



Hawkesbury City Council

attachment 2
to
item 188

Results of the Kurmond Kurrajong
Investigation Area Survey

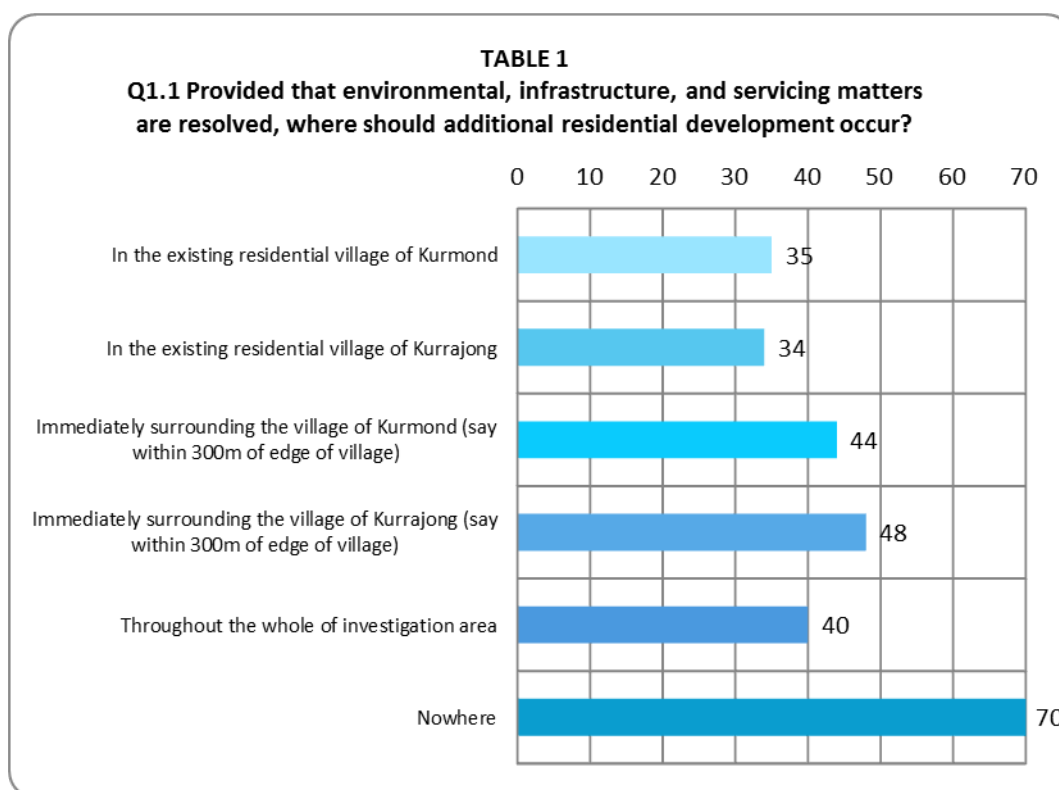
date of meeting: 30 August 2016
location: council chambers
time: 6:30 p.m.

Results of the Kurmond Kurrajong Investigation Area Survey

The results of the survey have been broken down to display tables by way of overall results, then by location of where respondent's owned land or resided, either in the Investigation Area, or in the villages of Kurrajong or Kurmond.

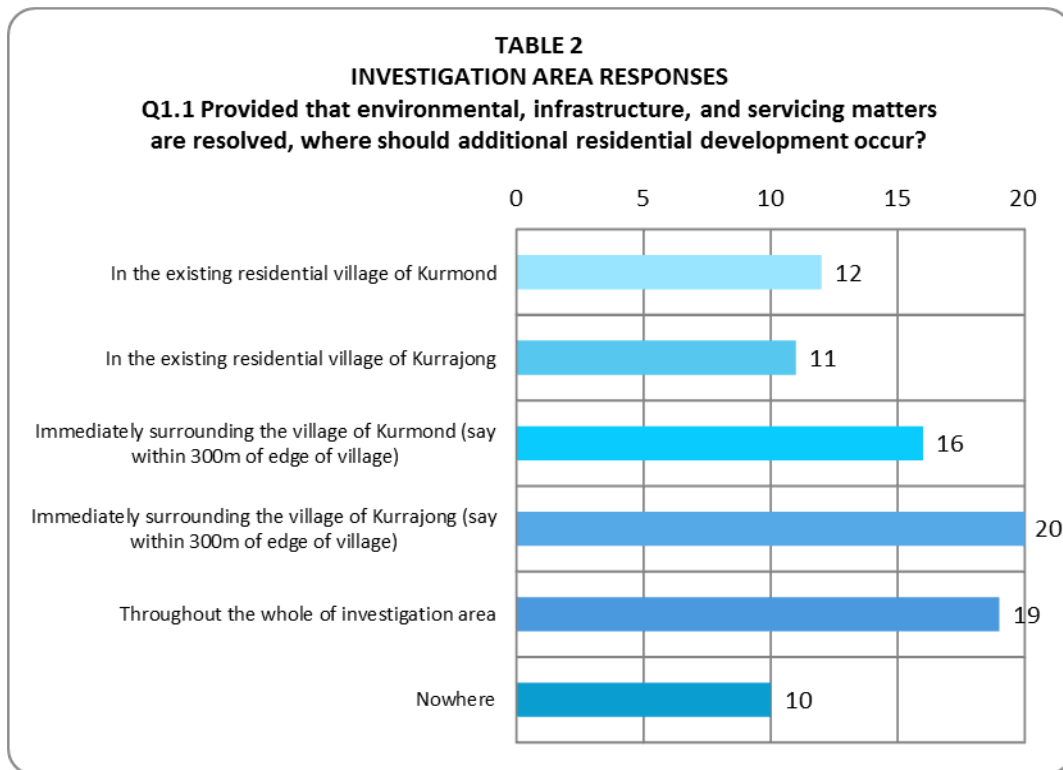
Question 1.1 - Location and preference for additional Residential development

Note Question 1.1 allowed for multiple responses therefore the total number of responses will be greater than the number of respondents.

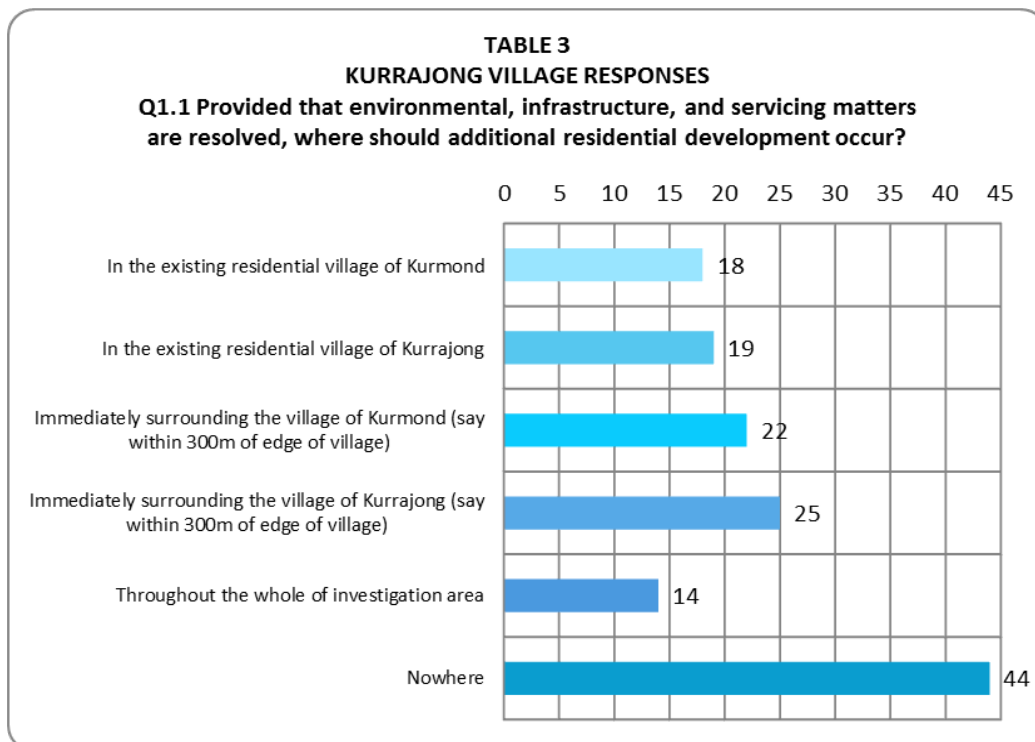


Overall (Table 1) the highest number of responses regarding where people would like to see additional residential development was “Nowhere” (70 responses). This was followed by interest in developing residential housing immediately surrounding the existing villages of Kurrajong (48) and Kurmond (44) “within 300 metres of the edge of existing village”, followed by “Throughout the whole investigation area” (40). A smaller number of people supported residential development in either the existing villages of Kurmond (35) or Kurrajong (34).

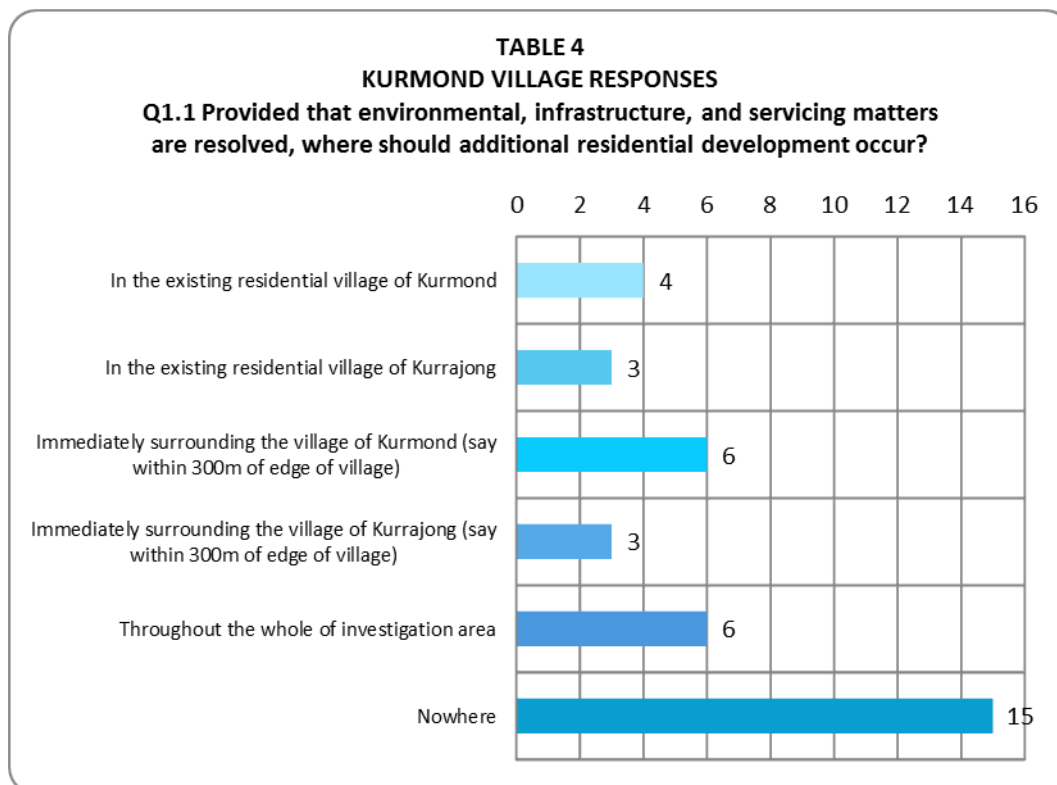
Whilst, as an individual response, “Nowhere” attracted the highest number of responses, collectively, 119 respondents or 63% of responses (i.e. 189 survey respondents minus 70 “Nowhere” responses) expressed an interest in some form of additional residential development.



For **Investigation Area respondents** (Table 2) the highest level of support was for additional residential development to be “Immediately surrounding the village of Kurrajong, say within 300m of the edge of the village” (20 responses), closely followed by residential development “Throughout the whole investigation area” (19), and then residential development “Immediately surround the village of Kurmond, say within 300m of the edge of the village” (16). A smaller number of respondents wanted development “In the existing village of Kurmond” (12), or “In the existing village of Kurrajong” (11) or “Nowhere” (10).



For **Kurrajong Village respondents** (Table 3) the highest preference was for additional residential development “Nowhere” (44 responses), followed by “Immediately surrounding the village of Kurrajong (say within 300 metres of the edge of the village)” (25) and slightly less responses for “Immediately surrounding the village of Kurmond (say within 300 metres of the edge of the village)” (22). There was less support for “In the existing residential village of Kurrajong” (19) or “In existing residential village of Kurmond” (18).

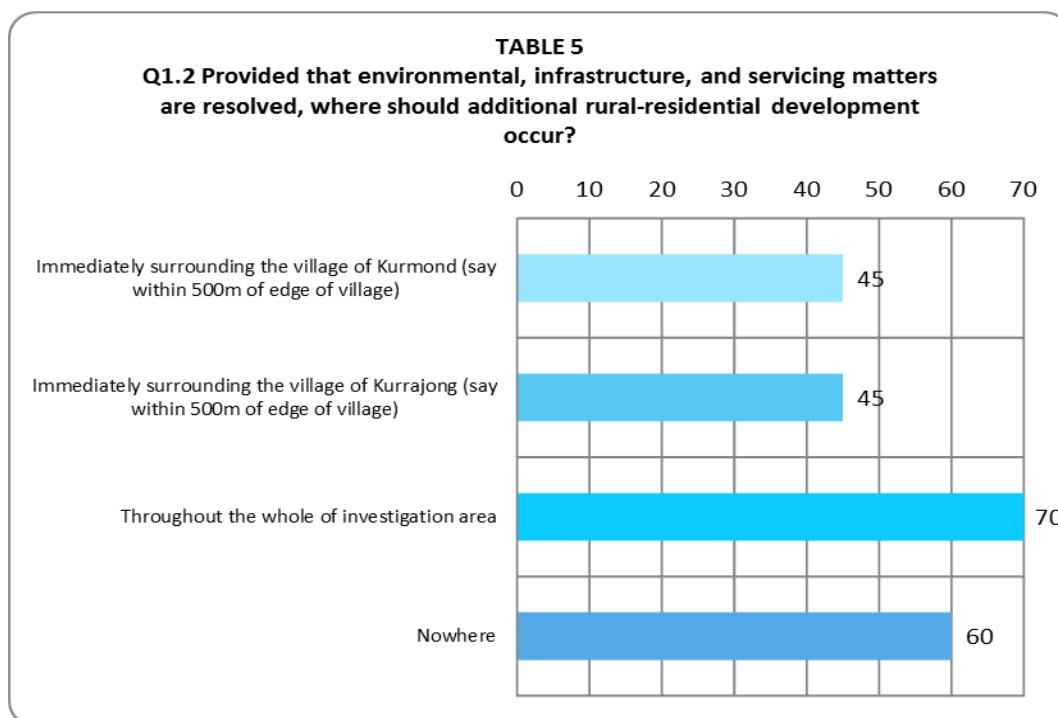


For **Kurmond Village respondents** (Table 4), whilst a smaller sample, most people preferred “Nowhere” for additional residential development (15 responses) ahead of either/equally “Throughout the whole Investigation” (6) or “Immediately surrounding the village of Kurmond (say within 300 metres of the edge of the village)” (6).

Survey “**Comments**” for Question 1.1 mainly centred on the lack of services and infrastructure to support further residential development (including road and bridge upgrades) and upgrading to mains sewerage and improved town water supply. There were also concerns that further development could damage the rural/semi-rural lifestyle and the village atmosphere of the area. A number of responses said that no further residential development was required or that there was already too much residential development. A smaller number of respondents said that increased residential development could be beneficial to the area such as supporting local shops.

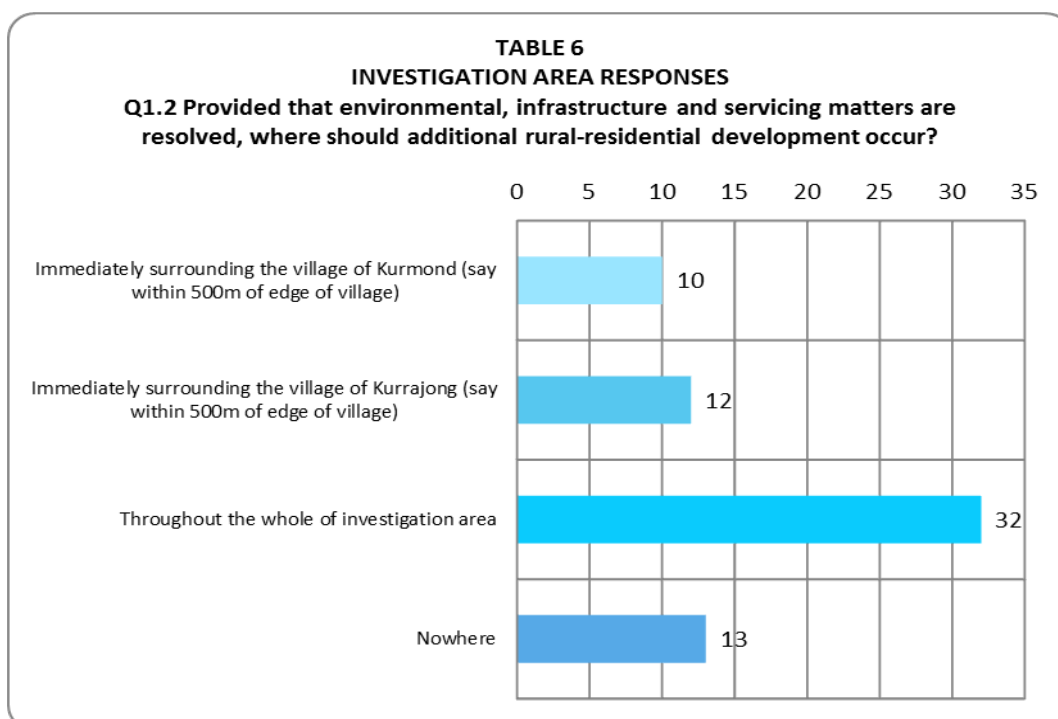
Question 1.2 - Location and preference for additional Large Lot Residential/Rural-Residential Development

Note Question 1.2 allowed for multiple responses therefore the total number of responses will be greater than the number of respondents

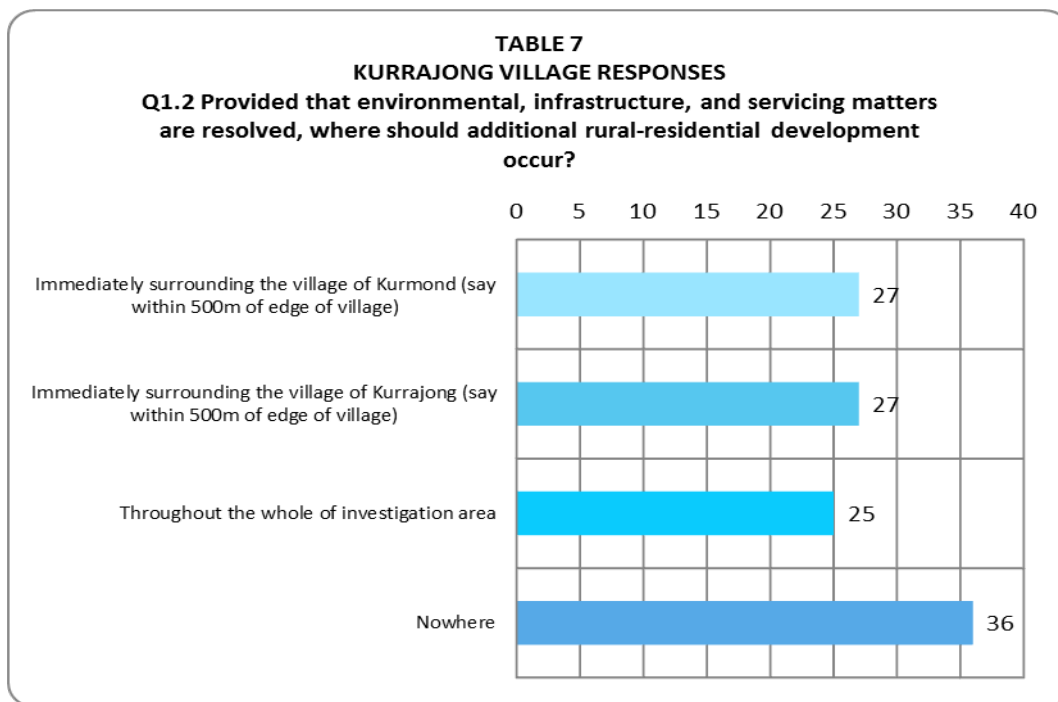


Overall (Table 5). The highest number of responses regarding where people would like to see additional large lot residential/rural-residential development was “Throughout the whole investigation area” (70 responses), followed by “Nowhere” (60), with an equal number of responses (45) for immediately surrounding the villages of Kurmond or Kurrajong “say within 500metres of the edge of village”.

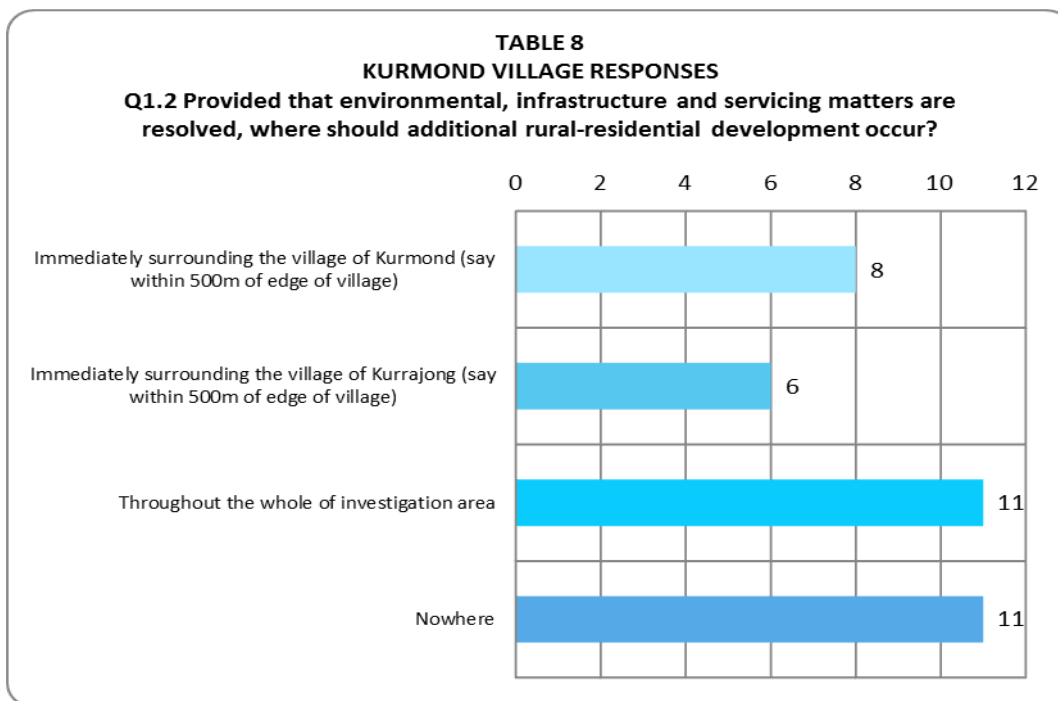
Similar to the results for Question 1.1, whilst, as an individual response, “Nowhere” attracted 60 responses, collectively, 129 respondents or 68% of responses (i.e. 189 survey respondents minus 60 “Nowhere” responses) expressed an interest in some form of additional large lot residential/rural-residential development.



For **Investigation Area respondents** (Table 6) the highest level of support for additional large lot residential/rural-residential development was “Throughout the whole of the investigation area” (32 responses), with similar lower responses for “Nowhere” (13), and for “Immediately surrounding the villages of Kurrajong (say within 500 metres of the edge of village)” (12), and for “Immediately surrounding the village of Kurmond (say within 500 metres of the edge of village)” (10).



For **Kurrajong Village respondents** (Table 7) the highest preference for additional large lot residential/rural-residential development was “Nowhere” (36 responses), followed by the same number of responses (27) for immediately surrounding the villages of Kurmond or Kurrajong “say within 500 metres of the edge of village” and a similar number of responses (25) for “Throughout the whole of the Investigation Area”.

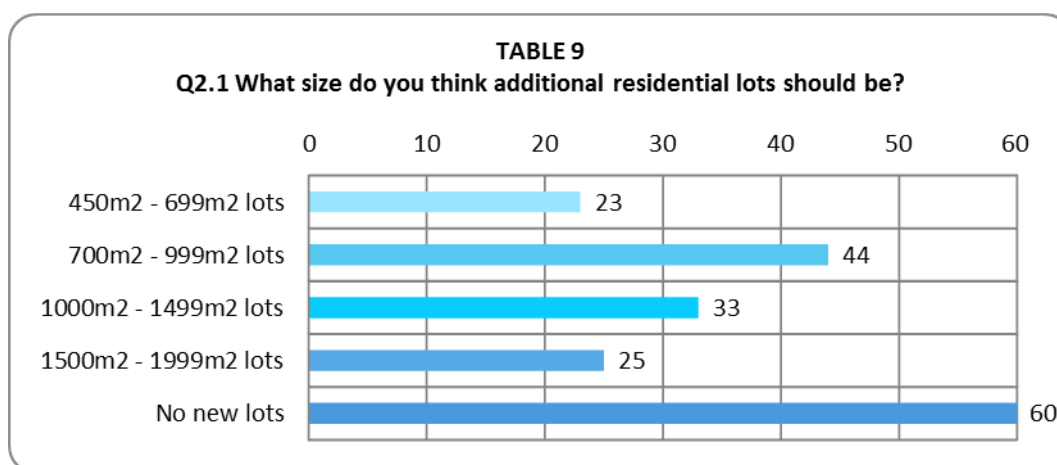


For **Kurmond Village respondents** (Table 8) there was the same number of responses of “Nowhere” (11 responses) as there was for

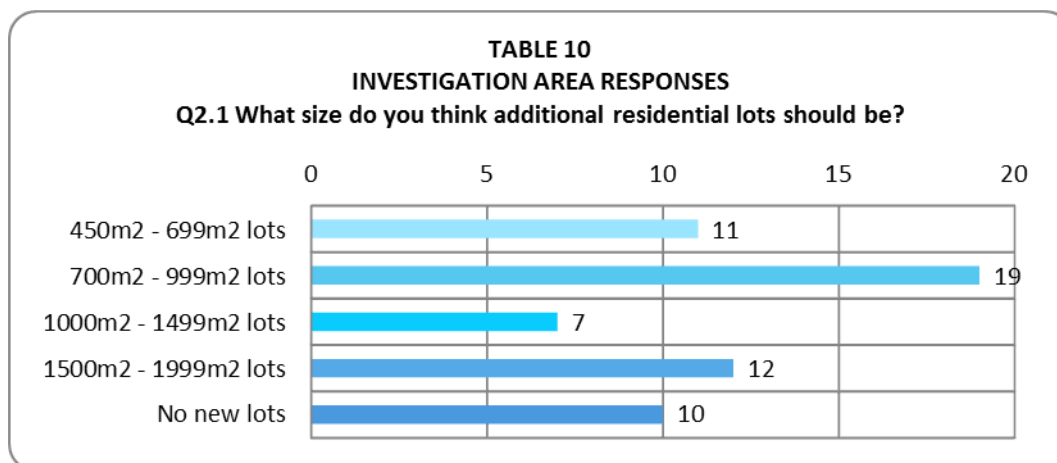
“Throughout the whole Investigation” (11). This was followed by “Immediately surrounding the village of Kurmond (say within 500 metres of the edge of village)” (8) then “Immediately surrounding the villages of Kurrajong (say within 500 metres of the edge of village)” (6).

Survey “**Comments**” for Question 1.2 were similar to comments for Question 1.1, being mainly about the lack of services and infrastructure to support further development (including road and bridge upgrades) and upgrading to mains sewerage and improved town water supply. Respondent also expressed concerns that further development could damage the rural/semi-rural lifestyle and the village atmosphere of the area. A number of responses said that no further development was required or that there was already too much development. A very small number of respondents said that increased large lot residential/rural-residential development could be beneficial to the area.

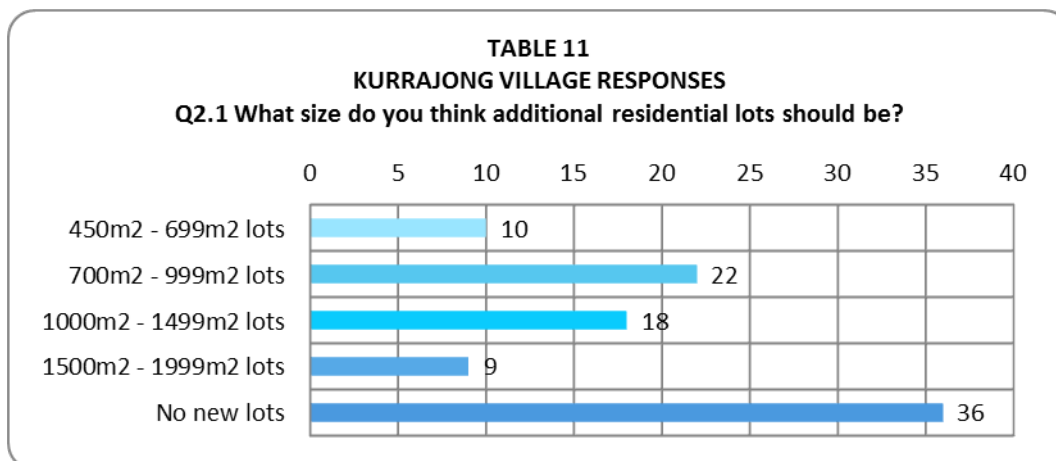
Question 2.1 - Preference of size of additional Residential lots



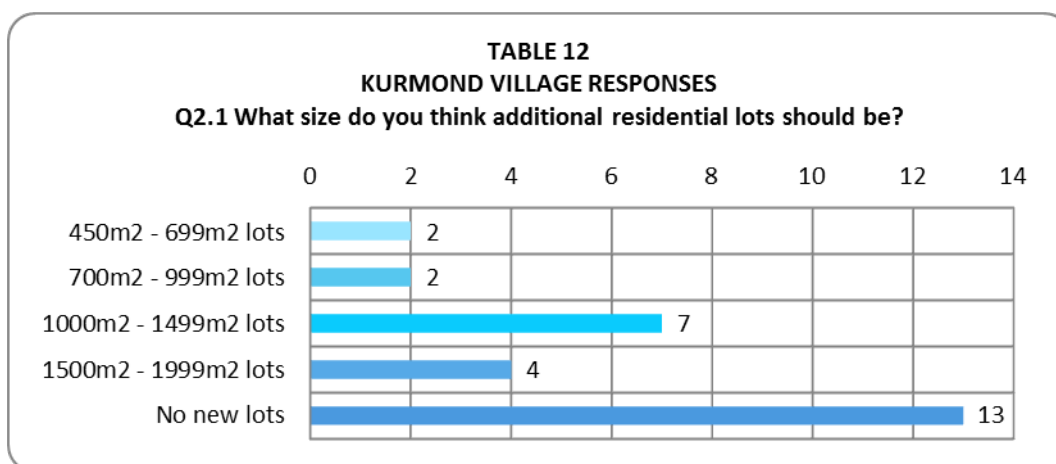
Overall (Table 9) the main preference for the size of residential lots was “No new lots” (60 responses), however 125 respondents expressed some preference for the size of additional residential development. This consisted of “700m² - 999m² lots” (44 responses), and then “1000m² - 1499m² lots” (33), “1500m² - 1999m² lots” (25), and “450m² - 699m² lots” (23).



For **Investigation Area respondents** (Table 10) the highest preference for residential lots was “700m² - 999m² lots” (19 responses), and then similar preferences for “1500m² - 1999m² lots” (12) as for “450m² - 699m² lots” (11) and for “No new lots” (10).

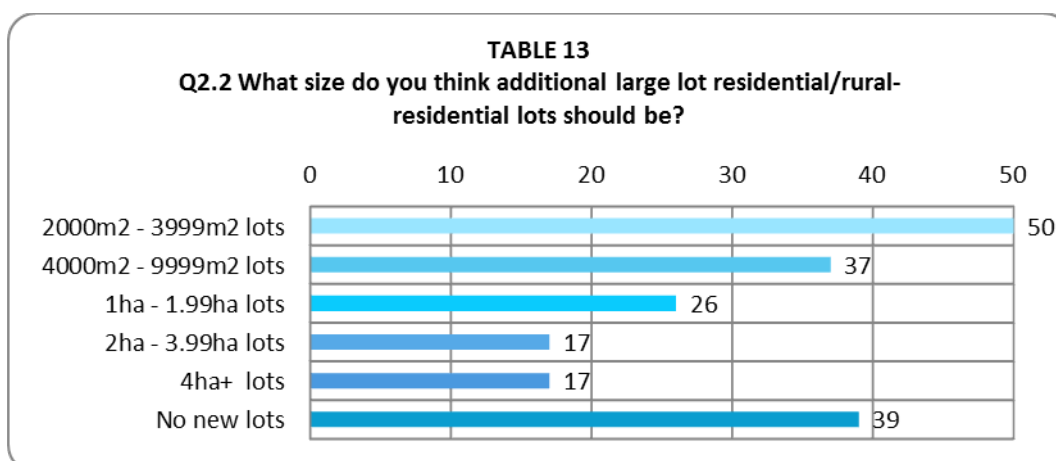


For **Kurrajong Village respondents** (Table 11) the highest preference was “No new lots” (36 responses), followed by “700m² - 999m² lots” (22) and “1000m² - 1499m² lots” (18).



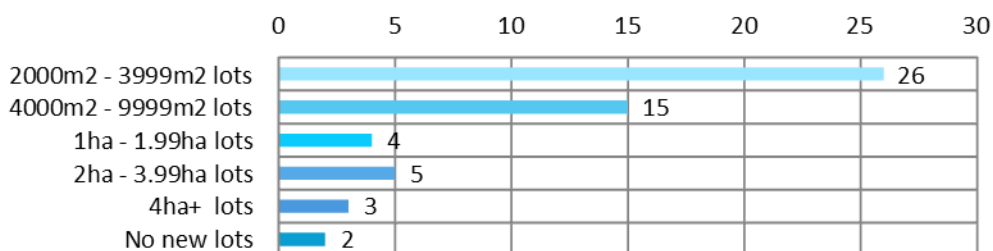
For **Kurmond Village respondents** (Table 12) the highest preference was “No new lots” (13 responses), followed by “1000m² - 1499m² lots” (7), and “1500m² - 1999m² lots” (4).

Question 2.2 - Preference of size for additional Large Lot Residential/Rural-Residential lots



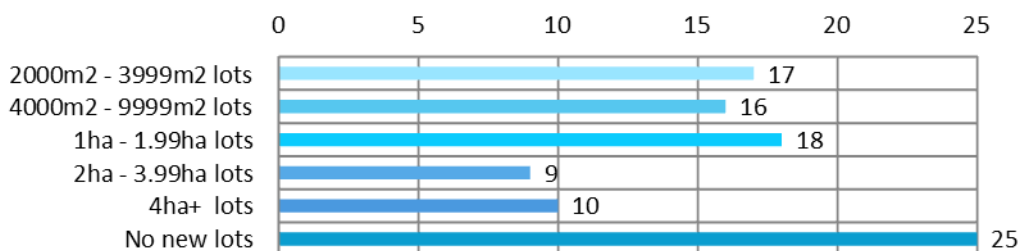
Overall (Table 13) the main preference for size of large lot residential/rural-residential lots was “2000m² - 3999m² lots” (50 responses), followed by “No new lots” (39), then “4000m² - 9999m² lots” (37), and “1ha - 1.99ha lots” (26).

TABLE 14
INVESTIGATION AREA RESPONSES
Q2.2 What size do you think additional large lot residential/rural-residential lots should be?



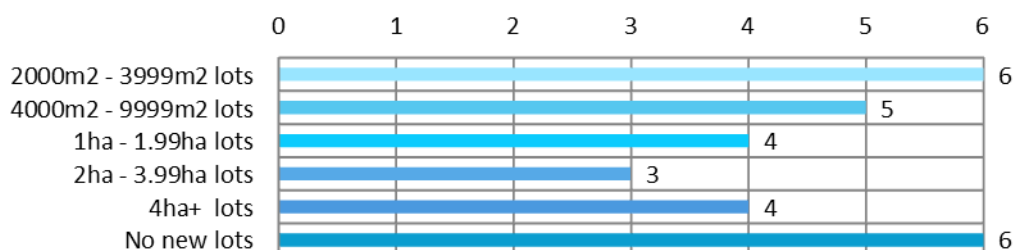
For **Investigation Area respondents** (Table 14) the highest preference of large lot residential/rural-residential development lot sizes was “2000m² - 3999m² lots” (26 responses), and then “4000m² - 9999m² lots” (15), with much smaller numbers for the remaining options.

TABLE 15
KURRAJONG VILLAGE RESPONSES
Q2.2 What size do you think additional large lot residential/rural-residential lots should be?



For **Kurrajong Village respondents** (Table 15) the highest preference of large lot residential/rural-residential development was “No new lots” (25 responses), with similar results for “1ha - 1.99m² lots” (18), “2000m² - 3999m² lots” (17), and “4000m² - 9999m² lots” (16).

TABLE 16
KURMOND VILLAGE RESPONSES
Q2.2 What size do you think additional large lot residential/rural-residential lots should be?



For **Kurmond Village respondents** (Table 16) the highest preference for size of large lot residential/rural-residential development was equal across “2000m² - 3999m² lots” (6 responses) as for “No new lots” (6), then “4000m² - 9999m² lots” (5).

TABLE 17
Q3.1 Essential services under LEP 2012 and fundamental development constraints are resolved

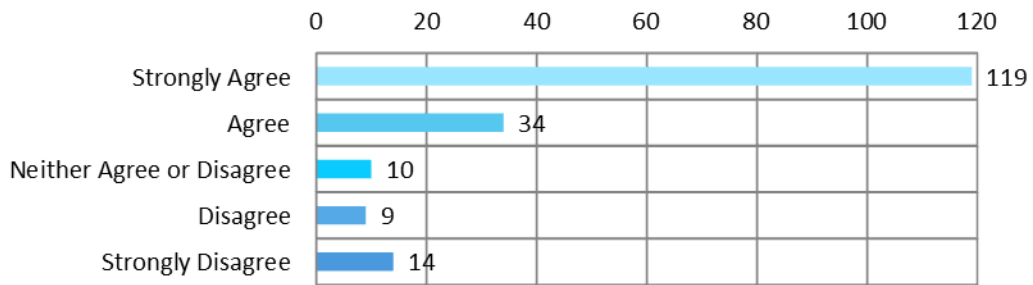


TABLE 18
INVESTIGATION AREA RESPONSES
Q3.1 Essential services under LEP 2012 and fundamental development constraints are resolved

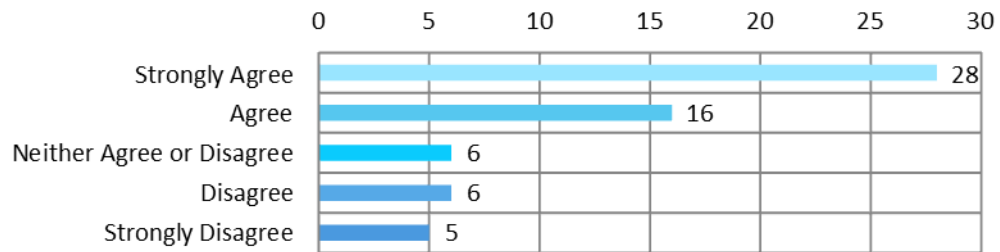
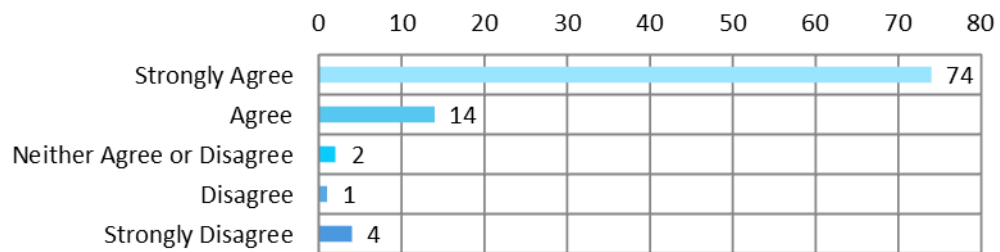


TABLE 19
KURRAJONG VILLAGE RESPONSES
Q3.1 Essential services under LEP 2012 and fundamental development constraints are resolved



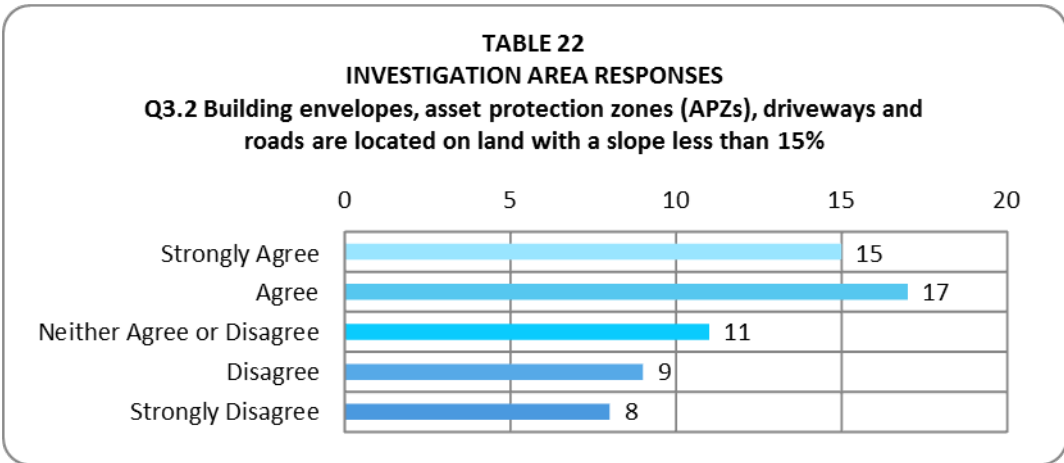
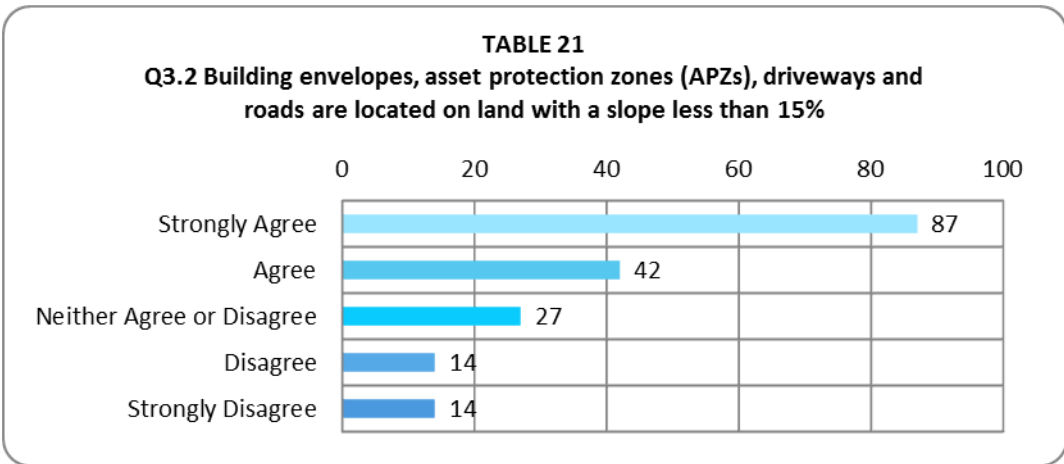
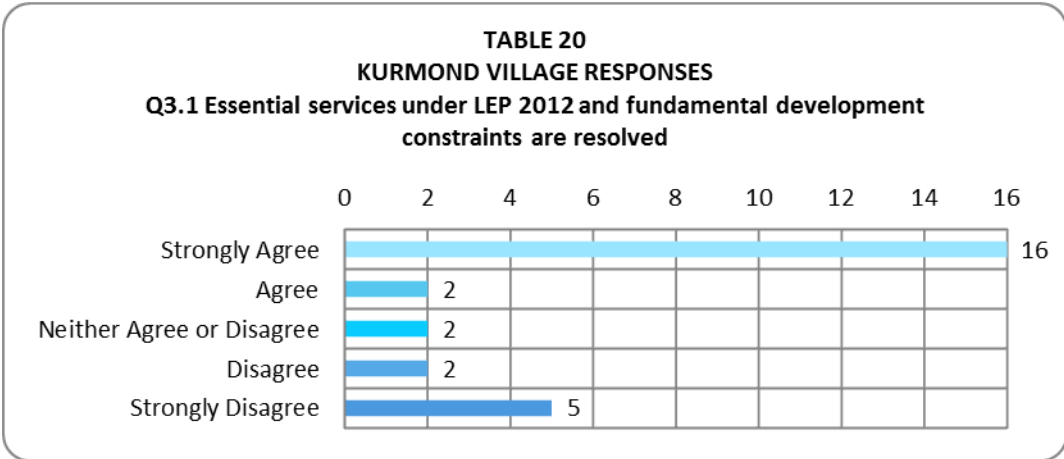


TABLE 23
KURRAJONG VILLAGE RESPONSES
Q3.2 Building envelopes, asset protection zones (APZs), driveways and roads are located on land with a slope less than 15%

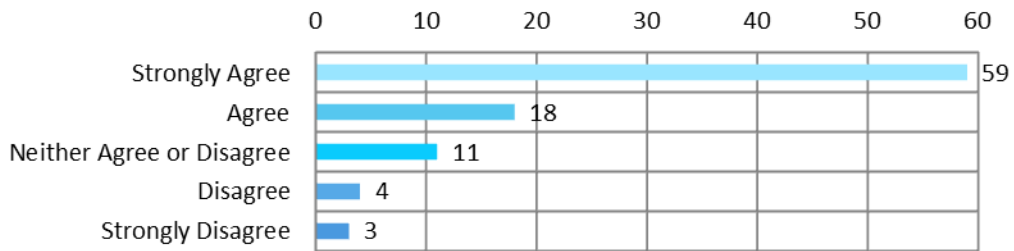
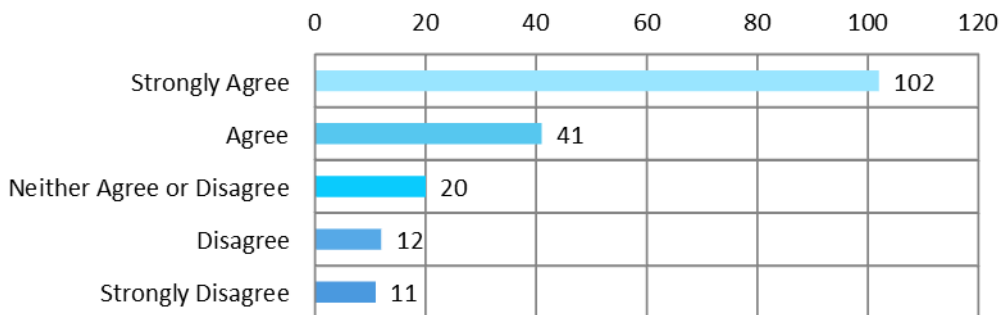


TABLE 24
KURMOND VILLAGE RESPONSES
Q3.2 Building envelopes, asset protection zones (APZs), driveways and roads are located on land with a slope less than 15%



TABLE 25
Q3.3 Removal of significant vegetation is avoided



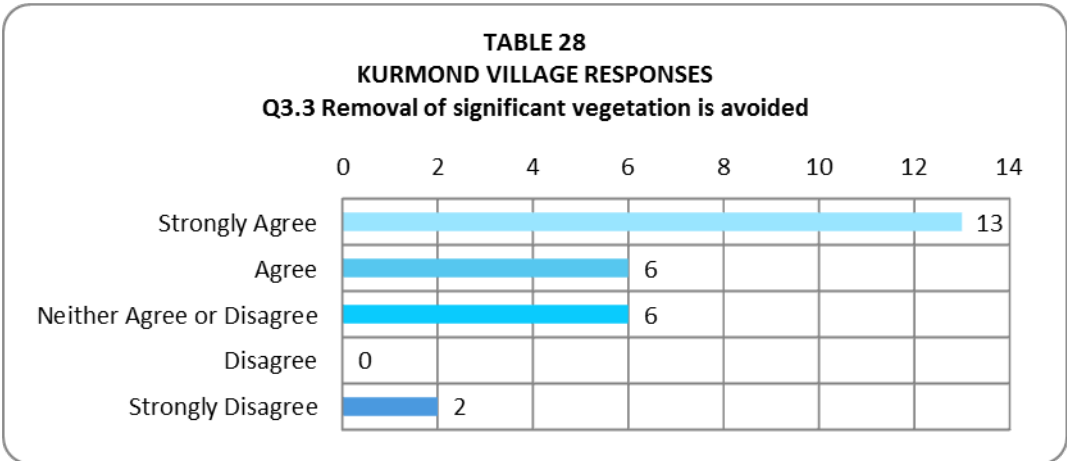
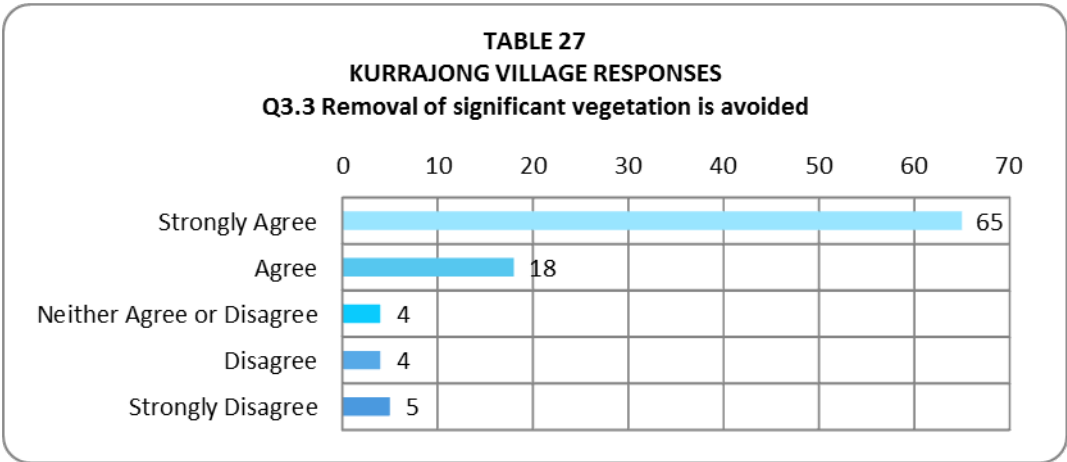
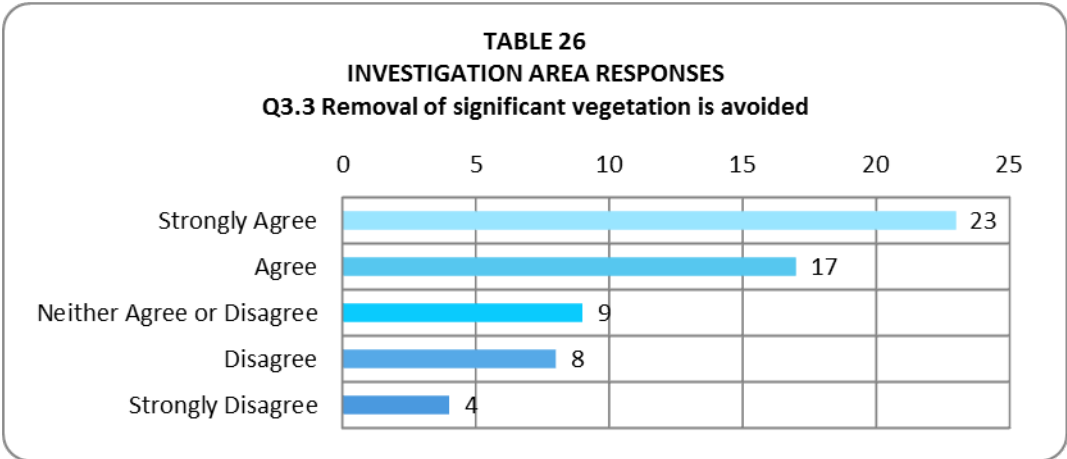


TABLE 29
Q3.4 Fragmentation of significant vegetation is minimised

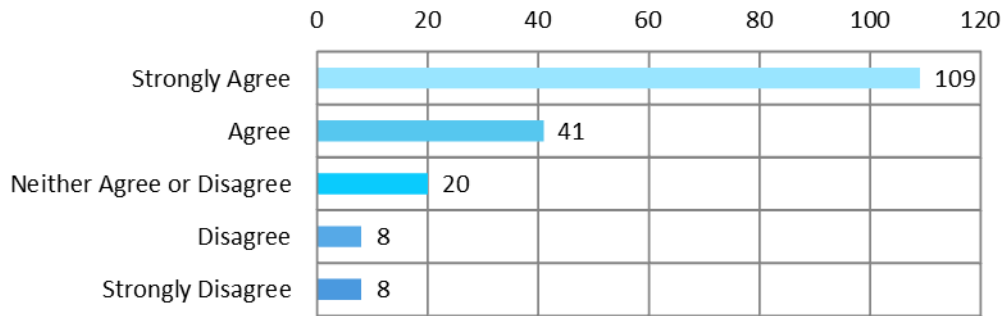


TABLE 30
INVESTIGATION AREA RESPONSES
Q3.4 Fragmentation of significant vegetation is minimised

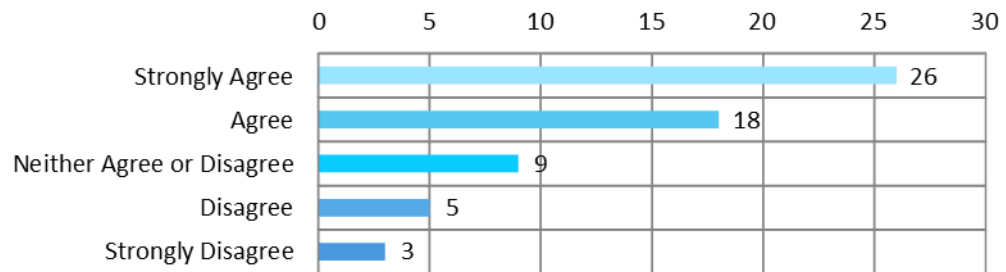
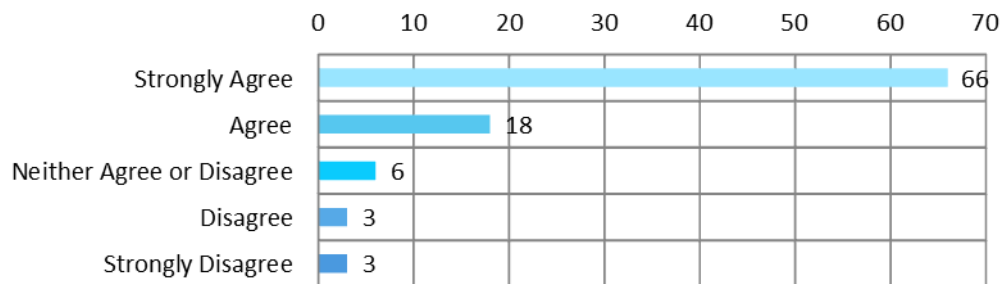
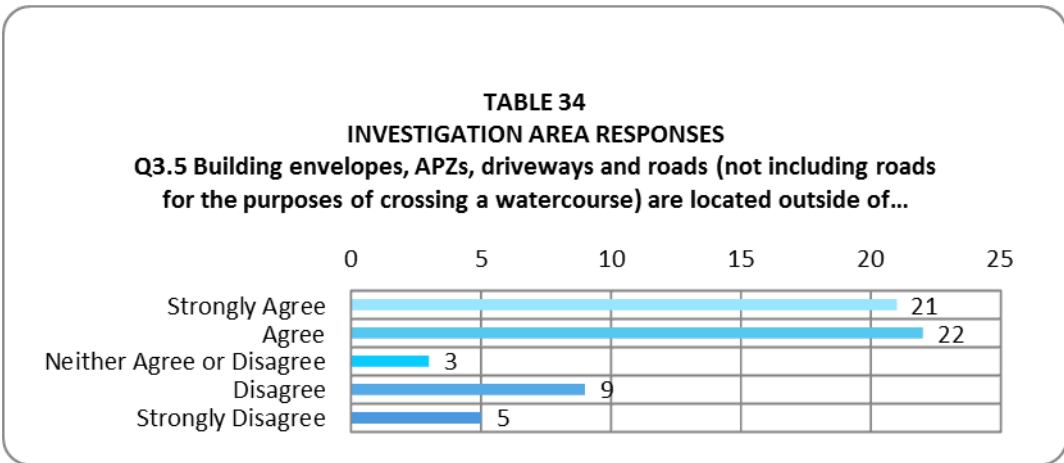
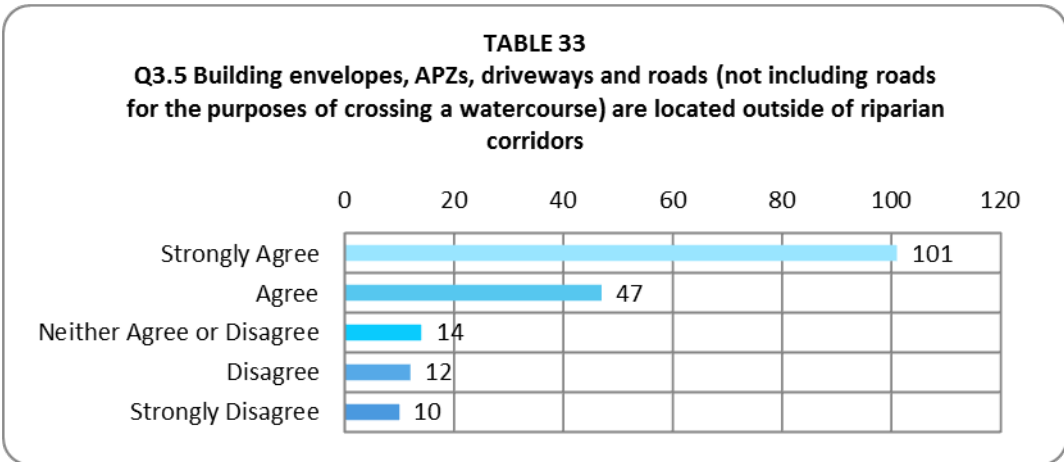
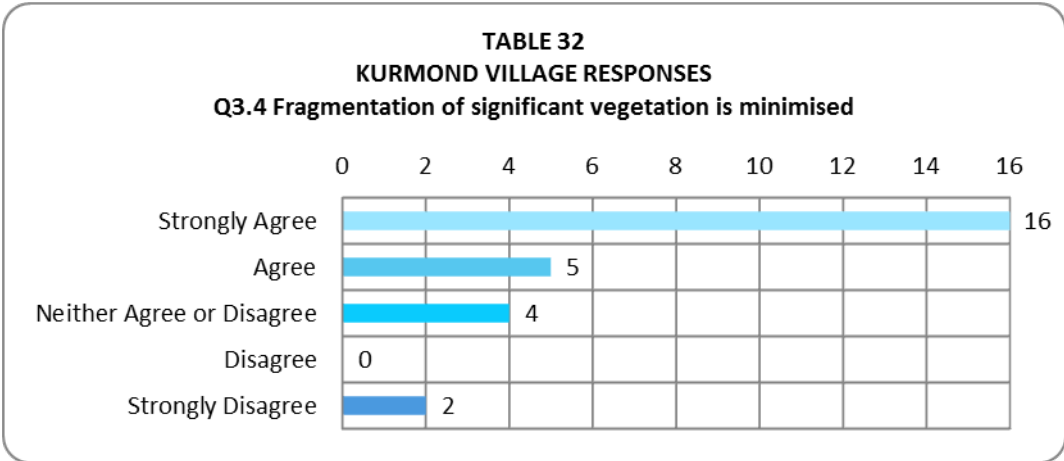


TABLE 31
KURRAJONG VILLAGE RESPONSES
Q3.4 Fragmentation of significant vegetation is minimised





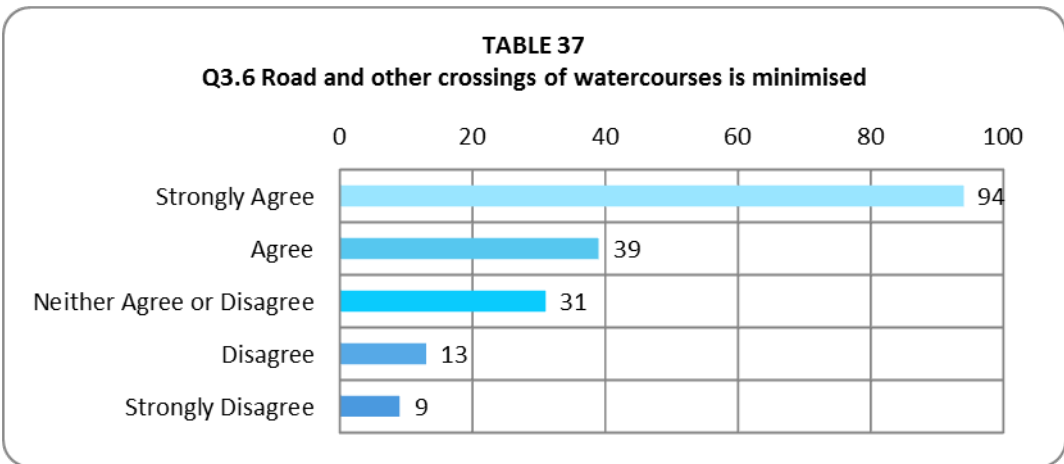
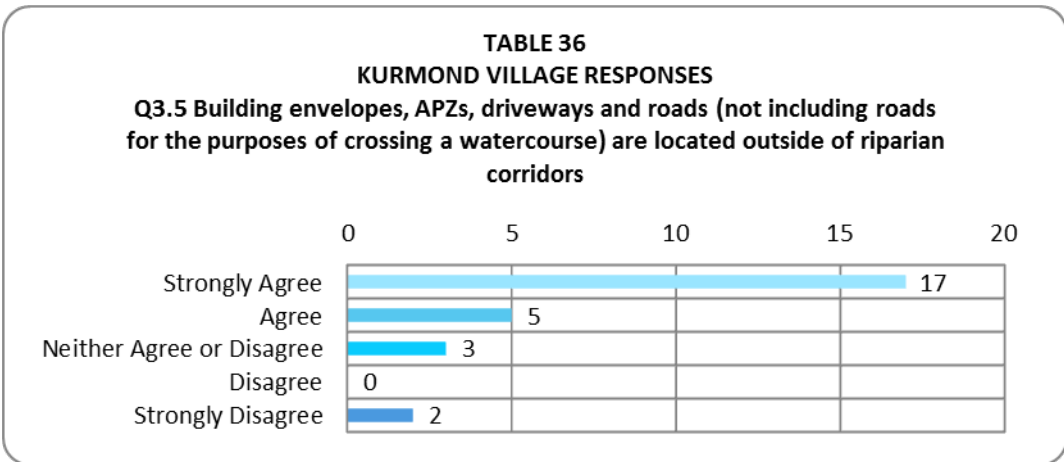
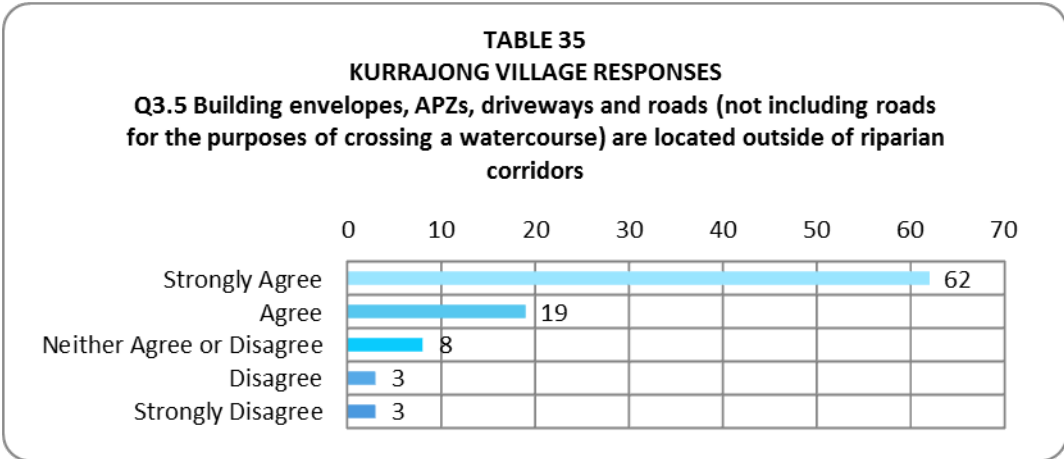


TABLE 38
INVESTIGATION AREA RESPONSES
Q3.6 Road and other crossings of watercourses is minimised

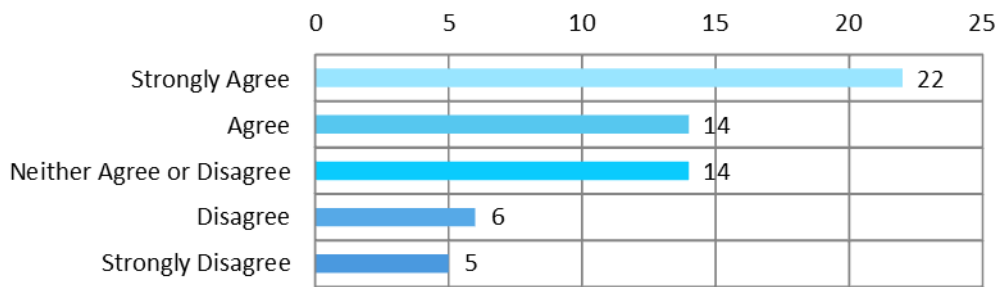


TABLE 39
KURRAJONG VILLAGE RESPONSES
Q3.6 Road and other crossings of watercourses is minimised

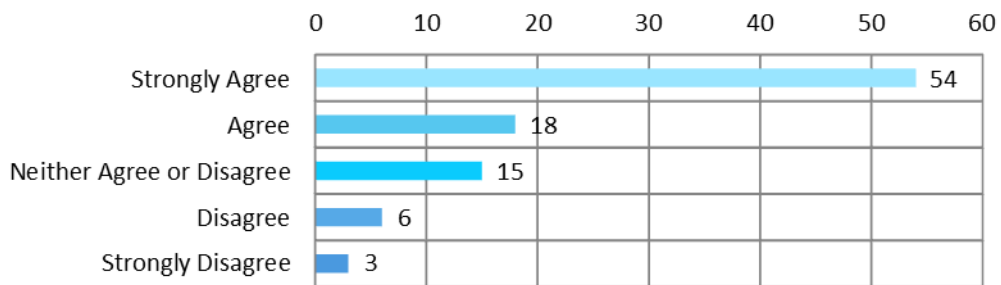
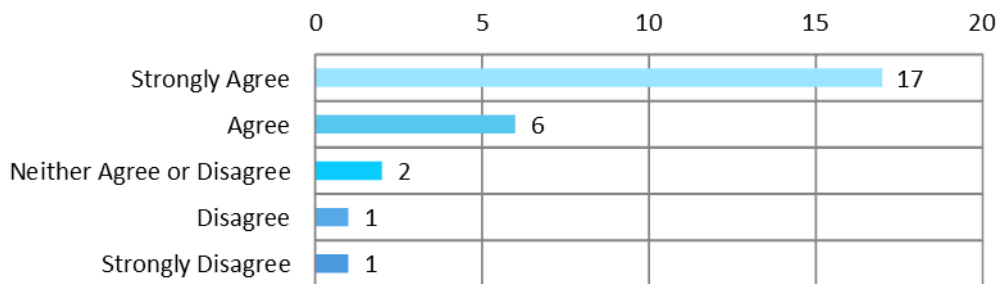
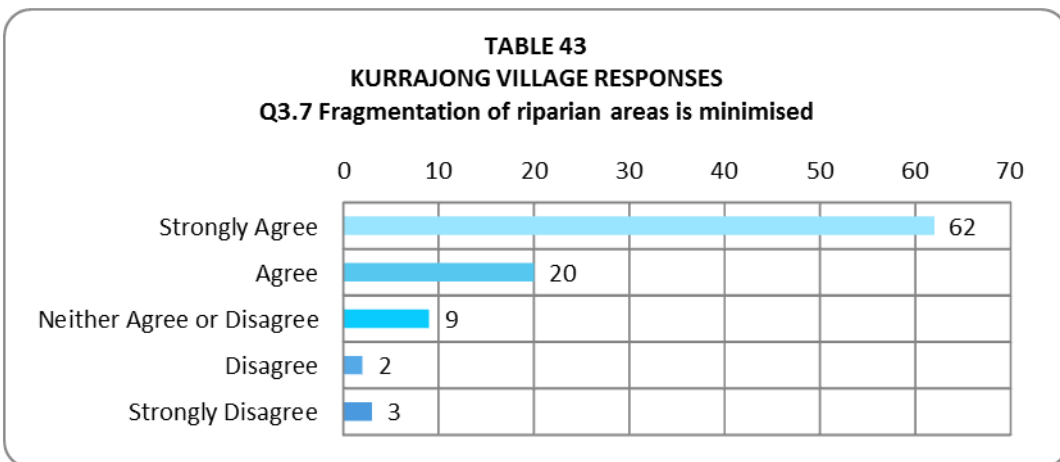
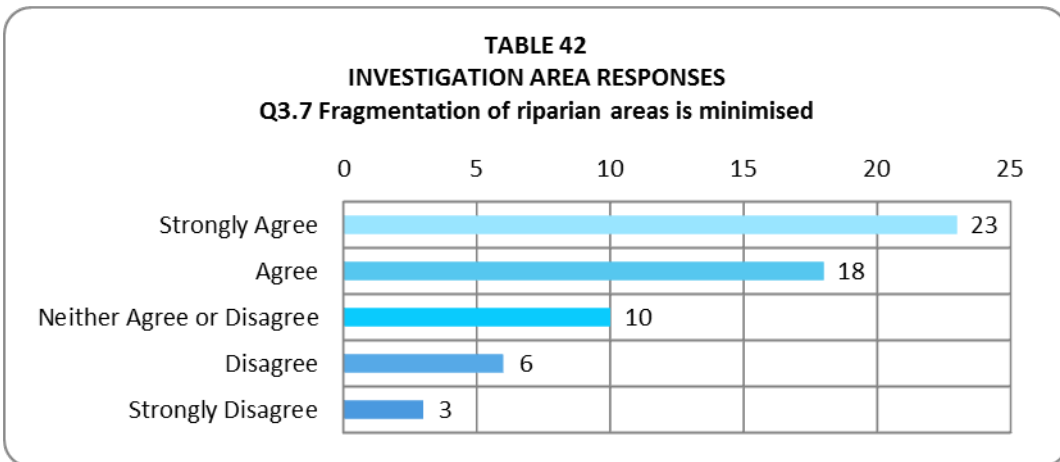
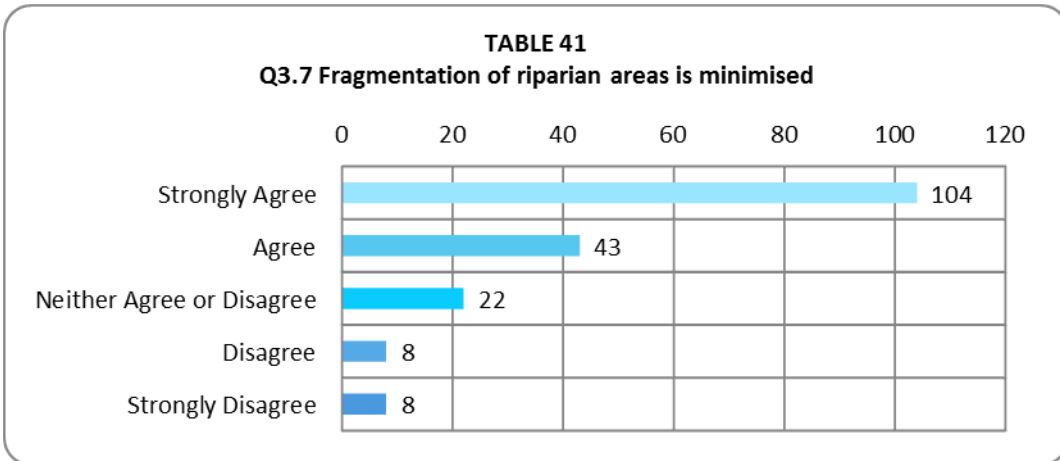
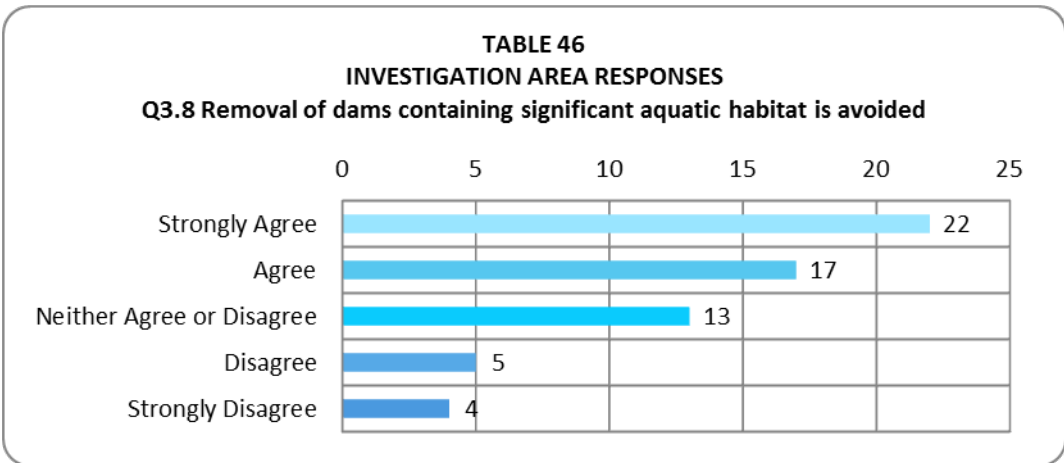
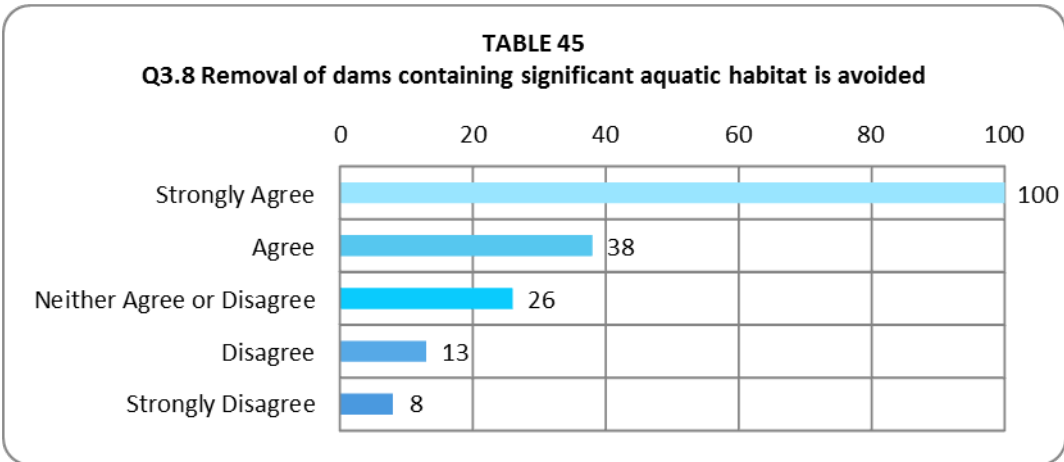
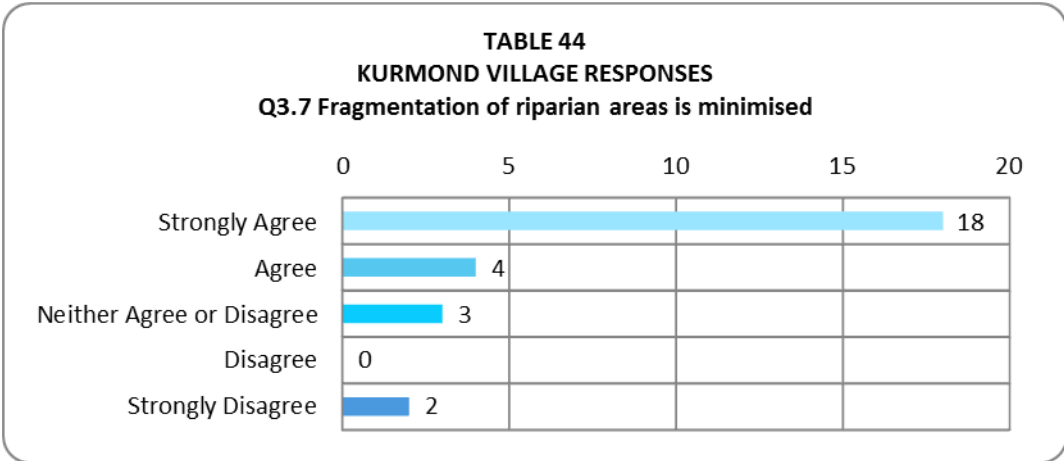
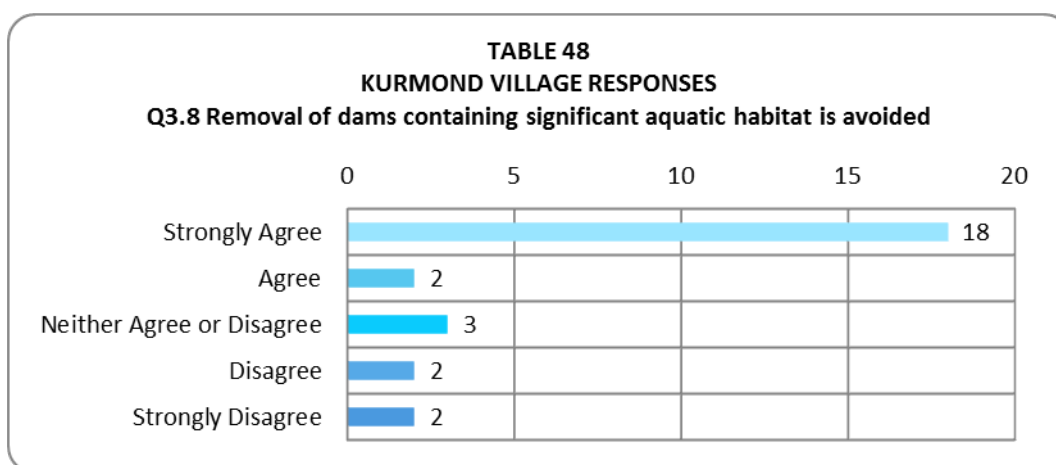
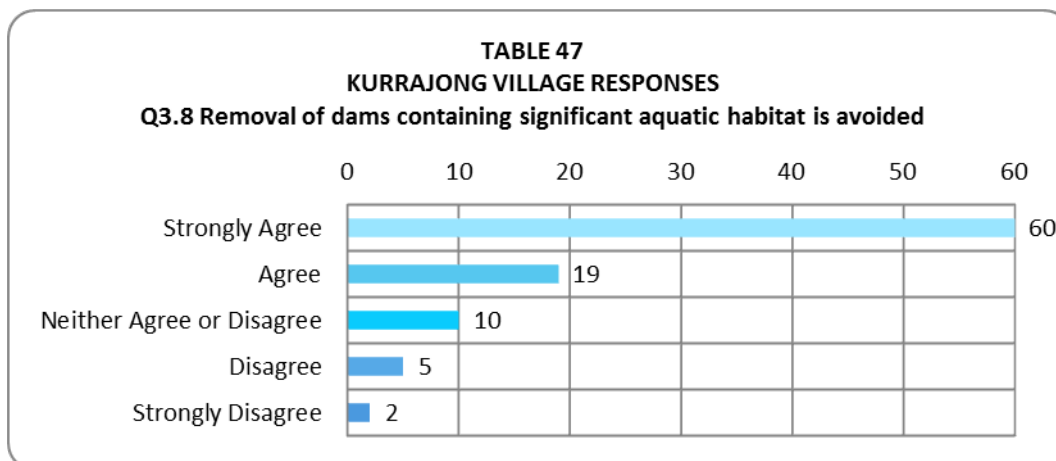


TABLE 40
KURMOND VILLAGE RESPONSES
Q3.6 Road and other crossings of watercourses is minimised









Questions 3.1 to 3.8 - Preliminary Development Principles

The survey presented respondents with a list of eight “Preliminary Development Principles” in relation to fundamental or major constraints to development. Respondents were given 5 options: “Strongly Agree”, “Agree”, “Neither Agree or Disagree”, “Disagree” and “Strongly Disagree” and asked to choose their preference for each principle.

The eight “Preliminary Development Principles” were:

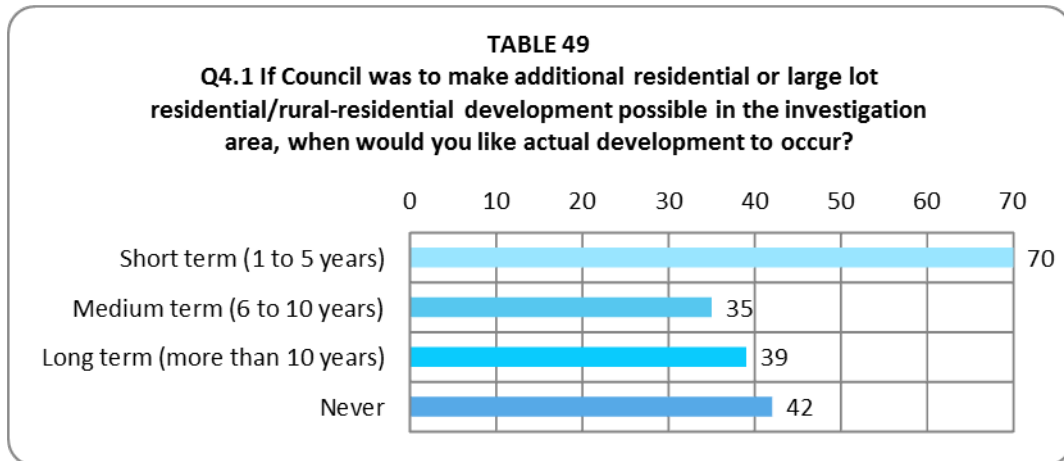
1. *Essential services under the Hawkesbury Local Environmental Plan 2012 and fundamental development constraints are resolved*
2. *Building envelopes, asset protection zones (APZs), driveways and roads are located on land with a slope less than 15%*
3. *Removal of significant vegetation is avoided*
4. *Fragmentation of significant vegetation is minimised*
5. *Building envelopes, APZs, driveways and roads (not including roads for the purposes of crossing watercourse) are located outside of riparian corridors*
6. *Road and other crossings of watercourses is minimised*
7. *Fragmentation of riparian areas is minimised*
8. *Removal of dams containing significant aquatic habitat is avoided*

The results of whether respondents agreed or disagreed with the eight preliminary development principles for additional residential or large lot residential/rural residential development was consistent across all areas regardless of where respondents owned land or resided.

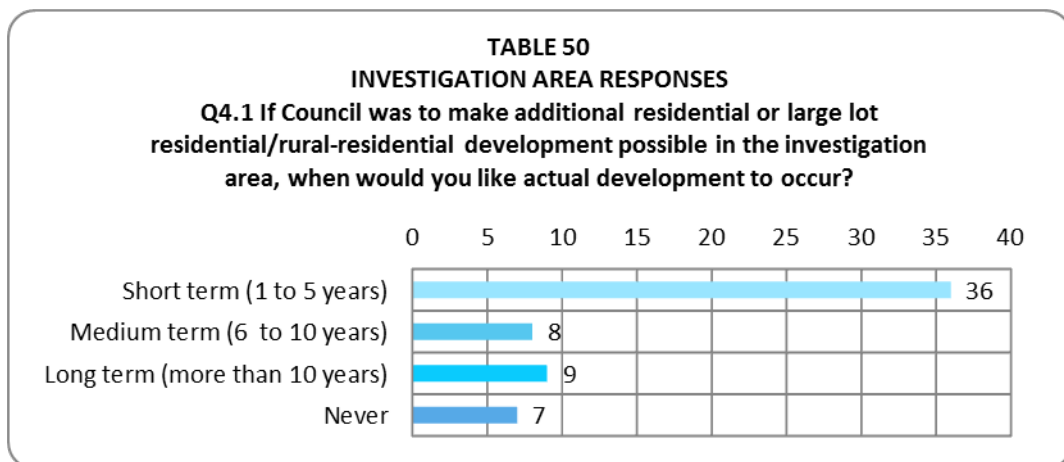
The overwhelming majority of respondents either “Strongly agreed” or “Agreed” with the eight development principle statements (see Tables 17 through to 48 in response to Questions 3.1 to 3.8).

Question 4.1 - When Should Development Occur

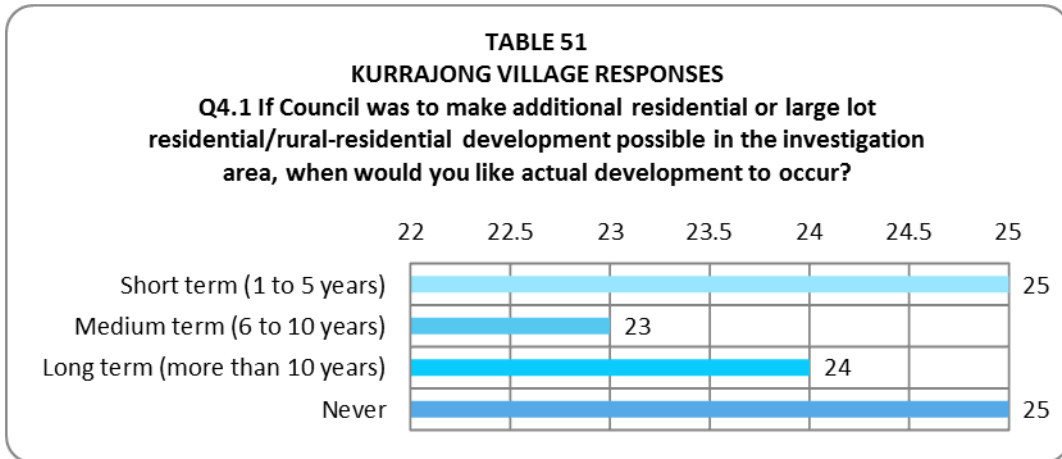
This question asked “If Council was to make additional residential or large lot residential/rural-residential development possible in the investigation area, when would you like actual development to occur?”



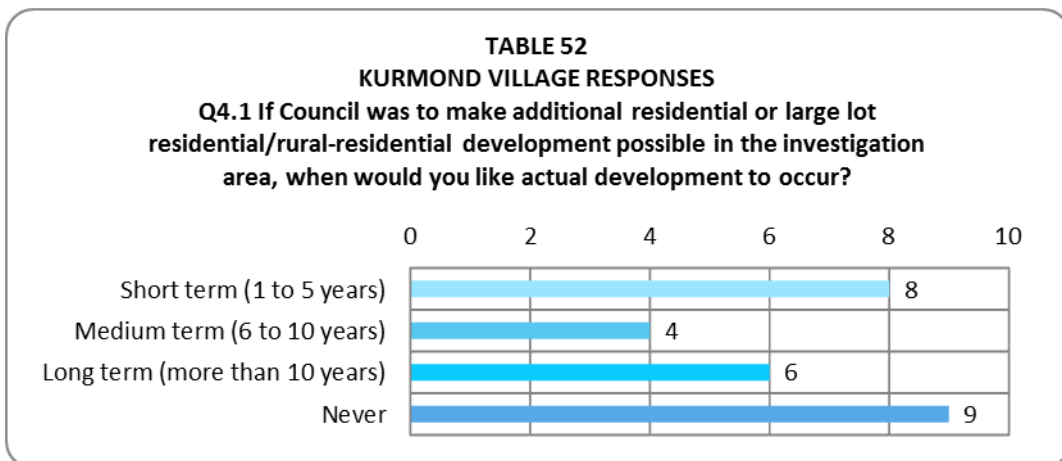
Overall (Table 49) most respondents would like development to occur in the “Short term (1 to 5 years)” (70 responses). This was followed by development to occur “Never” (42), then “Long Term (more than 10 years)” (39), and “Medium term (6 to 10 years)” (35).



For **Investigation Area respondents** (Table 50) most respondents would like development to occur in the “Short term (1 to 5 years)” (36 responses) with fewer responses (7 to 9) for the remaining time periods.



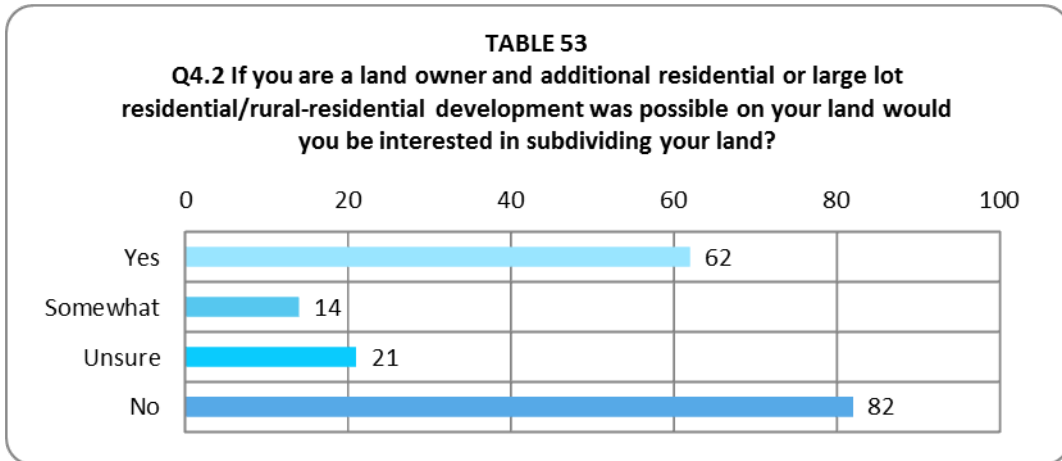
For **Kurrajong Village respondents** (Table 51) there was an equal preference for “Short term (1 to 5 years)” and “Never” (25 responses each), followed by “Long term (more than 10 years)” (24) and “Medium term (6 to 10 years)” (23).



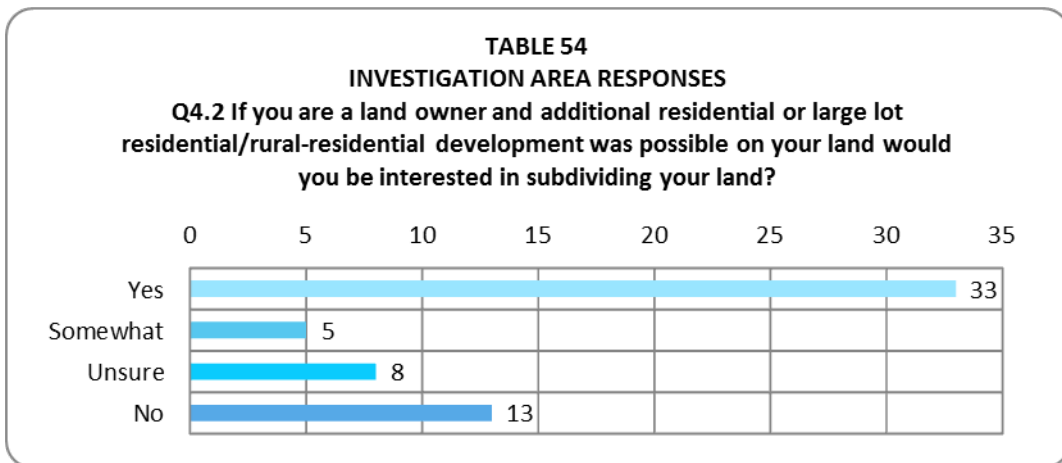
For **Kurmond Village respondents** (Table 52), the highest preference was “Never” (9 responses), closely followed by “Short term (1 to 5 years)” (8), then “Long term (more than 10 years)” (6) and “Medium term (6 to 10 years)” (4).

Questions 4.2 - Interest in Subdividing Land ()

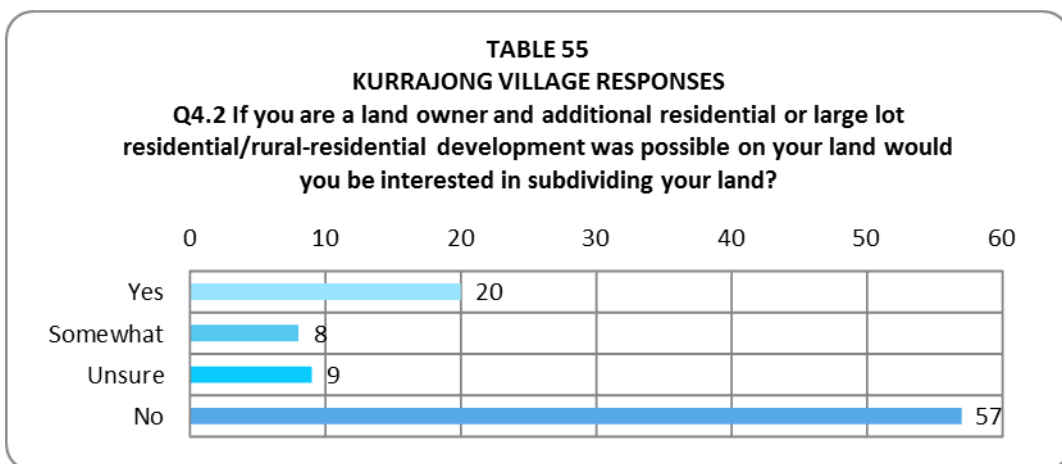
This question asked “If you are a land owner and additional residential or large lot residential/rural-residential development was possible on your land would you be interested in subdividing your land?”



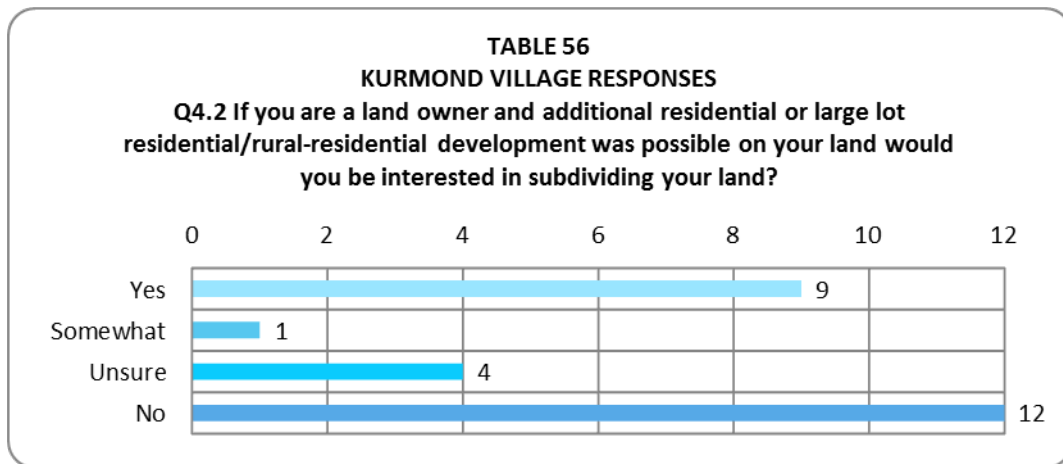
Overall (Table 53) most respondents answered “No” (82 responses), followed by “Yes” (62), with a smaller number being “Unsure” (21), and “Somewhat interested” (14).



For **Investigation Area respondents** (Table 54) most respondents answered “Yes” (33 responses), followed by a smaller number who said “No” (13). This was followed by respondents who were “Unsure” (8) and a smaller number who were “Somewhat” interested (5).



For **Kurrajong Village respondents** (Table 55) most respondents answered “No” (57 responses) to interest in subdividing their land, followed “Yes” (20). A smaller number were “Unsure” (9) and “Somewhat” interested (8).



For **Kurmond Village respondents** (Table 56) most respondents answered “No” (12 responses) to interest in subdividing their land, followed “Yes” (9), and “Unsure” (4).

General Survey Comments

Respondent’s comments in the “General Comments” area were mainly about retaining the rural lifestyle of the area. Upgrading of services and infrastructure was a prerequisite for many respondents, specifically upgrading of the Richmond Bridge or an additional river crossing, upgrading roads to improve congestion, provision of mains sewerage, and improved town water supply. Some respondents expressed environmental concerns. Generally, most respondents in “General Survey Comments” expressed reservations about further development in the Investigation Area with only a small number of comments in support of it.