



Hawkesbury City Council

attachment 3  
to  
item 111

Copies of Further Submissions -  
May 2020 Consultation

date of meeting: 30 June 2020  
location: audio-visual link  
time: 6:30 p.m.



General Manager ,  
Hawkesbury City Council,  
PO Box 146,  
WINDSOR NSW 2756

Hawkesbury City Council

02 JUN 2020

Records

28<sup>th</sup> May 2020

Dear Sir:-

Re; Draft KURMOND – KURRAJONG Investigation Area Structure Plan

My current application / planning proposal – dated 9<sup>th</sup> February 2016 – LEP007/16 has not proceeded beyond Pre-Gateway due to a breakdown in communication with the consultant I was dealing with & my need to assume responsibility for my application & the consequent need to become conversant with requirements & bodies involved.

From 26<sup>th</sup> February 2019 I have spent approximately twelve months conferring with Council Staff, RMS, Transgrid, Surveyors & NSW Department Of Planning, Industry & Environment to refine my subdivision proposal.

Recently I was made aware that within the “Western City District Plan” that there would be a restriction imposed upon further Rural Residential subdivision.

Therefore with your proposal to change the existing zoning within the KURMOND – KURRAJONG Investigation Area Structure Plan to E4 Environmental Living in mind, I have compared my current proposal – 4 blocks of 1 Hectare plus 1 block of 3.64 Hectare, with the E4 Zone proposed objectives & knowing the nature & characteristics of my property from a lifetime association with it will be both compliant & a good fit within the local landscape.

I therefore support your proposed zone change as a way of moving forward.

With regards,

[REDACTED]  
[REDACTED] Bells Line Of Road,  
KURMOND NSW 2757

PO Box [REDACTED] KURMOND NSW 2757



SCANNED

**From:** [REDACTED]  
**Sent:** 1 Jun 2020 21:12:55 +1000  
**To:** Hawkesbury City Council  
**Subject:** Draft Kurmond-Kurrajong Investigation Area Structure Plan - [REDACTED]  
2020 Comments  
**Attachments:** [REDACTED] June 2020 Kurmond Kurrajong Structure Plan Comments.pdf

General Manager

Please find attached further comments regarding the Draft Plan.

Regards

[REDACTED]

Attention:  
General Manager, Hawkesbury City Council, PO Box 146, Windsor NSW 2756  
[council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)

Further submission from:

[REDACTED]

[REDACTED]

Kurrajong NSW 2758

[REDACTED]

[REDACTED] Manager

### **Draft Kurmond-Kurrajong Investigation Area Structure Plan**

I

#### **June 2020 Comments**

The ability for an E4 zone with 4000m<sup>2</sup> and 1ha lots that ensures that there is no adverse effect on the ecological, scientific and visual aesthetic values for the study area is implausible.

Any opening for subdivision should concentrate within the existing urban footprint or where drinking water and sewerage infrastructure is provided. If there is any potential for small lots outside these areas then they should be clustered as per the recommended 4000m<sup>2</sup> lots adjoining existing small lots or urban areas and avoid bounding native vegetative areas, steep slopes or ridgetop areas that create a loss of visual character.

There is no value in providing 1ha lots as it does not provide any benefit for retaining or managing ecological environmental values or providing for the proposed uses that require large lots such as extensive agriculture.

Any more residential development should be avoided until the North Richmond road infrastructure is improved for access to and from Richmond, this is particularly important for emergency services that may need to travel during peak traffic hours.

#### **Previous 2019 Comments**

#### **Kurmond Kurrajong Structure Plan (The Plan)**

The document emphasis the current rural values and in particular the visual rural landscape character, however, the recommendations are for large-lot residential, this will substantially change the character from rural to urban.

The structure plan needs to confirm the market demand based on analysis of the current rural residential vacant lot supply and the demand for 4000m<sup>2</sup> or 1ha lots. From observation, the current subdivided lots below 1ha are slow to sell or are developed for sale. Some cases in point are the subdivision at Kurmond on Bells Line of Road, the slow uptake of subdivision in Kurrajong and I assume the approved

subdivision at 431 Greggs Road Kurrajong where the only development has been a front fence and tree planting. If the recommendations of The Plan are implemented the result may only be an increase in the value of the land increasing rates on similar-sized land outside the investigation area, rather than any goal of increasing supply for residential housing.

Allowing subdivision to 4000m<sup>2</sup> is an inefficient use of land near urban centres. Lots 2ha and above are more suitable for rural activities allowing for the harvesting of water for livestock and small scale horticulture production.

The Plan is inconsistent with NSW Planning strategies 29.1 and 29.2 which have the aim of enhancing the Metropolitan Rural Areas and focusing residential development within urban zones.

Development without access to potable water is increasing water tanker movements to dwellings in the area and the ability for properties to manage effluent discharge on 4000m<sup>2</sup> lots is also a risk to the downstream water environment.

If residential lot supply is required west of North Richmond, planning should include reticulated potable water and sewerage to allow for compact residential development close or within the existing villages of Kurrajong and Kurmond to protect the rural vistas and biodiversity values between these villages.

Rural residential or large lot residential provides lot supply for a small proportion of the community and will not achieve objectives of providing a wide selection of affordable land for housing. Similar approved developments have not demonstrated much in improving community facilities for the locality. For example, the Kurrajong subdivision in Lily Place does not even provide for a footpath to access the town centre.

**From:** [REDACTED]  
**Sent:** 3 Jun 2020 10:45:35 +1000  
**To:** Hawkesbury City Council  
**Subject:** Kurmond Kurrajong Area Structure Plan

Good Morning,

I am emailing you behalf of my father [REDACTED] the owner of [REDACTED] Bells Line of Road Kurmond. He is not computer literate.

[REDACTED] would like to advise his objection to the plan of 1 hectare or 4000m2 lots sizes. The precedent of much smaller lot sizes has already been set in the Kurmond area.

240m from [REDACTED]'s property are the lots around 603 Bells Line of road Kurmond, some lot sizes 1200m2 and smaller.

650m from [REDACTED]'s property are the lots around 510 Bells Line of road Kurmond with 510m2 lot sizes.

[REDACTED] asks you consider a minimum size of 1 acre lots around his property in Kurmond with consideration to surrounding property sizes already approved by Hawkesbury City Council.

Thank you

[REDACTED]  
**Business Analyst** | [REDACTED]

[REDACTED]

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[REDACTED]  
[REDACTED]

Your Ref: Kurmond-Kurrajong Investigation Area Structure Plan

31 May 2020

The General Manager  
Hawkesbury City Council  
PO Box 146  
Windsor NSW 2756

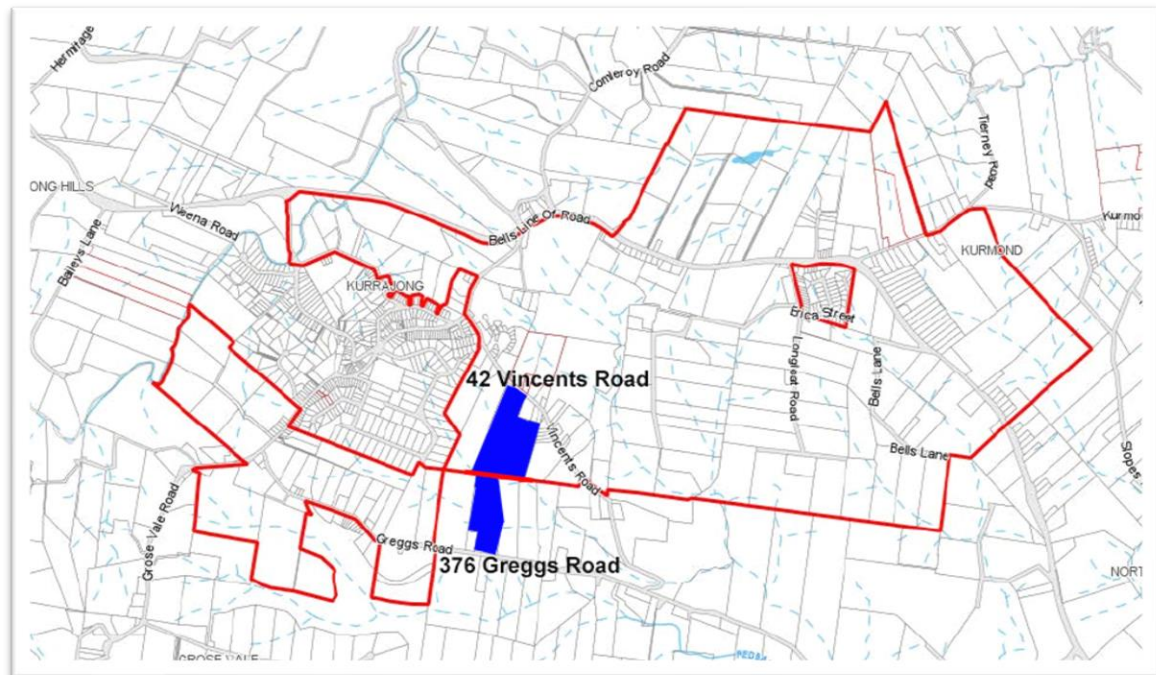
**Attention: Andrew Kearns**

Dear Andrew

**RE: Kurmond-Kurrajong Investigation Area Structure Plan**

[REDACTED] has been engaged by Hawkesbury Agricultural Holdings Pty Ltd, the owner of 42 Vincents Road and 376 Greggs Road Kurrajong, to provide comments in response to the Kurmond-Kurrajong Investigation Area Structure Plan.

**Figure 1: KKIASP with subject land identified**



As shown in Figure 1 above, the two properties adjoin, however only one property (42 Vincents Road) is within the Investigation Area.

Council is to be commended for completing the studies which underpin the Structure Plan, and finally providing some certainty and guidance to landowners with regard to future rural residential development within the Kurmond and Kurrajong area.

As you know, this practice has been the applicant for numerous planning proposals within the Investigation Area since 2012 and we have established a strong understanding of the constraints and values associated with the locality.

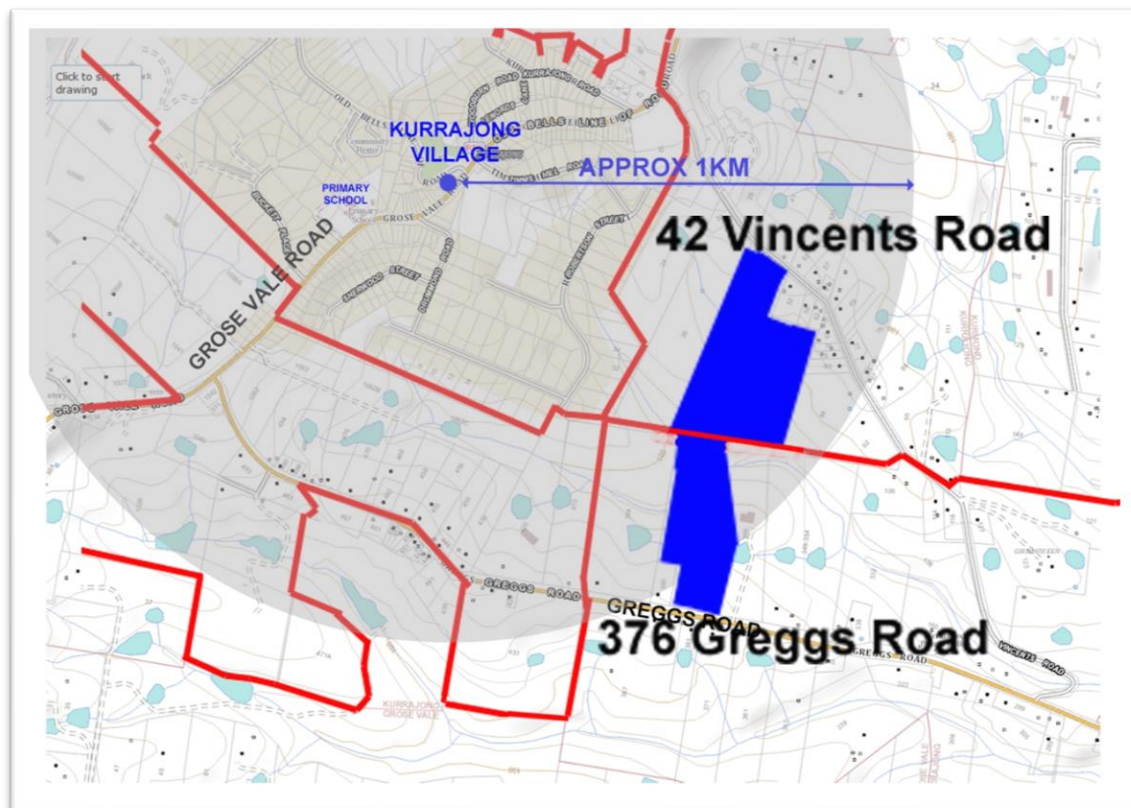
The investigation area was originally established for the purposes of guiding planning proposals prepared in response to the Hawkesbury Residential Land Strategy (HRLS). One of the sustainability criteria of the HRLS was stated as: *“Cluster around villages with services that meet existing neighbourhood criteria services as a minimum (within 1km radius)”*.

The need to draw a line on a map came from interpreting the way to measure 1 kilometre from the village (eg is it from the post office, the school, the geographical centre of the village or the edge of the village?). The 1 kilometre radius also transects a number of properties on the edge, raising questions such as, is 1 kilometre measured from the front, the side or the rear boundary? When a property is partially within 1 kilometre is the entire property deemed to be appropriate for rural residential development? Figure 2 below demonstrates the area covered by a 1km radius from the centre of Kurrajong Village.

The investigation area boundaries were established by taking a 1km radius and then moving the lines either closer or further out to align with property boundaries. Subsequent studies and investigations have been undertaken within these boundaries.

With this background, it would be reasonable in our view to revisit the Investigation Area boundaries as part of any Structure Plan process. Unfortunately, the Structure Plan, nor any of the studies which led to it, appear to have examined the actual boundaries of the investigation area or tested the boundaries against topographic, biodiversity, natural or man-made boundaries.

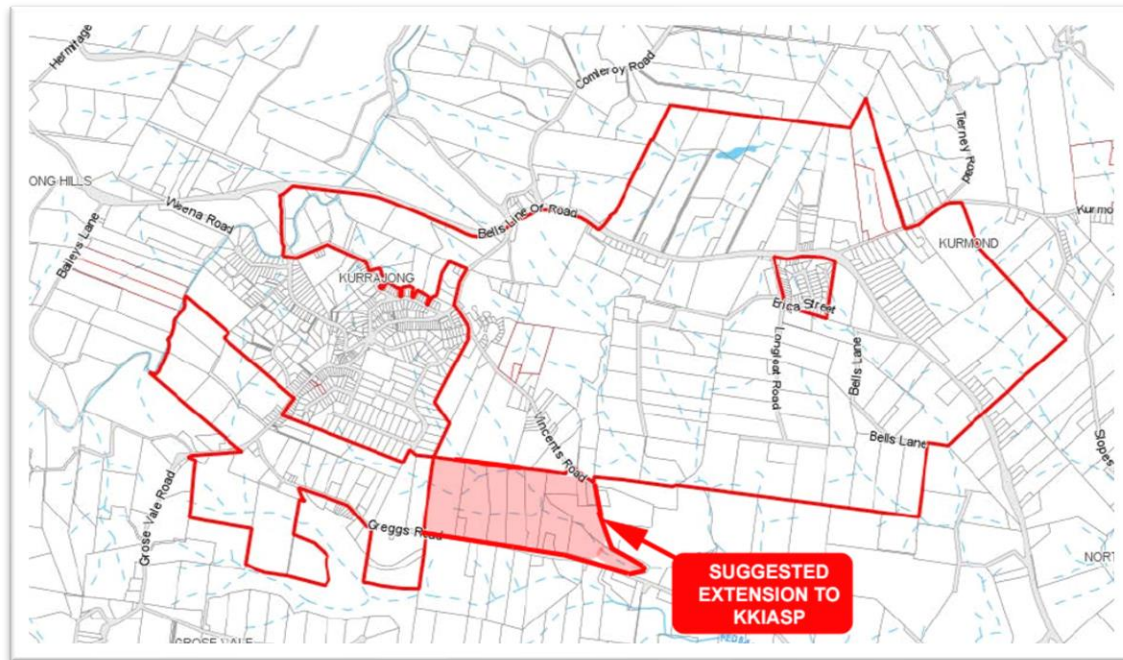
**Figure 2: 1km Radius measured from centre of Kurrajong Village (with KKIASP boundary in red)**



As shown in Figure 2, the majority of 376 Greggs Road falls within a 1km radius from Kurrajong Village, satisfying one of the original rural village sustainability criteria of the Hawkesbury Residential Land Strategy. This land was excluded from the Investigation Area while other properties on the southern side of Greggs Road are included.

In our submission, it would be logical to extend the Structure Plan Boundary in a south-east direction to the intersection of Vincents Road and Greggs Road, as shown in Figure 3 below.

**Figure 3: Proposed extension to Structure Plan**



It is concluded that the Structure Plan Area should be extended as shown in Figure 3 for the following reasons:

- The use of Greggs Road and Vincents Road, rather than property boundaries to provide physical separation between potential smaller lots within the Structure Plan and existing larger lots to the south will avoid potential land use conflicts.
- The current boundary transects a major riparian and bushland corridor. By including the proposed extension area in the Structure Plan, a higher level of protection will be afforded to this corridor, while providing some development potential for the cleared areas of land closer to Greggs Road.
- In its current location, the Structure Plan boundary will lead to fragmentation of the riparian corridor with future rural residential subdivision. Including the proposed extension area will facilitate a coordinated planning approach to the preservation and enhancement of the corridor through appropriate zoning and/or development controls.
- Given the close proximity to Kurrajong Village, the extension would provide additional opportunities for housing in an appropriate location with good amenity.
- The majority of my client's property, 376 Greggs Road, is located within a 1km radius from the centre of Kurrajong Village. This property should be afforded the same consideration which sees many properties in similar positions included within the Structure Plan.

In our view, moving the boundary to Greggs Road and Vincents Road is a logical extension of the boundary and represents good planning practice. Accordingly, Council is requested to consider extending the Structure Plan area to include the land as shown in Figure 3 above. We would appreciate an opportunity to discuss further with Council staff.

Yours sincerely

[Redacted signature]

**From:** [REDACTED]  
**Sent:** 29 May 2020 11:17:29 +1000  
**To:** Hawkesbury City Council  
**Subject:** Submission for draft Kurmond-Kurrajong Investigation Area Structure Plan  
**Attachments:** Draft Plan Submission [REDACTED].pdf

Attached as PDF is my submission to the Draft Kurmond-Kurrajong Investigation Area Structure Plan.

--

Regards,

[REDACTED]

Phone Mobile: [REDACTED]  
[REDACTED]

[REDACTED]  
Kurrajong, 2758

Ph: [REDACTED]

Email: [REDACTED]

29/05/2020

General Manger  
Hawkesbury City Council  
PO Box 146  
Windsor, NSW, 2756

Dear Sir:

I would like to provide some comments on the Draft Kurmond-Kurrajong Investigation Area Structure Plan.

As the owner and resident of the land at [REDACTED] Kurrajong, I have viewed the maps and the outlined boundaries of the area under consideration in the draft plan and am puzzled as to why it does not include my property.

Some points for consideration

- My property adjoins [REDACTED] Road, which is included in the proposed area
- My property is directly opposite three properties, 103, 111 and 113 Vincents Road, that are included in the proposed area
- My property fronts the same street (Vincents Road) as the adjoining and opposite properties
- My property has the same environmental and topographic features as the other surrounding properties that are included in the proposed area.
- My property size falls into a category (2Ha) that would possibly allow subdivision in the future under the proposed plan (minimum lot size 1Ha)
- The other lots to the east of my property (114 and 118 Vincents Road) are too small to fit the criteria for future subdivision so I can understand their omission from the proposed area.

It would appear to be arbitrary that the boundary looks better as a straight line on the map, rather than including my property within the plan area.

Considering the above points, I would propose that you include my property to the proposed plan area or provide details of why it is to be excluded.

Sincerely,

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** 2 Jun 2020 22:59:35 +1000  
**To:** Hawkesbury City Council  
**Subject:** RE: Kurmond Kurrajong Investigation Area Structure Plan

To: General Manager,  
Hawkesbury City Council, PO Box 146, Windsor NSW 2756,  
by email to [council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)

Dear Sir

The Draft Structure Plan that Council is proposing to adopt does not contain any meaningful commentary on traffic flow/impact. How can a proper structure plan not mention Greggs Road when Greggs Road has been identified in the consultants report as 1 of 2 major roads servicing the investigation area?

Greggs Road was once a minor road with the character of a culdesac that has been forced by Council, by inappropriate development beyond Greggs Road, to become a major thoroughfare. The traffic flows through Greggs Road have made it a dangerous place to live and devalued property along it for the benefit of residential developments beyond Greggs Road. The peaceful character of Greggs Road enjoyed by its residents has been destroyed and there has been no community benefit from these satellite residential developments. The Kurrajong shopping precinct is clearly dying despite population growth serviced by Greggs Road. Greggs Road's primary purpose no longer appears to be for the service of the residents of Greggs Road – instead it has become a bypass for city commuters who don't want to give their custom to the businesses and services in either the Kurrajong or Kurmond village.

So where is the analysis and recommendations in the Draft Structure Plan on changes to traffic flows, curb and guttering, and lighting to make the neighbourhood a safer place to live and the need to change traffic flows to help sustain the businesses in the Kurrajong village? Where is the commentary about development in certain areas not being feasible due to the unreasonable impact of traffic on other areas? Where is the input from the RTA?

The letter dated 12 May from Mr Kearns identifies new amendments. But there is no depiction or precise identification on a map showing what land in the investigation area is proposed for environmental living zoning and which land will be minimum lot size 1 ha or 4000 square metres. The letter is ambiguous. Does the community wait to find out once the Structure Plan is adopted?

I remain concerned that one of your consultants' reports correctly identifies land as pastoral without remnant vegetation and the other consultant identifies the same land as having a very high biodiversity priority rank. If the Draft Structure Plan is informed by these inconsistent reports, what does this mean for its credibility? Did one consultant bother to look at current land use and historical clearing and the other consultant think any half convincing

greenery/lantana is good enough to say it applied relevant criteria? Remnant vegetation needs to be properly identified for genuine conservation efforts and a scatter gun/let's include it as high biodiversity just in case approach is not good enough.

If Council is proposing to "adopt" the Draft Structure Plan, how has it taken into account community comments? What were the community concerns raised? It appears that Council thinks they are not important enough to summarise and let the community know why or why not their issues have or haven't been addressed.

Yours faithfully

[Redacted Signature]

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**From:** Sunehla Bala <Sunehla.BALA@hawkesbury.nsw.gov.au>

**Sent:** Tuesday, 12 May 2020 4:32 PM

**To:** [Redacted]

**Subject:** Kurmond Kurrajong Investigation Area Structure Plan

Hi

Please find attached a letter informing the status of KKIA Structure Plan.

Regards

**Sunehla Bala** | Strategic Land Use Planning Coordinator | Hawkesbury City Council

☎ (02) 4560 4544 | 📠 (02) 4587 7740

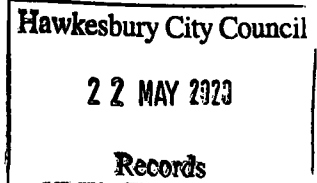
✉ [Sunehla.BALA@hawkesbury.nsw.gov.au](mailto:Sunehla.BALA@hawkesbury.nsw.gov.au) | 🌐 [www.hawkesbury.nsw.gov.au](http://www.hawkesbury.nsw.gov.au)



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[REDACTED]  
Qld 4184

19th May 2020



Our Ref. Kurmond – Kurrajong Investigation Area

Andrew Kearns

Manager Strategic Planning

I thank you for this opportunity and consider my property, Lot 102 DP 857072, 624 Bells Line of Road Kurrajong, is very suitable for E4 environmental living in the Hawkesbury with low impact residential development.

Two tree corridors have been planted on the northern and western boundaries and are now habited by bell birds etc. Hence the name of the property 'Kurrabell'. The remainder of the land is pasture, gently sloping with many level areas. The aspect is due north with lovely views down Howes Valley to the coast. I have owned the property for 56 years and appreciate its many attributes to environmental living in the Hawkesbury, and the clean unpolluted air being a major one.

I am enclosing a few photo's of the property showing the tree corridors on the northern and western boundaries, the spring fed dam, the magnificent views, gently sloping and many areas of flat terrain providing for low-impact residential development.

Thanking you

Yours faithfully

[REDACTED]

[REDACTED]



**SCANNED**









**From:** [REDACTED]  
**Sent:** 25 May 2020 12:17:29 +1000  
**To:** Hawkesbury City Council  
**Subject:** Kurmond-Kurrajong Investigation Area Structure Plan

General Manager  
Hawkesbury City Council

Dear Sir/ Madam

In response to your letter **Kurmond-Kurrajong Investigation Area Structure Plan** (KKIASP) dated 12<sup>th</sup> May

Some 20 plus years ago, council rezoned a substantial number of acreages outside the Kurmond/ Kurrajong investigation survey area to minimum 10 acre lots. At that time, I personally asked council town planning why our area was not also rezoned minimum 10 acre lots. The answer received was, that in the not too distant future council intended rezoning our area into even smaller lots.

After 20 plus years of waiting, we are very pleased to hear that this structure plan will finally be recommended to Council to adopt. And in addition, the fact that there will also be recommendations to... Amend the zone of properties within the Investigation Area. In particular the amendment of the minimum lot size from 4 or 10 Hectares depending on location to 1 Hectare or 4,000m<sup>2</sup>.

We sincerely welcome this change. Because there are many fragmented acreages in the Hawkesbury KKIS area like ours which is 16.5 acres within a minimum 25 acre zoning. In fact one of our neighbouring properties is less than 1 acre and is in this minimum 25 acre zoning. Many of these acreages are far too small for economical or viable farming. Others, including some of the larger properties, because of topography or vegetation, are generally not suited either. Furthermore, because many of these properties are not farmed, they are also not maintained appropriately and have become mass havens for feral animals (deer/ foxes) and noxious weeds. Many are extensively overgrown with lantana and blackberries, not to mention privet and many other obnoxious or poisonous weeds like fire weed.

One of our neighbouring properties is a typical example... It's a non-farmed 25 acre property and majority of the rear half is heavily overrun with lantana. Because of this, we are faced with a fulltime job of trying to prevent the spread of this noxious weed onto our property. Once these properties are reduced in size, the individual owners will find it much easier to maintain their properties and keep them free of feral animals and noxious weeds.

Unfortunately, people have trouble accepting change. Many receiving the council letter, that may choose to object to the KKIASP and amendment of zoning of properties within the Investigation Area; will likely not be acreage owners themselves. Hence, like our neighbour on less than an acre, are oblivious to and relatively unaffected by any of the above issues mentioned. As acreage owners, we genuinely welcome this very much needed plan for change and believe it cannot happen quickly enough.

Kind regards

██████████ & ██████████  
Property ██████████

IN REPONSE TOO:

Your Ref: Kurmond-Kurrajong Investigation Area Structure Plan

Dated 12 May 2020

8/6/2020

To whom it may Concern,

I can't believe that low-impact residential development in the Kurmond Kurrajong Investigation Area (KKIA) has any impact on ecological, scientific or aesthetic values.

Beyond the 1klm boundary I'd agree the remaining 2786 square kilometres (2793 sq klm minus 2x 1klm radius, minus areas of townships) does have ecological, scientific or aesthetic value. Surely however, anyone can see or determine that development within these built up areas is the most appropriate location to have just that, development. Its been deforested, built up and degraded for decades. Sure, protect the remaining 2700 odd sq klm.

None of the land in question can sustain agricultural activities of any kind and any development anywhere needs to address infrastructure, environmental, conservation and natural resource constraints on their own merit.

I moved to the Hawkesbury two years ago with my family for all the positive attributes the area provides. These are mostly beyond the KKIA highlighted by the choice of either Thai or a Burger for takeaway or two overpriced restaurants.

What this soon to be, back-water area needs, is people, is variety, is choice, is development.

Who are the people who dreamed up this E4 nonsense? They need their heads read.

Sincerely,

██████████, concerned citizen,

(Registered Landscape Architect and Ecologist)

████ Old Bells Line of Road, Kurrajong, NSW, 2758

5th June, 2020.

The General Manager,  
Hawkesbury City Council,  
PO Box 146,  
Windsor, NSW, 2756,  
[council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)

Dear Sir,

**RESPONSE TO PROPOSED E4 ZONING FOR KURMOND KURRAJONG  
INVESTIGATION AREA.**

I note with extreme interest that Hawkesbury City Council appears to be proposing further changes of detriment to the Kurmond Kurrajong Investigation Area.

I would question the real motive of this proposal as this Investigation Area comprises two areas with a one kilometre radius around each of the villages hardly a substantial footprint within the 2,793 square kilometres of the Hawkesbury.

We are in fact talking two minor precincts which are predominantly smaller land holdings with a spattering of larger holdings which have been identified as natural progressions for the expansion of the villages.

The question need to be asked,

1. **Why has this area now become the visual Mecca of the Hawkesbury?**
2. **What makes Kurmond and Kurrajong of any higher visual value than the rest of the Hawkesbury?**
3. **How will an E4 zoning actually benefit the residents and owners of property in this precinct?**
4. **Why is there a concentrated effort firstly to repeal the HRLS in Kurmond and Kurrajong, replace it with an extremely flawed Structure Plan which is primarily based on an inaccurate and bias Landscape Architects report and now attempt to put in place an environmental zoning as an apparent final effort to kill off local progress?**

The Hawkesbury Residential Land Strategy identified pockets of the Hawkesbury as potential areas that would be capable of expanding the villages without impeding the integrity of the area, but still providing large residential rural lots which are in extremely high demand in our area. The fact that Kurmond and Kurrajong fell into this strategy and had great access to local facilities such as village style shopping and still close to North Richmond along with access to schools, public transport and essential services made it a no brainer, and what had been proposed would make this area the first and most suited areas within the Hawkesbury for the HRLS to be implemented.

Further to this Hawkesbury City Council's Strategic Planning Department actively canvassed for people within this precinct to discuss and apply to develop their properties, this being the primary reason for the level of applications Council received.

What we in fact have here is an area consisting of a main road ridge line which falls both ways. We have a small residential pocket in Kurmond with a small privately owned row of shops.

In Kurrajong we have a larger set of strip shops surrounded by once again a larger but not substantial residential area. Neither of these townships are fully serviced with both remaining on Septic pump out and areas within these precinct not having town water.

The HRLS identified the potential of both of these areas which would give the current retail areas and local schools an opportunity to survive.

The unfortunate fact of life is that there is a minority of people in this area that have no regard for the future and are more than happy to see the Hawkesbury in general become a backwater with no growth, no potential development and no future.

The sensible approach initially taken by Council was to seek land holders interested in the possibility of putting forward an application to develop their land under the HRLS. The Council without hesitation accepted these applications which attracted a tens of thousands of dollars in application fee and realistically a group of disrupters within Council held everyone from the applicants to the planning staff to ransom with a raft of proposed studies, reports and reviews which were to be the instruments to dismantle the HRLS.

It appears evident that The Clouston's report would become the centre piece on which their reliance was based and somehow went through Council without much of a challenge even though it effectively has no Strategic Merit and has been compiled by a Company who even though appear well credentialed for Landscape Architecture and specific individual projects as per their website port folio may have missed the mark when evaluating all of the aspects of two entire townships.

This report refuted a long list of experts such as our own Planning Staff of the day from Senior Planners to the Director of Planning as well as State Planners, and the eminent panel members of the JRPP and IHAP, but there was a blind eye to the shortfall and inefficiency of the report and it became the pillar on which the proposed Structure Plan would be built.

Now the concerted effort of some to basically repeal anything and everything has apparently grown another leg with the proposal of rezoning to an E4 Environmental Zone which is absolutely out of character to the rural roots of both of these areas.

This is purely someone's self motivated attempt to put the final nail into the coffin of Kurmond and Kurrajong's future, growth and survival.

Let's get things straight here!

E4 zoning has been proposed as it becomes the most restrictive zoning that Council can find to dictate to the residents of these two villages and is contradictory to the findings of both the JRPP and Gateway from applications in 2018.

**“Direct quotes from Record of Decision, 12th February, 2018”**

1. *"The advantages of providing additional lifestyle rural housing very much in demand in the Hawkesbury area in a locality which is **no longer well suited** to significant agriculture demonstrates adequate strategical merit for the proposal to be advanced."*
2. *" Assessment of the resulting development against the objectives of RU1 Primary Production zone under Hawkesbury LEP 2012, **"WHILE RECOGNISING THAT AGRICULTURE IS EFFECTIVELY NO LONGER CARRIED ON IN THIS LOCALITY."***

Yet proudly listed are the following inappropriate list of permissible uses in an E4 zone, Forestry - Sawmill or log processing works - Stock and sale yards - Transport Depots.

Seriously, are we now suggestion heavy industrial is acceptable in a predominantly residential area.

We can dissect the E4 objectives one by one, but can and will arrive at the one outcome for each and everyone of them and that is the possible introduction of an E4 zoning in both Kurmond and Kurrajong is inappropriate, restrictive and more so detrimental to each and every resident of the area.

What appears to have been lost here is the fact that the HRLS address's all of the relevant questions in regards to any and or all potentially proposed applications under the strategy.

Consideration of an application takes into account the suitability of each proposal case by case,

1. ***Does the application meet the ecological expectations?***
2. ***Is the application in an area that may have agricultural significance?***
3. ***Does the application have adequate strategical merit?***
4. ***What if any services are available to each individual proposal?***

Not every property in the precinct will meet the criteria and some will over deliver with additional services that most people take for granted but are not at present readily available. This is why proposed developments, lots size and yields need to be addressed and considered and judged on their individual strategic merit.

What is also lost here is that most of the residential development in the Hawkesbury has been constructed on and around flood plains and effectively has expired any chance of extending. Areas such as Kurmond and Kurrajong actually present the opportunity for sensible development under the HRLS which is not attainable around Windsor or Richmond.

I am unashamedly an owner and developer of such a project which has in fact met all of the requirements and regulations and I am also a long standing resident and business owner who has the best interests of where I live firmly in mind. The proposal of development within the village areas of Kurmond and Kurrajong under the HRLS are not out of character with what has been in place for many years and can only make for a higher level of lifestyle living which in turn will give the local businesses an increased chance of survival.

As stated the areas in question here around Kurmond and Kurrajong are two one kilometre radius's around each of the villages, this hardly has any potential of creating a

concentrated urban sprawl which is being promoted by the opponents of development within Council who I believe at best represent a minority or have their own self interest in what now is being proposed.

The designated areas within Kurmond and Kurrajong that we are talking about are two small dots on the Hawkesbury map and even fully developed under the original guidelines of the HRLS will never have the potential of being regarded anything but small rural/residential villages.

To reinforce what I have already stated and confirm why KKIA remain ideal and best suited for growth,

1. Due to the fact that these areas are absolutely flood free when the bulk of flood free land across the residential areas of the Hawkesbury have been fully developed.
2. The proximity of Kurmond and Kurrajong to North Richmond and Richmond where we have on offer an extensive range of commercial services.
3. Access to schools of all levels from Early Learning Centres to Primary Schools and a well credentialed Secondary School. Further more we are within fifteen minutes of both TAFE and University campus's.
4. Both Kurmond and Kurrajong commercial precincts have been suffering for a long time with many businesses either closing or are just not viable. Sensible growth would at minimum give these businesses a leg up and fighting chance.
5. Both areas are no longer suited to any form of sustainable agriculture.
6. As agriculture is no longer a viable option there is a great argument that the real strategic merit of these areas is that they are extremely well suited for Residential Rural style living which remains in high demand.
7. There is also a greater opportunity for access to a raft of services for pockets within these areas which is beneficial and eliminates a number of Planning Issues and constraints that will arise.

The Planners have got the bulk of the HRLS right and in particular Kurmond and Kurrajong for reasons stated happens to be the most suitable areas to implement the Strategy. There is nothing in the strategy or current zone that would indicate any mass decimation of either area and a rezone to E4 with a blanket cover does nothing to the progress and viability of the area.

Our understanding of both HRLS and Gateway was and always has been that each application be assessed on its own merit based on topography, locality, accessibility and services available or offered.

My personal confidence with Council is unfortunately at an all time low and over the last three or four years have witnessed and experienced some extremely perplexing outcomes of what can only be deemed as either uneducated or self serving and until such times as this Council collectively understands the complexity and requirements of not only the majority of residence, but also the specific areas within the Hawkesbury we will remain an area with no direction, progress, growth or future and also what should be regarded as extremely serious, no confidence in how the LGA of Hawkesbury is being managed.

Yours faithfully,

