



Attachment 2 to Item 13 - Part C

Submissions received

Date of meeting: 20 October 2022
Location: By audio-visual link
Time: 10:00 a.m.

From: Laura Jones
Sent: Sun, 10 Oct 2021 22:01:07 +1100
To: Hawkesbury City Council
Subject: 87 Old Bells Line of Road Kurrajong DA0239/21
Attachments: Hawkesbury City Council DA023921 objection letter Oct 2021 Laura Jones.docx

Please see attached Objection.

Laura Jones


Hawkesbury City Council, George Street, Windsor. NSW 2753

8 October 2021

RE: Lot 1 DP715623

87 Old Bell's Line of Rd, Kurrajong 2758

Objection letter regarding DA 0239/21

My name is Laura Jones and I am an owner of a commercial property in the centre of Kurrajong Village at 70 Old Bells Line of Road Kurrajong.

The proposed development at 87 Old Bells Line of Road is an inappropriate design for Kurrajong.

All new developments have potential to contribute to the character and feel of their surroundings. Rather than add to Kurrajong's reputation as a unique gateway to the Blue Mountains, this development positions it as an extension of suburbia.

I am registering my objection for the proposed shopping centre for the following reasons.

Issues:

- **Site coverage** is over developed and leaves inadequate room for landscaping.
- **Floor space is excessive** and evokes a Castle Hill shopping mall. It sits in stark contrast to a village with a single-storey, outdoor flow.
- **The scale** of building is too bulky and negatively impacts the view into the village on approach.
- **Finishes and design**
 1. The actual façade design is problematic. Glass curtain walls are unsympathetic to the village feel.
 2. The awning supports have a suburban kitsch look. The features speak to their Bella Vista origins but don't relate to the context or the streetscape.
 3. The Timms Hill Road facade is inappropriate. So many bulky, blank walls will be an eyesore and won't blend into the landscape or gain character over time.
 4. Its location on the periphery of the village will feel exaggerated unless the design is amended to aesthetically connect it with the township. It will dwarf the nearby Rural Fire Brigade building and sit in stark contrast to the Federation style shopfronts- particularly the cottage next door.

5. The rooftop dining area resembles a food court with no connection to the environment and undermines the vitality of the centre of village as a meeting place.
 6. The projecting skillion rooftops and glass skylight are also gimmicky and will not age well.
 7. Planter boxes often look neglected and tend to create a barrier with the environment, rather than connect with it. Gardens that have the potential to become established would be more suited to this setting.
- **Impact on tourism and usage.** This plan is the definition of urban sprawl and will detract from the business model of the village.
 1. The design should be more in line with the scale of the existing village and tuned to appeal to visitors. For example, towns like Bangalow and Leura do this very well, whilst still servicing the community.
 2. There are many great developments in regional areas that are more inviting and function as tourist attractions in themselves. Regional tourism and domestic travel are booming and people are looking for a point of difference, which this design does not achieve.
 - **Tree removal.** A design that incorporates the tree (or equivalent mature trees) has enormous potential to attract visitors and add to the bush feel of the town. The design needs to be representative of what its community values. A design that is set back from the street and prioritises outdoor space and landscaping would be welcomed.
 - **Topography** has not been considered in the design and it does not display any complementary relationship with the strong slope of the land or relate to the village or mountain aspects of the property.
 - **Height is excessive** particularly from the rear. The size of a blank 4 storey wall facing the rear will have a negative and unpleasant visual impact.
 - **Lack of articulation.** The roller shutter doors and driveway make no attempt to “blend in”. The view into the village has not been considered in the design.

Overall, this development is a wasted opportunity. I would like to see a visionary approach to the design that carefully considers Kurrajong’s positioning for the future. This shopping centre is more likely to be socially, environmentally and commercially successful if it is aligned with a village atmosphere, setting it apart from suburbia.

Yours sincerely,
Laura Jones,

From: Julie Braithwaite
Sent: Thu, 23 Sep 2021 17:31:54 +1000
To: Hawkesbury City Council
Subject: OBJECTION: DA0239/21 87 Old Bells Line of Road, Kurrajong
Attachments: Kurrajong plaza development submission.docx, Political donations statement Sept 2021.pdf

For the attention of the General Manager

23rd September 2021

The General Manager
Hawkesbury Council
366 George Street
Windsor NSW 2756

By email: council@hawkesbury.nsw.gov.au

Dear Sir

OBJECTION: DA0239/21 87 Old Bells Line of Road, Kurrajong

SUBMISSION

The design of the development, as currently presented, is not in keeping with the eclectic architecture on the southern side of Old Bells Line of Road (see Statement of Environmental Effects [SEE] page 8 of 54). Many of the buildings are weatherboard, and the most recent addition, The Village Kitchen, and the more recently renovated Schembraes and The Common Ground, are very much in keeping with the 'look' of that side of the street.

HEIGHT

One of the major issues with the development is the height of 10 meters on the Old Bells Line of Road side, which is completely out of keeping with the height of the predominantly single storey buildings in the village. This height is more than twice that of The Village Kitchen and possibly three times the height of The Cottage next door.

The 14.5m height on the southern corner is completely out of keeping with the area and exceeds the council regulations height by 45%.

Page 19 of 54 in the SEE states:

The proposed development has a height of 14.5 metres, exceeding the maximum permitted 10 metres under Clause 4.3(2) by 4.5 metres (4.5%).

Later in the statement (42 of 54) 'As shown in Figure 2, the maximum height of the proposed development is 14.5 metres at the southern corner of the planter box at the first floor, a non-compliance of 4.5 metres or 45%. It is recognised that given the proposed development exceeds 10%, the application is to be referred to the Sutherland Shire Local Planning Panel for determination' – so at least the maths is now correct but what does Sutherland Shire have to do with it? A 45% increase in height over that allowed is unacceptable.

VILLAGE ATMOSPHERE

Design questions aside, many of the arguments for the development put forward in the SEE (page 6 of 54) are somewhat spurious. The 'village' atmosphere already attracts tourists, many because it is a village and not a carbon copy of recent developments in new suburbs. The IGA is more than a one-off purchase convenience store. The restaurants and cafes already established in the village provide a wide choice of cuisine. Establishing a new 'mega' restaurant would likely destroy the business model of the existing smaller restaurants and cafes.

The majority of residents do not consider *'The significant distances travelled by residents between Kurrajong and the nearest Aldi, Coles and Woolworths in North Richmond and Richmond to conduct shopping'* (SEE page 6 of 54) to actually be an inconvenience and those who do should have taken it into account when moving to a semi-rural area.

TRAFFIC & PARKING

There are concerns with the Traffic Management Plan, least of which is the statement on Page 1 *'This report has been based upon a number of sources and references. These include: • Discussions with the applicant and town planning officers at the City of The Hills'.* The Hills???? We do hope the report has truly taken considered local conditions and correct sight lines both at the intersection of Timms Hill Rd and Old Bells Line of Road and the ingress and egress from the car parks. Innumerable times we have seen cars exit Timms Hill Road into the path of oncoming vehicles, due, we believe, to difficulties in seeing approaching traffic for cars are stopped on the hill.

It is claimed the deficiency in parking spots will be overcome by on-street parking. I presume this statement has been made from observations during the pandemic when there has indeed been parking spots available on the street and, on occasion, in the council carpark. In pre-pandemic times this was not the case as frequently cars had to circle to try to secure a car space or park opposite the Memorial Park....or give up and go elsewhere.

The mention of public transport is, quite frankly, an insult, as the area is poorly served by regular buses

DURING THE BUILDING PHASE

Where is it proposed those working on the building site park during construction? It is already difficult to park in the village, so the additions of workers vehicles will exacerbate the situation. Large trucks making deliveries will further congest the roads.

If locals cannot park easily in the street they will by-pass the village further damaging the local businesses that have experienced disruption due to fire, flood and Covid – many may not survive a projected 18 month building phase.

The noise from jack hammers and pile drivers will further destroy the ambience of the village and be a nightmare for local residents.

IF IT IS OPERATIONAL

What are the plans for sewerage? Kurrajong businesses and residents rely on pump-out systems.

What are the plans for water? Water pressure in much of the village can be an issue even prior to a major development.

What are the plans to capture storm water run off from the hard surfaces?

What plans do the local council and NSW government have to keep the other commercial enterprises in the village viable?

In summary, I commend council to read page 11 of the Site Contamination Report that sums up why this design is unsuited to Kurrajong.

Regards

Julia Braithwaite

By email

Attachment: Political Donations and Gift Disclosure Statement

political donations and gifts disclosure statement



Office use only:

Date received: ____/____/____

Development Application no. _____

This form may be used to make a political donations and gifts disclosure under section 147(4) and (5) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to a council.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below).

Once completed, please attach the completed declaration to your planning application or submission.

Explanatory information

Making a planning application to a council

Under section 147(4) of the Environmental Planning and Assessment Act 1979 ('the Act') a person who makes a *relevant planning application* to a council is required to disclose the following *reportable political donations and gifts* (if any) made by any *person with a financial interest* in the application within the period commencing 2 years before the application is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council.

Making a public submission to a council

Under section 147(5) of the Act a person who makes a *relevant public submission* to a council in relation to a relevant planning application made to the council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any *associate of that person* within the period commencing 2 years before the submission is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council.

A reference in sections 147(4) and 147(5) of the Act to a reportable political donation made to a 'local councillor' includes a reference to a donation made at the time the person was a candidate for election to the council.

How and when do you make a disclosure?

The disclosure of a reportable political donation or gift under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation or gift is made before the application or submission is made, or
- (b) if the donation or gift is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation or gift is made.

What information needs to be in a disclosure?

The information requirements of the disclosure are outlined in the Act under section 147(9) for political donations and section 147(10) for gifts.

A Disclosure Statement Template which outlines the relevant information requirements for disclosures to a council is available from Council.

If you do not have a disclosure

Should you have no reportable political donations and gifts to disclose simply complete and sign the declaration below.

Warning: A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147. The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part. Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

I, JULIA BRAITHWAITE declare that I have not made any political donation or gift as outlined in
[Name]

the Local Government and Planning Legislation Amendment (Political Donations) Act 2008.

.....
[Redacted Signature]

23/9/21
Date

From: Kurrajong Community Forum
Sent: Tue, 26 Oct 2021 12:52:08 +1100
To: Hawkesbury City Council
Subject: DA0239/21 Development of shopping complex within Kurrajong Village 87 Old Bells Line of Road

To Whom it may Concern

Kurrajong Community Forum would like to raise the following concerns regarding **DA0239/21 Development of shopping complex within Kurrajong Village 87 Old Bells Line of Road.**

1. Parking: The new shopping centre needs to provide the required number of parking spots as per the Council Planning Rules. The development will bring more people to the village and parking is already at a premium during busy periods. The application suggest that it will rely on some street parking parking being available - there are already shortages of park at busy times .
2. Traffic congestion and safety in the immediate area of the development: The intersection immediately adjacent to the development site is already a busy an complex place with multiple streets coming together, fire trucks entering and leaving and buses stopping at a bus stop near by. The proposed shopping centre will add further complexity to this situation - Council may need to consider a roundabout to manage traffic if the development is approved. There is also a need for a dedicated crossing in the area as school buses drop and collect children in and around this area and increased traffic will make crossing the road a more dangerous endeavour particularly for children.

We will look forward to being kept informed of the progress of this DA application as it is considered by Council.

Regards

Megan Lawrence
President.

From: Daniel Kyle
Sent: Sat, 9 Oct 2021 07:49:00 +1100
To: Hawkesbury City Council
Subject: Development Application Enquiry: DA0239/21
Attachments: Development Application Enquiry DA023921.pdf

Attached is a Development Application Objection
Regards
Dan Kyle

PLEASE ACKNOWLEDGE RECEIPT OF THIS DOCUMENT

**Hawkesbury City Council,
George Street,Windsor.
NSW 2753**

08 October 2021

**RE: Lot 1 DP715623, 87 Old Bell's Line of Rd, Kurrajong 2758
DA 0239/21**

**I write today to register my objection to the proposed development
DA0139/21**

This Monstrous development has been submitted without real consideration for what this community really needs and wants. This seems to be an ongoing theme with developments within the Hawkesbury.

I have lived and worked in Kurrajong and Kurrajong Heights for the past 15 year and I visit the village numerous times a week. I am not against developing the village completely, I look forward to the future of Kurrajong Village meeting the needs of the ever growing population. I have concerns about the scale and design of this development in particular.

Past developments in the village, particularly 'The Old Pansy Junction' have also been built without proper reflection. Leaving multiple shops spaces totally un occupied for long periods of time. The village can not sustain multiple businesses of the same type. The village already boasts 5 cafes and at least 3 retail stores, each competing for patrons and they are struggling. The proposed building with its opportunities for multiple retail, grocery store, cafe and bar space is completely unnecessary.

The sheer scale of the structure is also a problem. Just like the Old Bells line of Rd side of 'The Old Pansy Junction' with its hideous 8m brick wall, the new building on the Timms Hill Rd side will have this same height issue. The design seriously needs to take in consideration the lay of the land.

I strongly believe that the building must reflect and respect the architectural history of the region. The proposed building will absolutely destroy the towns aesthetic from every angle. The Village thrives on the weekends with passing tourist traffic who visit the town to experience its 'small town' atmosphere.

Please deny or at least seriously review this application and make changes in response to what the community is saying.

Regards

**Dan Kyle
Kurrajong Heights**

From: phil may
Sent: Sun, 24 Oct 2021 12:02:22 +1100
To: Hawkesbury City Council
Subject: Development Application Enquiry: DA0239/21

Hi Hawkesbury Council Planning Authority

I would like to formally register my objection to the development @ 87 Old Bells Line of Road, Kurrajong.

The impact of this development will be detrimental to village life & exiting businesses.

The site also sits on a 5 way junction, on a bend and opposite a busy RFS station. I find the decision to not to have a local traffic referral/assessment troubling and I believe that the volume of traffic at busy times would be dangerous.

The lack of a water management plan/referral also seems odd as sewage/ water infrastructure seems paramount. The sewage volumes & pumping out requirements will impact local residents.

I hope you will take my concerns into consideration.

Yours sincerely

Philip May

A large black rectangular redaction box covering the signature area.

Submission to DA0239/21 – 87 Old Bells Line of Road Kurrajong

Dear Ms Richardson,

Kurrajong Cellars has considered the proposed development for 87 Old Bells Line of Road. My submission relates to a number matters as outlined below. In short, this is an **objection** to the proposal based on these matters.

Traffic - there are several concerns relating to traffic. Firstly, the proposed access from Timms Hills Road will create considerable conflict on this local road, particularly as the intersection of Old Bells Line of Road and Timms Hill Road. There are also serious conflicts with the access to the Bushfire Shed, Woodburn Road and Grose Vale Road.

Character and zone objectives: The proposed development is not in keeping the village bulk and scale, therefore compromising the village character of the existing retail precinct. The zone objectives relate to providing a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. The proposed development seeks to do far more than this given the large floor plate and proposed height. As such is not compatible with the zone objectives and should not be supported. Furthermore, the proposed amendments to the development standards relating to the height of the building should not be supported.

There is land available on the western side (not shown in the SEE photos of existing retail) of the neighbourhood zone that has the capacity for sympathetic development in the future.

Services - There is inadequate arrangements in place for water and sewage. Reliance on a pump out service for this scale of development is not appropriate. Whilst reticulated water is available, Kurrajong experiences very low pressure in the village and further pressure on this system as a result the proposed development will exacerbate this problem.

Parking – This is currently an issue for the working village, this issue is exacerbated on weekends with people visiting from outside the community. The proposed development will increase the demand for parking spaces, and I do not believe the development has adequate parking included.

General - there are deficiencies in the Statement of Environmental Effects concerning the above.

Thank for you considering my concerns.

Regards

Christine Mead
Kurrajong Cellars

From: Sam Mead [REDACTED]
Sent: Thursday, 14 October 2021 4:08 PM
To: Hawkesbury City Council
Subject: Development Application Enquiry: DA0239/21
Attachments: 87 Bells line of road - SUBMISSION.docx

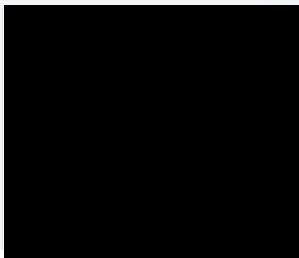
To whom it may concern,

Please find attached a submission in relation to the above DA.

If you need any additional information, please let me know.

Best,
Sam

SAM MEAD
[REDACTED]
[REDACTED]



[REDACTED] Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

From: Geoff
Sent: Sat, 28 Aug 2021 10:08:47 +1000
To: Hawkesbury City Council
Subject: Development Application Enquiry: DA0239/21

It is good to see local businesses investing in the area and therefore bringing in tourism. My only suggestion is that if the facade shown in the local press is proposed, that this is unacceptable. Whatever happened to preserving some of the heritage of our area that encourages tourism, in the design of new buildings. Someone has dropped the ball!!

Geoff Orchard

Agnes Banks

From: Ellen Osahor
Sent: Mon, 13 Sep 2021 22:13:56 +1000
To: Hawkesbury City Council
Subject: Development Application Enquiry: DA0239/21

I have been a Kurrajong local since 2010 and own a property 5 mins from Kurrajong village. I bought in Kurrajong because of exactly that, it is a village enjoyed by locals and tourists alike for its community and locally run small businesses along the beautiful main street.

I am completely opposed to this development for the following reasons:

1. A shopping centre will destroy the village atmosphere of Kurrajong to the detriment of both locals and tourists. Tourists visit Kurrajong because its lovely village atmosphere with great benefit to the local economy. Tourism will drop sharply if the village ambience of Kurrajong is destroyed.
2. The streetscape of Kurrajong with its character cottages, small stores and beautiful gardens maintained by community will be destroyed by this modern and hideous design which makes no attempt to be in keeping with the existing buildings.
3. A shopping centre will bring in larger businesses and chains which, having larger buying power, will easily outcompete the small local businesses putting them out of business. The money made by these businesses will then go out of the area and will not benefit the economy of our village. This is not my opinion - this is shown consistently in studies of urban sprawl and decay (McGreevy, 2016)

If you were to take a walk down the main streets of Richmond or Windsor you would notice that many of the stores, especially those in the arcade are have constantly changing occupants, are closed or just empty. These main streets are dying because of the large shopping complexes built in close vicinity. Please deny this application to ensure that Kurrajong remains a thriving village which stimulates the local economy.

Kind regards,
Ellen Osahor

[REDACTED]

McGreevy, M (2016) 'The economic and employment impacts of shopping mall developments on regional and Periurban Australian Towns' Australian Journal of Regional Studies, 22 (3), 402-434.

From: Elizabeth Docking
Sent: Sat, 18 Sep 2021 15:29:46 +1000
To: Hawkesbury City Council
Subject: Development Application enquiry DA0239/21
Attachments: Afternoon sun Timms Hill Rd-540p30.MOV, ATT00001.txt

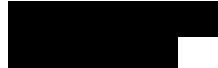
I oppose the new development from a safety perspective.

One of my concerns is the obstruction of vision by the late after sun while approaching the proposed entrances to the new development in Kurrajong village and the top of the hill. People driving from the car park will have periods in the afternoon when the sun will obscure a safe exit, putting at risk local people like me who are bike commuters, neighbourhood children who ride bikes and local residents.

I took a video (attached) of the sun impacts on vision on a weekday afternoon in Spring.

Kind regards

Richard Andrew Docking



Unable to render file Afternoon sun Timms Hill Rd-540p30.MOV

Sent from my iPhone

14th October 2021

The General Manager
Hawkesbury City Council
366 George Street Windsor NSW 2756

Refer Mr. William Pillon, Senior Town Planner

Dear Sir,

**NOTIFICATION OF OBJECTION TO PROPOSED DEVELOPMENT REFERENCE NUMBER
DA0239/21 COMMERCIAL DEVELOPMENT OF MULTI LEVEL SHOPPING COMPLEX Lot 1
DP715623, 87 OLD BELLS LINE OF ROAD KURRAJONG NSW 2758**

I wish to raise strong objection to the development of the proposed shopping centre as detailed above in Kurrajong Village.

There is a large shopping complex at North Richmond that already services this community less than 10 minutes' drive away.

My main concerns with the construction of this new shopping complex are:

1. **Pump out Sewerage:** I cannot see any provision in the provided documentation giving reference to either onsite waste management of ongoing pump out sewerage. If pump out sewerage is implemented, where will the trucks park to pump out the waste? If there is an onsite sewerage management, where will the treated waste go?
2. A development of this scale will put financial stress on the existing retail outlets given it would nearly double the number of shops on the northern side of the Old Bells Line of Road and Woodburn Road Intersection.
3. A development of this scale would diminish the 'village' feel and aesthetic that tourists come to Kurrajong for.
4. **Parking:** There is a total of 47 car parking spaced for both staff and customer use in the proposed plan. (The total of 49 car parking spaces indicated in the building plans includes the Doctor and Ambulance spaces). This number is significantly less than the required 64 as stipulated by the Hawkesbury City Council in the 'Hawkesbury DCP (2002)'. It is admitted that the carpark does not comply with these requirements in section 4.1 of the submitted traffic management report. The reasoning given is there is ample on street parking to meet demand. Currently, the onstreet parking is fully utilised for most of the day by customers and staff of the existing facilities. The shopping complex would force the customers to park on the neighbouring residential streets and roads forcing traffic onto typically quiet streets. This problem would be exacerbated on the extremely busy weekends when tourists typically come to Kurrajong to soak in the atmosphere and go to the many cafes in the area.

Regards

Mrs Elizabeth Ryan

Kurrajong Village Resident for over 50 Years

From: [REDACTED]
Sent: Thursday, 14 October 2021 4:09 PM
To: Hawkesbury City Council
Subject: Development Application Enquiry: DA0239/21
Attachments: Liz Ryan Objection to DA0239-21.docx

Importance: High

Dear Sir/Madam

Please find attached an objection letter for the proposed shopping complex at 87 Old Bells Line of Road

Kind Regards

Steve & Liz Ryan

From: Mrs Taylor [REDACTED]
Sent: Tuesday, 7 September 2021 12:06 PM
To: Hawkesbury City Council
Subject: DA0239/21 Development of shopping complex within Kurrajong Village 87 Old Bells Line of Road

Dear Council,

I have recently been made aware of the proposal put to Council to build a multi-storey shopping complex at 87 Old Bells Line of Road, Kurrajong. I am a resident of Kurrajong, and visit Kurrajong village many times a week as it is the closest location to me for shopping, restaurants and the post office. I would like to register my objection to such a development, on the following grounds:

- (a) any multi-storey development would be highly unsympathetic to the feel and streetscape of the village;
- (b) additional shops are completely unnecessary and would place additional pressure on existing shops which are currently struggling to make ends meet;
- (c) increased traffic through the village and for local residents would make a predominantly pedestrian environment congested and dangerous;
- (d) the village is currently a tourist location because of it's 'village' atmosphere and feel, it's small independent retailers who showcase local arts and crafts, and restaurants dedicated to fine dining using local produce. It is also a tourist location because of the views, natural environment, peace and serenity.
- (e) Septic- The current septic set up in the village is pump out. How would this cope with this new development?
- (f) Water Supply- The proposed development will over load the current water supply to Kurrajong Village
- (g) Local Road- The local roads are not able to cope with current traffic loads, how can they cope with increased?

I trust that Council will carefully consider the proposed developed carefully and take residents' view into careful consideration.

Sincerely,

Lyn

From: [REDACTED]
Sent: Sun, 17 Oct 2021 15:51:42 +1100
To: Hawkesbury City Council
Subject: Submission DA0239/21 87 Old Bells Line of Road KURRAJONG
Attachments: Submission Letter DA 0239 21 HCC 87 Old Bells Line of Road Kurrajong.pdf

Thomas Contractors
[REDACTED]

REFERENCE NUMBER DA0239/21

87 Old Bells Line of Road, KURRAJONG
Lot 1 DP 715623

Dear Planning Manager

I have reviewed the application and documents on the Council DA Tracker lodged for the proposed commercial development at 87 Old Bells Line of Road (corner of Timms Hill Road) Kurrajong.

I am a resident of the Kurrajong Village. My family and my neighbours travel down Timms Hill Road daily to and from our homes.

I have for many years designed, serviced, and maintained large scale onsite wastewater usage in the Kurrajong area both residential and commercial applications.

I do not oppose the development, but I have the following questions and concerns regarding how the **WASTEWATER generated by the proposed development will be treated and MANAGED.**

There appears to not be any report or details that accompany the application in respect to the Wastewater uploaded to the tracker, nor was Wastewater discussed or addressed in the Statement of Environmental Effects.

The likely wastewater generated, and its proposed treatment and management is a critical issue that should be considered and addressed in the preparation of the application and the proposed development.

I would like to know if a wastewater report has been prepared and submitted with the application?

If a report was prepared, can I be provided with a copy of the report via the DA Tracker.

The Kurrajong area is predominantly onsite wastewater management systems or pump out.

This property would not effectively service a commercial application pump out as this proposed design would require.

The water flow rates of commercial shops combined with the 3 restaurants proposed with this application as shown on the plans would be of a scale that can potentially generate up to thousands of litres of wastewater daily.

This proposed usage would require large underground storage tanks for holding wastewater and commercial grease arrestors.

The volume of wastewater that would be generated would require this property to be serviced daily by a commercial pump out collection truck.

The question that the application has not addressed in the documents submitted is **where would these large vehicles park each day to pump out these large volumes?**

The only appropriate location for this pump out would be on the low point of the property on Timms Hill Road, which is a blind corner adjoining a residence.

If the pump out point is proposed on Timms Hill Road at the lowest point on the site, there is the potential conflict where the proposal is designed for carpark entry and exit?

This would cause a dangerous traffic situation having significant potential to impact on the traffic and pedestrian safety of the local community.

To reduce the potential traffic and pedestrian impacts, the pumping of the tanks would need to be completed out of hours, which would have the potential to generate a negative acoustic impact on the neighbouring residents.

The volume of wastewater to be pumped out could require multiple pump out collection vehicles to be positioned for lengthy durations.

If the alternative location was proposed via mechanical assist pumps in collection wells, significant maintenance and environmental concerns need to be investigated.

If an onsite wastewater recycling system was proposed, the design would not permit onsite disposal. Reticulating clean effluent through the system would not be viable to utilise the volume.

Regardless of the best wastewater design for this application, this proposal would need to have a large reserve storage volume to cater for the one off missed pump out, or realistic pump failure incidents, which could possibly cause a wastewater disaster to residents below, and the natural causeway and surrounding environment, with the potential release of untreated wastewater.

Hawkesbury Council cannot, and should not approve, support, or promote development in the Kurrajong Village without the adequate provisions of infrastructure to support such development.

Alternatively, Hawkesbury Council should consider joining with Sydney water and providing reticulated sewer system for the Kurrajong Village.

I am not opposed to some form of development on this property, but I do believe that Council needs to carefully consider and assess the wastewater logistics before approving such a large development.

There currently are many small-scale developments in the village which harmonise with the councils B1 zone without impacting the infrastructure or the nearby residential areas.

The village has a butcher, baker, chemist, post office, bottle shop, supermarket, hardware, hairdresser, beautician, yoga centre, varied retail, doctor and many cafes and restaurants. Along with nearby Kurmond shops and restaurants.

Without growth in the village there is not enough patronage to support additional businesses.

Hawkesbury Council should promote development on a scale that supports the village street scape and addresses all the potential environmental concerns without detrimental impact.

I do not believe the proposed size and scale of the development is suitable for this site for the reasons I have discussed above.

I look forward to viewing the developments wastewater management plan, and councils' feedback on the matters I have raised.

Craig Thomas
Resident of Kurrajong

From: Ursula Walker
Sent: Sat, 28 Aug 2021 11:58:33 +1000
To: Hawkesbury City Council
Subject: DA0239/21 Development of shopping complex within Kurrajong Village 87 Old Bells Line of Road

Dear Council,

I have recently been made aware of the proposal put to Council to build a multi-storey shopping complex at 87 Old Bells Line of Road, Kurrajong.

I am a resident of Kurrajong Hills, and visit Kurrajong village many times a week as it is the closest location to me for shopping, restaurants and the post office.

I would like to register my objection to such a development, on the following grounds:

(a) any multi-storey development would be highly unsympathetic to the feel and streetscape of the village;

(b) additional shops are completely unnecessary and would place additional pressure on existing shops which are currently struggling to make ends meet;

(c) increased traffic through the village and for local residents would make a predominantly pedestrian environment congested and dangerous;

(d) the village is currently a tourist location because of it's 'village' atmosphere and feel, it's small independent retailers who showcase local arts and crafts, and restaurants dedicated to fine dining using local produce. It is also a tourist location because of the views, natural environment, peace and serenity. All of these issues would be destroyed by increased development, traffic and multi-storey buildings.

I trust that Council will carefully consider the proposed developed carefully and take residents view into careful consideration.

Sincerely,

Ursula Walker

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Ursula Walker



From: Andrew Walsh
Sent: Sun, 10 Oct 2021 23:24:58 +1100
To: Hawkesbury City Council
Subject: Development Application Enquiry: DA0239/21

Objection: DA0239/21 87 Old Bells Line of Road, Kurrajong

Dear Hawkesbury City Council Planning Department,

I strongly object to the proposed development at 87 Old Bells Line of Road, Kurrajong.

Reasons for objection:

1. The proposed development is not in keeping with the village character and makes a negative impact to the village streetscape.
2. The development constitutes an over development of the site in terms of bulk and scale.
3. The proposal has a non-compliant height adding to the negative impact of the bulk and scale.
4. The proposed development negatively impacts the amenity of the village by reducing views and open space.
5. Kurrajong is a historical 'Village' of notable significance in the surrounding area. The proposed development detracts from the village character.
6. The current retail offering services the community more than sufficiently. A development of this scale will put financial stress on the existing retail offers and may result in loss of activation to the main street of the village.
7. The increased traffic associated with the development will negatively impact both the main street of the village and Timms Hill Road. This intersection is already a 5 way intersection and increased traffic will cause safety concerns for vehicles and pedestrians.
8. Due to the lack of setback at the front of the site, the building does not provide adequate vehicular sight distance at the intersection of Timms Hill Road and is not consistent with the DCP setback controls. Again, this lack of setback on all sides constitutes an over development of the site. The DCP for industrial development calls for a minimum setback of 10m from the front property boundary.
9. The development proposes Two (2) vehicle crossings in close proximity to one another on Timms Hill Road. One of these is very close to the corner intersection and has the potential to cause traffic incidents with cars queuing to enter the car park. Only one vehicle crossing should be allowed, with vehicle reticulation between levels occurring within the site.
10. The basement 2 car parking layout is non-compliant with AS2890.1 and will cause issues with vehicle reticulation due to the long dead end aisle.
11. There will be negative impacts associated with overland flow and stormwater run off. The Application fails to provide sufficient information to address this satisfactorily.
12. There is inadequate information provided for disposal of effluent and with Kurrajong relying on pump out systems and on site septic tanks a development of this scale could cause health risks to the surrounding properties if sewerage systems are to fail.
13. The accessible ramping strategy impacts the active frontages of the streetscape resulting in a poor outcome for the street and community. The accessible access to the lift requires large long

ramps in non-visible spaces. The design does not adequately adopt CPTED principles to provide adequate passive surveillance for the community.

14. The Accessible car provisions do not appear to be compliant with AS1428.1 standards.

Insufficient shared space is provided with the accessible spaces.

15. Insufficient detail has been provided to determine whether the development can provide sufficient sanitary facilities for the larger area of Food & Beverage tenancies within the development.

16. The materials and finishes selected have the potential to increase the effects of the urban heat island due to the loss of planting and increase in hard surfaces. A building of this scale has the potential to negatively impact the surroundings if not adequately landscaped.

The architectural merit of the proposed development falls well short of what the community and council should be aspiring to.

There is insufficient information for Council to approve the development.

The proposed materials and finishes are not in keeping with the village character.

This application falls well short of the standard required information that would be expected for an approval of this scale.

The proposal does not have the interest of the community at heart.

Sincerely,

Andrew Walsh
Registered Architect.
Kurrajong resident.