetation.
- 7 a minimum roof pitch of 24° is required to give the estate better proportioned streetscapes. This is particular on two storey dwellings where the roof pitch is visually impaired due to the view from ground level. By increasing the pitch to 24° the roof will become balanced with the vertical proportions of a typical two storey home.
- 8 a minimum eave of 450mm is required to provide adequate shading to windows without the cost impact of modifying standard building trusses to a 600mm overhang, making building on the estate more affordable. 450mm with fascia and gutter equates to a 600mm horizontal overhang from the edge of a brick veneer dwelling.
- 9 granular material driveways are encouraged to reduce the impact of hard surface areas to the site. With the rural qualities of Pitt Town granular material is a favoured aesthetic over poor imitation paving, such as stenciled concrete patterns which are busy in design, and are not in keeping with the rural and historic qualities of the area.
- 10 the removal of the building height envelope is required due to the construction of two storey dwellings on lots above 1000sqm. The envelope will also impact on the construction affordability of housing if inset first floor construction is to take place. By constructing first floor walls directly onto ground floor walls, the building form will complement the existing historic architectural language.



# Pitt Town Design Guidelines - Draft



**JOHNSON PROPERTY GROUP**  
Creating living communities

Johnson Property Group has developed this guide to assist residents and their neighbours to create the perfect home for the Pitt Town community. Our vision is to create harmonious streetscapes to complement the existing architecture of Pitt Town and protect the long term value of your home by ensuring that there is a consistently high standard of home designs within the community.

The objective of this guide is to provide easy, flexible guidelines for you and your builders/architect to follow when planning your new home.

The below Building Guidelines should be read in conjunction with the Local LEP & DCP.

## Façade:

Residences are to reflect 'modern contemporary design', complementing the existing architecture of Pitt Town 'in building form, not detail'.

- ~ Facades should avoid excessive/ornate detailing and should be simple in appearance
- ~ Neutral colour tones are encouraged
- ~ Gables are generally encouraged and should be simple with no ornate detailing or barge boards
- ~ Colonial/federation bars on windows should be avoided to maintain a simple, modern appearance
- ~ Verandah supports are to be simple timber posts or brick piers to maintain a clean and simple appearance. No ornate or decorative timber posts/fretwork or fibre cement columns are to be used
- ~ The use of rendered or painted brickwork is preferred to give your home a contemporary finish

## Typical lots:

- ~ The house façade should be well proportioned and articulated whilst complementing the existing architecture

## Corner lots:

- ~ The house façade should be articulated and reflect similar architectural language from both street frontages
- ~ A maximum wall length of 10m with a minimum of 1 wall break to secondary frontage (minimum 400mm step as wall break)
- ~ Two storey homes must have a minimum of 50% single storey element to secondary frontage eg pergola or verandahs

## Roof:

- ~ Pitch: 24 degree minimum
- ~ Eave: 450 minimum
- ~ Material: metal roofing or flat profile roof tiles only
- ~ Large areas of unarticulated roofing are to be avoided

## Garage:

- ~ No carport or similar structures are permitted, unless constructed under the main roof area of the dwelling
- ~ 1m behind front building line i.e. closest wall of the house
- ~ Panel lift doors only
- ~ No roller doors or decorative panel life doors permitted
- ~ Cedar coloured slim line doors are encouraged
- ~ Decorative windows to garage doors are not permitted

Simple gable and materials

Flat profile roof tiles



Facade treatment

Simple gable and materials

Colorbond roofing



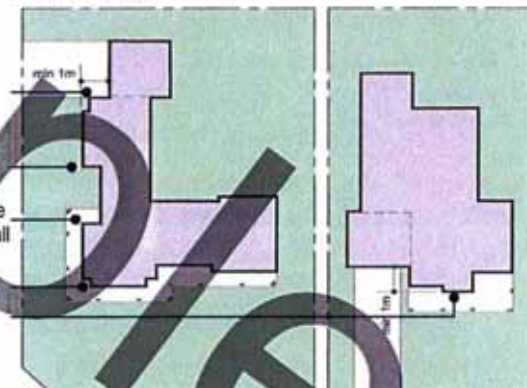
Facade treatment

Setback min. of 1m behind front wall of house

At least 1 wall break min 400mm step

Secondary façade to be articulated with max wall length of 10m

Main façade to be well articulated



Corner lots

Typical lots

Materials & colours should wrap around and terminate at a wall break or a downpipe

Garage setback min 1m behind front building line ie living

24 degree pitch min with metal roofing or flat profile roof tiles only

Cement render or feature tiles are encouraged



Typical lots



Corner lots





### Veranda/Porch:

- ~ Portico/undercover patio area to front of dwelling is to be a minimum of 5m<sup>2</sup>

### Material and finishes:

- ~ Materials and colours should 'wrap around' the house and terminate at a wall break, or a downpipe
- ~ Natural shades ranging from light earth tones to darker greys, greens, browns as well as natural stone materials
- ~ Approved materials:
  - Weatherboard – natural/stain/paint (medium to dark tone colours only)
  - Cement render
  - Natural stone or similar
  - Feature tiles encouraged
  - Cedar boarding encouraged for gable treatments (or timber look)
  - Monotone brickwork

## Landscaping

### Landscape:

- ~ All landscaping must be completed with 6 months of house completion

### Driveway:

- ~ Granular and sealed driveways are permitted
- ~ Sealed driveways must be simple in pattern
- ~ Driveways should be monotone in colour and should be in dark shades

### Letterbox design:

- ~ Must be simple in design and compliant to Australia Post regulations (please refer to Australia Post brochure for details)
- ~ Post and lace style letterboxes are not permitted
- ~ Letterboxes should be incorporated into the front fencing where applicable
- ~ Should reflect the same materials as the house

### Fencing:

#### Typical lot

- ~ There are 3 types of fencing to front boundaries only:
  - Post and open timber rails
  - Post and wire with top rail
  - Planting
- ~ Side and rear fencing to be 1.8m lapped timber

#### Corner lot

- ~ Fencing facing the secondary street should be a maximum of 40% of the boundary length

Cedar boarding encouraged

Flat profile roof

Simple gable & verandah post treatment

Monotone brickwork

Verandah treatment

Australian native plants & bushes are encouraged

Landscaping

Australian native plants & bushes are encouraged

Letterbox should reflect the same material as the house

Letterbox detail

Timber post 150mm x 150mm x 1800mm @ 2400mm intervals

Timber rail 150mm x 50mm

Post & timber fence detail

Disclaimer: Whilst every effort has been made to provide accurate information, Johnson Property Group does not warrant or represent that the information in this document is free from errors or omissions or is suitable for your intended use. The photos of homes used in this Design Guide are example images only. To the extent permitted by law, JPG accepts no responsibility for any loss, damage, cost or expense incurred by you as a result of any error, omission or misrepresentation in information. Photographs and illustrations are intended to be a visual aid only. All information is subject to change without notice. February 2008.





town planners

# ATTACHMENT H

# HAWKESBURY VALLEY

A Division of B. Calabro & Sons Pty. Ltd.  
ABN 59 008 441 898

## BUS & COACH SERVICE

OFFICE: 171 OLD STOCK ROUTE ROAD, OAKVILLE  
P.O. BOX 344, WINDSOR N.S.W. 2756  
TELEPHONE: (02) 4572 3410  
FACSIMILE: (02) 4572 3454

G6/478

21 October 2002

Ms Rachel Cumming  
Hawkesbury City Council  
PO Box 146  
WINDSOR NSW 2756

COPY

Dear Ms Cumming

### RE: PITT TOWN LOCAL ENVIRONMENTAL STUDY

I refer to Hawkesbury City Council's draft Local Environmental Study (currently on exhibition) on Pitt Town and proposed housing development.

As you are no doubt aware, Hawkesbury Valley Bus & Coach Service is the sole bus operator in this area. Currently this Company provides bus services between Pitt Town and Windsor and numerous school bus services to local and out-of-area schools.

Current bus services in the area (except school bus services) do not receive any form of Government subsidy and heavily rely on the fare box. Therefore, bus frequencies normally reflect patronage support and only operate at times to meet the needs of the majority.

Hawkesbury Valley Bus & Coach Service welcomes any development in the area with open arms. More residents in Pitt Town means stronger patronage potential, leading to better bus services and additional patronage boosting this Company's ability to continue servicing the area.

This Company fully supports this development and hopes that Council gives the go ahead allowing the proposal to move to the next stage.

I take this opportunity and add that in order to facilitate future bus services in the area, it is of vital importance that future liaison occur between the relevant authorities involved in the development and this Company. Such communication will no doubt lead to the provision of both an appropriate and efficient public transport network in the region.

Yours faithfully  
Hawkesbury Valley Bus & Coach Service



Charlie Debono  
General Manager



town planners

# APPENDIX I

Mr Greg Moore  
Johnson Property Group  
340 Kent Street  
Sydney NSW 2000

12 March 2008

Dear Greg

**Re: Pitt Town Residential Precinct - Concept Plan Preliminary Assessment Report  
Response to Submissions on the Construction of the Pitt Town Bypass**

The following comments are provided in response to public submissions on the Concept Plan for the Pitt Town Residential Precinct relating to the provision of the Pitt Town Bypass.

It is noted that the construction of the Pitt Town Bypass is not included in the regional transport infrastructure works proposed to accommodate the Johnson Property Group's Concept Plan for 659 residential lots at Pitt Town.

***Background to Infrastructure Improvements***

In July 2006, Masson Wilson Twiney (MWT) on behalf of the Johnson Property Group undertook a traffic and transport assessment of a proposed rezoning for residential uses in Pitt Town. The assessment considered the implications of constructing an additional 1,250 residential lots within the Pitt Town Investigation Area.

Of the additional 1,250 lots, some 870 lots were proposed to be developed by the Johnston Property Group.

The traffic and transport analysis (MWT, July 2006) assessed a package of external road network improvement works identified by the RTA and the Pitt Town TMAP 2005 with regard to a +1,250 lots scenario and the relative funding contributions for works by future development potential.

Based on a yield of an additional 870 lots, the regional road network funding agreement between the Johnson Property Group and the RTA that the following works required to accommodate development (ie. 870 lots);

- Upgrade to Pitt Town Road shoulders; and
- Upgrade to Pitt Town Road intersections (5).

These works were to be 100% funded by the Johnson Property Group reflecting the RTA's preference for funding and construction of whole projects in order of priority.

The agreed works do not include the construction of the Pitt Town Bypass.

The commitment by the Johnson Property Group to 100% fund the agreed works remains.

***Need for a Pitt Town Bypass ?***

As noted above, the development of an additional 870 residential lots at Pitt Town would not necessitate the construction of the Pitt Town Bypass.

The priority works to be undertaken to accommodate the additional 870 lots are agreed to be the upgrade to Pitt Town Road shoulders and intersections.

The proposed Concept Plan for which the Johnson Property Group is seeking approval would yield an additional 659 residential lots. This is a significant yield reduction from the previously assessed 870 lots.

The reduced lot yield of the Johnson Property Group Concept Plan would represent a corresponding reduction in traffic generation potential to and from the Pitt Town Investigation Area (approx. 25% less traffic generated).

Therefore, as the Concept Plan (659 lots) would generate less traffic than the 870 lot scenario and that the Bypass was not necessary to accommodate 870 lots, it is concluded that the Pitt Town Bypass is not necessary to accommodate the proposed Concept Plan development.

***Summary***

In summary, it is considered that the agreed transport infrastructure provision as envisaged in 2006 remains appropriate and satisfactory for the proposed Concept Plan application. This infrastructure provision does not include the construction of the Pitt Town Bypass.

If you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Jason Rudd', is written over a horizontal line.

Jason Rudd  
Associate Director

Email: [jason.rudd@mwtttraffic.com.au](mailto:jason.rudd@mwtttraffic.com.au)



Job No: L03017.PA

13 March 2008

**Johnson Property Group**  
PO Box A1308  
SYDNEY SOUTH NSW 1235

11 8 MAR 2008

**BROWN**

**Attention :** Greg Moore

Dear Greg,

**RE: CONCEPT PLAN PITT TOWN RESIDENTIAL SUBDIVISION – MAJOR PROJECT MP07-0140**

I refer to the Department of Environment and Climate Change (DECC) letter dated 27 February 2008 and provide the following clarification to the concerns raised to the proposed development.

### **3. Biodiversity (Paragraph 2)**

The Water Cycle report submitted as a supporting document to the major project application is consistent with the approved Development Application plans for the Bona Vista estate. The proposed location of the bioretention basin within the south east portion of the Bona Vista estate as shown in the water cycle report is currently being assessed. A site meeting held on Friday 7/3/08 and as a result of further detailed survey an area has been identified within the south east section of the Bona Vista estate which can accommodate a basin without the removal of any significant trees, hence having no impact on the endangered ecological community. Overland flows currently exist with the south east portion of the Bona Vista estate, with the flows discharging into the Fernadell estate via an existing twin pipeline under Bootles Lane. These overland flows will be maintained and utilised to discharge stormwater into the proposed Fernadell water quality/detention basin.

### **6. Stormwater Issues**

Section 3.2.3 of the Water Cycle report describes the water quality treatments proposed to meet the required pollutant retention guidelines as outlined in Section 4.12 of Hawkesbury City DCP – Dec 2005 (refer to page F of the report). A combination of Gross Pollutant Trap's (GPT's), swales and wetlands as outlined in Table 4 of the Report are intended to be used as water quality measures for each catchment to treat the possible increase in pollutants from the proposed development. These devices will ensure



water quality objectives are achieved and that water quality of the Hawkesbury river system is not compromised in a manner to detrimentally affect downstream users.

A detention basin within the Fernadell Estate has been provided and sized to ensure that peak flows in the downstream waterway did not exceed pre-development values (i.e. they are sized on the proposed development densities compared to the present development densities, for a range of storm events). It is proposed to clay line the basin to reduce the amount of leakage into the groundwater, which also allows the water to be reused for irrigating the proposed playing fields. The proposed works as outlined above should not impact on the ground and surface water flows downstream (Longneck Lagoon) as the flows are proposed to be detained within the Fernadell site, which should not increase the potential of dryland salinity.

No detention facilities for large storm events are to be provided for catchments that discharge directly into the Hawkesbury River to minimise co-incidence of peak runoff from Pitt Town site with the peak flow in the river. Although it is proposed to provide a water quality treatment system for the flows off the sites prior to discharge to the Hawkesbury River.

In addition to the DECC letter, reference is made to Hawkesbury City Council letter dated 22 February 2008, Item 2.6 Paragraph 4. The Water Cycle report makes reference to the possibility of using the Fernadell playing fields as a storage facility for detention purposes in combination with a basin. The intention is that the playing fields will be used as secondary storage area with minor ponding of water to occur in this area.

Should you require any further information please do not hesitate to contact me on 8808 5000.

Yours faithfully,

**BROWN CONSULTING (NSW) PTY LTD**



**FEDIE KASSEM**

Client Manager