



Hawkesbury City Council

attachment 2
to
item 111

Correspondence Provided to
Property Owners
May 2020

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

Our Ref: **Kurmond-Kurrajong Investigation Area Structure Plan**

12 May 2020

Address 1
Address 2
Address 3

Dear Sir/Madam,

Draft Kurmond-Kurrajong Investigation Area Structure Plan

Council previously wrote to you as a property owner within the Kurmond Kurrajong Investigation Area in September 2019, to advise of the public exhibition of the Draft Kurmond Kurrajong Investigation Area Structure Plan. Before submitting a report to Council on the outcomes of the public exhibition we are writing to inform of what we are proposing in relation to the Draft Structure Plan and invite you to advise any concerns or questions.

Should you wish to view the Draft Kurmond Kurrajong Investigation Area Structure Plan public exhibition material, this can still be viewed at:

<https://www.yourhawkesbury-yoursay.com.au/admin/projects/exhibition-of-draft-kurmond-kurrajong-investigation-area-structure-plan-2019>

Based on assessment of the submissions received during the public exhibition period and further studies in relation to the Structure Plan, it will be recommended to Council to adopt the Draft Structure Plan. In addition, there will be recommendations to:

- **Amend the zone of properties within the Investigation Area** from either RU1 Primary Production or RU4 Primary Production Small Lots depending on location to E4 Environmental Living in the Hawkesbury Local Environmental Plan 2012
- Amend the minimum lot size from 4 or 10 Hectares depending on location to 1 Hectare or 4,000m² as detailed in the Draft Structure Plan
- Make changes to the Development Control Plans relating to the Investigation Area.

Why propose a change to the zone?

The objectives of the E4 Environmental Living Zone are:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To restrict development on land that is inappropriate for development because of its physical characteristics or bushfire risk.





- To ensure that land uses are compatible with existing infrastructure, services and facilities and with the environmental capabilities of the land.
- To encourage existing sustainable agricultural activities.
- To ensure that development does not create or contribute to rural land use conflicts.
- To promote the conservation and enhancement of local native vegetation, including the habitat of threatened species, populations and ecological communities by encouraging development to occur in areas already cleared of vegetation.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.

Attached for your information is a complete list of the various permissible uses in the existing RU1 Primary Production and RU4 Primary Production Small Lots Zones, and also the E4 Environmental Living Zone.

Subject to development approval, if the zone is changed to E4 Environmental Living Zone the following uses will no longer be permitted: Cemeteries, Correctional Centres, Crematoria, Extractive Industries, Funeral Homes, Open cut mining and Rural Industries.

But these uses will be permitted: Forestry, Health consulting rooms, Helipads, Heliports, Hospitals, Passenger transport facilities, Sawmill or log processing works, Stock and sale yards, Transport depots

Please note that should Council resolve to adopt the Draft Kurmond Kurrajong Investigation Area Structure Plan, a planning proposal will be prepared which will be subject to a separate period of public exhibition at a future date.

We welcome your comments and request that you submit them in writing by 2 June 2020 so they can be considered at Council's Ordinary Meeting on 30 June 2020. Please address to the General Manager, Hawkesbury City Council, PO Box 146, Windsor NSW 2756, by fax to (02) 4587 7740 or by email to council@hawkesbury.nsw.gov.au

Should you have any enquiries with respect to this matter, please contact Andrew Kearns, Manager Strategic Planning or Sunehla Bala, Strategic Land Use Planning Coordinator on (02) 4560 4544 or attention email enquiries council@hawkesbury.nsw.gov.au

Yours faithfully

Andrew Kearns
Manager Strategic Planning