attachment 1 to item 111

Copies of Submissions Received Public Exhibition September –
November 2019

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

Sent:

Tuesday, 5 November 2019 7:48 PM

To:

Hawkesbury City Council

Cc:

Subject:

RE: Draft Kurmond-Kurrajong Investigation Area Structure Plan

Dear General Manager,

Thank you for sharing the Draft Kurmond-Kurrajong Investigation Area Structure Plan. I have spent some time reading through the Plan and its objectives.

My property: falls within this area and I have been working with council since July 2013 on a Subdivision Proposal. The process has cost a considerable amount of time and money.

I wish to acknowledge the professionalism, patience and invaluable advice of Karu Wijayasinghe (Senior Strategic Land Use Planner).

I look forward to a positive outcome to this long and frustrating process and moving forward to work with council on a resolution.

Kind Regards

Sent:

4 Nov 2019 09:19:10 +1100

To:

Hawkesbury City Council

Subject:

Submission on Kurmond Kurrajong Investigation Area Structure Plan

Attachments:

KKIA Submission.pdf

Dear General Manager,

Please find attached my submission in relation to the above. Thank you for this opportunity.

Regards

Document Set ID: 6758515 Version: 1, Version Date: 04/11/2019

## Submission regarding draft Kurmond - Kurrajong Investigation Area Structure Plan 2019 (the 'Plan')

Thank you for the opportunity to comment on this Plan. I am a resident of Grose Vale and object to the Plan's treatment of views and vistas, which

- stretches the Plan's scope beyond its original terms of reference and generally understood mandate
- · sets vague, incomplete, subjective and unmanageable criteria
- · unjustly prioritises those within the investigation area over those outside
- lacks proportionality

Appendix C illustrates views and vistas extending up to the distant horizon with accompanying subjective criteria. Page 8 sets out the statement of policy intent which has the effect of constraining opportunities for growth in one area for the benefit of another.

"If the pastoral character is changed, then the unique landscape character will be lost. Significant views need to be protected by careful consideration towards any future rural residential development in the area."

There is no reciprocity about changes to views into the investigation area.

Based on my understanding of the Plan's terms of reference and community perceptions generally, I am concerned that including this topic may have breached the Plan's scope and generally understood mandate. The terms of reference set out in Council's Item 114 of the July 28, 2015 Meeting, as far as I can tell, make no mention of this topic.

I am also concerned that the treatment of this topic is vague, selective and subjective and would be unmanageable in an operational sense. How are those in sight of the investigation area expected to interpret these criteria? Is Council going to inform residents in the investigation area that their view may be compromised by some development kilometres away from where they live? I fear that overlaying this topic on top of existing development controls will just lead to uncertainty, conflict and economic stagnation and will be difficult if not impossible for Council to adjudicate on and enforce.

It is noteworthy that only residents in the Kurrajong Kurmond area were comprehensively surveyed as background to the Plan and not those who are now conceivably affected by this policy.

Finally, The Greater Sydney Region Plan (the "GSRP") is referred to in the Plan and used as a justification for this approach. The GSRP mentions Scenic Landscapes (p.158):

"While consideration of scenic landscapes occurs through a range of mechanisms relevant to heritage, biodiversity and major project delivery, there is a role for councils to consider scenic landscapes as part of growth and change across Greater Sydney."

I believe the Plan has stretched the intention of this statement and accompanying strategies beyond what is proportionate by capturing vast tracts of land seen from a much smaller area.

Finally, and on another topic, I believe the characterisation of the Kurmond and Kurrajong village centres on page 11, final paragraph, needs to be upgraded to reflect the urgent need for council to provide a suite of accommodative policy settings to foster additional retail and business activities there. Those centres are in urgent need of stimulus. The current statements are too passive and do not reflect the need for action by local government.

Thank you for considering my comments.

From:

Your Hawkesbury Your Say <notifications@engagementhq.com>

Sent:

Friday, 1 November 2019 12:06 PM

To:

Subject:

Anonymous User completed Kurmond - Kurrajong Investigation Area Structure Plan

2019

Anonymous User just submitted the survey 'Kurmond - Kurrajong Investigation Area Structure Plan 2019' with the responses below.

First Name

Surname

**Email Address** 

Your Submission

Your Hawkesbury Your Say

Sent:

31 Oct 2019 18:11:28 +1100

To:

Subject:

Anonymous User completed Kurmond - Kurrajong Investigation Area Structure

Plan 2019

Anonymous User just submitted the survey 'Kurmond - Kurrajong Investigation Area Structure Plan 2019' with the responses below.

First Name

Surname

**Email Address** 

Your Submission

More parking in Kurrajong not less please look at buying the Bennett's land before it is sold

From:

Sent:

Wednesday, 30 October 2019 11:04 AM

To:

Hawkesbury City Council

Subject:

Draft Kurmond-Kurrajong Investigation Are Structure Plan - Public Exhibition

To the General Manager of Hawkesbury City Council.

I, Gerardus Bentvelzen the owner and resident of 567 Bells Line of Road Kurmond agree and am in favour of the proposed development of large lots residential and/or rural residential development.

Please note I am emailing this on behalf of my father who does not have email or the internet.



This message and any files transmitted with it may contain privileged and confidential information intended only for the use of the addressee named above. If you are not the intended recipient of this message, you must not disseminate, copy or take any action in reliance on it. If you have received this message in error, please notify the sender immediately.



# SCANNED

Hawkesbury City Council

3 0 OCT 2019

Records

Ot28 /2019.

Ref. DRAFT KURMOND-KURRAJONG INVESTIGATION ARFA · STUCTURE PLAN ..

Dear Sirs I Have . Visited Council CHAMBERS ad . VICTO your Plan 1 was explaned of its intentions: . I Agree to the Purposed Sub division of the small Acres concept. ie - not. sess than I Acre Alloments. 1 Between it will be an assett to to local husing as commuty. Schools. etc. 1 Belews 17 to be. MANIBATORY. for the ARea. to Sarvine with our Aging Poputation. I think . By add. Small Acres. Now. We will Avois ANOTHER. KELLY view with 600 Square meter mession DENSITY HOUSING Which will destroy OVA. "COUNTRY. EWVIINDNEST" Anyour. Moving to this Area. Buys. "ONLY " Because of our CARTEEN Environment. And. will surely Add. more. Har. Trees. to SUPPORT OUR-AREA. GROWTH IS EVENTRADLE / DO it NOW. 50. its Snow Acres. NOT MEDILIM. DENSITY "LEGO LAND." I SUPPORT Your new ORART. Thank you are Regard.

From: Sent:

Your Hawkesbury Your Say 29 Oct 2019 16:07:56 +1100

To:

Subject:

Anonymous User completed Kurmond - Kurrajong Investigation Area Structure

Plan 2019

Anonymous User just submitted the survey 'Kurmond - Kurrajong Investigation Area Structure Plan 2019' with the responses below.

First Name

Surname

Email Address

## Your Submission

Kurrajong and Kurmond should remain large lot subdivisions to keep the rural character of the area. The NSW Environment Court approved a 37 subdivision at 67 Kurrajong Road, Kurrajong in 2017. This, and the subdivision on the corner of Vincent Road and Old Bells Line of Road Kurrajong should meet perceived housing needs for at least the next 20 years. Both of these developments will: -provide housing to at least 100 people -increase traffic movements in and out of Kurrajong village (what joy) -increase traffic movements along Bells Line of Road and assist in keeping the congestion at North Richmond a daily occurrence. - increase pollution increase Council's need for the provision of services such as garbage collection etc -increase habitat and wildlife loss as land is cleared for housing with limited trees planted as regrowth. All of the above apply to any subsequent housing developments in the Kurrajong and Kurmond areas. They will also be a tourist turn off rather than an attraction - the reason people visit the Hawkesbury and spend their tourism dollars is because it is rural area. If the place looks like the Hills District, then no one will come here to visit. Thanks

Your Hawkesbury Your Say

Sent:

25 Oct 2019 14:48:37 +1100

To:

Subject:

Anonymous User completed Community Engagement Framework and Draft

Community Participation Plan - DRAFT

Anonymous User just submitted the survey 'Community Engagement Framework and Draft Community Participation Plan - DRAFT' with the responses below.

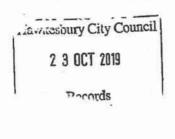
First name

Surname

Email Address

## Your Submission

This submission is in relation to land and welcome the re-zoning per the Public Exhibition of the Draft Structure Plan for the Kurmond - Kurrajong Investigation Area. We were thinking the land would be suitable for 1 acre lots or the minimum of 4,000sqm per allotment and also understand that some of the area would be restricted to 1Ha lots which we are also supportive of. This will support people wanting some additional land and space to live in the Hawkesbury Council Area and is also in line with the Strategic Plan 2017-2036. The proposed re-zoning of the area will allow for the lifestyle choices of living on larger allotments whilst close to the iconic Blue Mountains of NSW. As the population grows within the State, so will the need for accommodation and we believe this type of allotment size moves away from the infill development and issues it causes for other Councils such as on street parking, rubbish collection, open space and canopy cover. The re-zoning will promote and support local businesses (bringing people to the Council area) as well as jobs in the building and construction sectors and other facets of the economy that development brings.





Reference: Draft Kurmond - Kurrajong Structure Plan

Andrew Kearns Manager Strategic Planner Hawkesbury City Council

I was devastated to receive your latest Kurmond – Kurrajong Structure Plan and see my property is not as yet included in your recommended location of 4000sq metres minimum lot size. The property aspect is due north, flat to gently sloping well kept land that has tree planted corridors on the western and northern sides. The property is hidden from Bells Line of Road and opens up to a gorgeous north – eastern view down Howe's Valley to the coast.

The property has town water available but most importantly has a 13 million litre dam which is supplied by a spring that has never been dry. Bell birds are abundant in the planted tree corridors and their calls can be heard all day. As you can see from the enclosed photos this is a magnificent parcel of land.

## SUBMISSION

My submission is that my property be recommended for 4000 sq metre minimum lot size encompassing without detriment to the environmental landscape, scenic and rural character of the area. It is the perfect aspect north to north east, slightly undulating, magnificent views, peaceful with fresh unpolluted clean air.

Let me make you aware that I am suffering severe financial hardship because this land asset excludes me from enjoying the pension for my wife and myself.

I have owned this property for 55 years so surely we can now enjoy some well earned return on a property that is ideal for 4000 sq mtr subdivision.

Yours faithfully

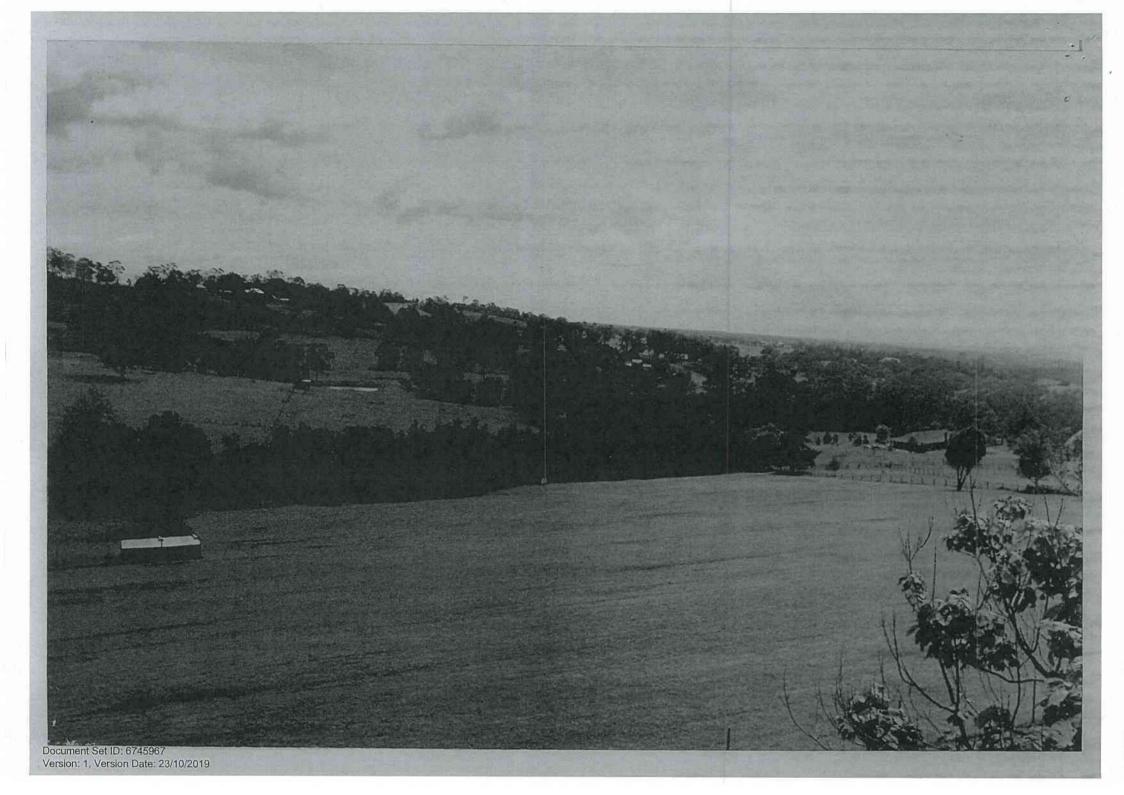


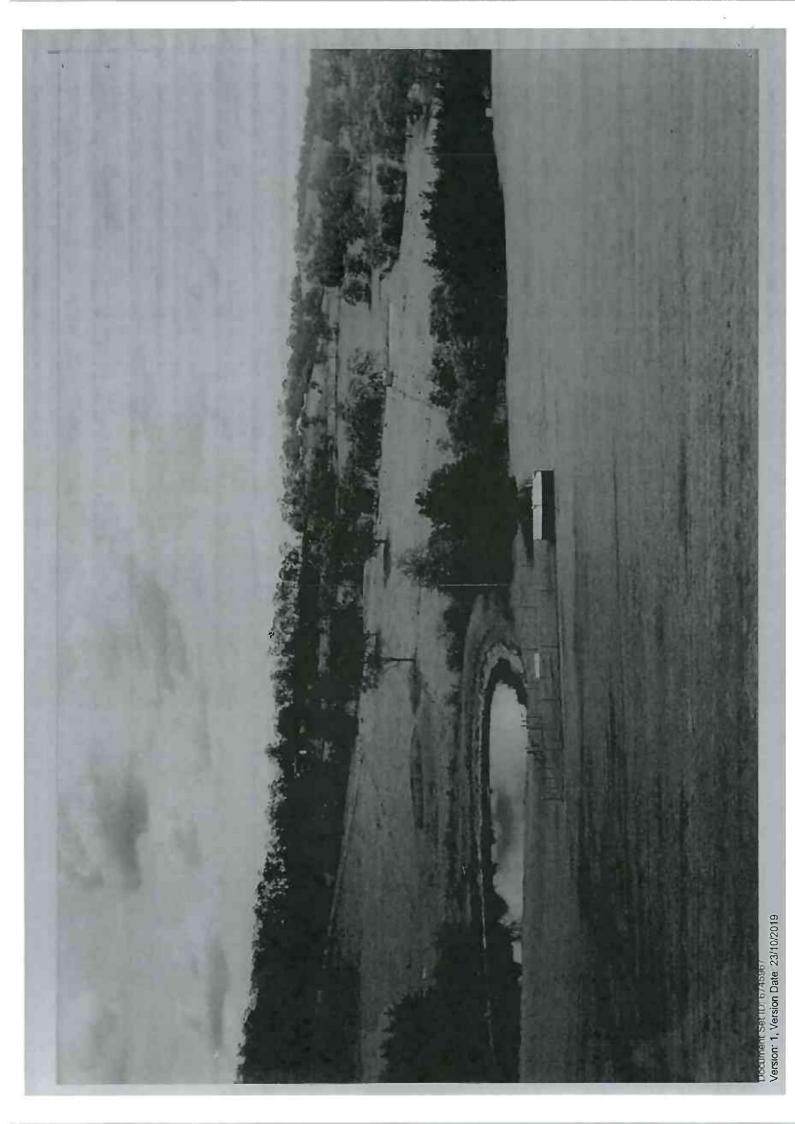


SCANNED



Document Set ID: 6745967 Version: 1, Version Date: 23/10/2019











KKIA,

## Sunehla Bala

From: Sent: Your Hawkesbury Your Say <notifications@engagementhg.com>

Friday, 11 October 2019 4:04 PM

To:

Subject:

Anonymous User completed Kurmond - Kurrajong Investigation Area Structure Plan

2019

Anonymous User just submitted the survey 'Kurmond - Kurrajong Investigation Area Structure Plan 2019' with the responses below.

First Name



Surname

**Email Address** 

## Your Submission

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 the analysis of the current rural residential vacant lot supply and the demand for 4000m2 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 4000m2 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 4000m2 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 a supply of lots 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:

Sent:

Friday, 4 October 2019 6:06 PM

To: Cc: Hawkesbury City Council

Subject:

Kurmond-Kurrajong Investigation Area Structure Plan 2019: Request for Information

## Mr P Conroy, General Manager

To assist me in responding to the Kurmond-Kurrajong Investigation Area Structure Plan 2019, currently on exhibition, I request access to either the Stage 2 Traffic Study of the Hawkesbury City area, or at least the traffic modelling in the area between Kurrajong and Richmond. While I originally was appointed onto the Traffic Study steering committee by a vote of Council, apart from one meeting, I have not been involved or provided with any information on the outcomes of the Traffic Study. As a roads and traffic engineer with 45 years professional experience, I understand what the Traffic Study is intended to do and understand the modelling process.

The Structure Plan on exhibition allows for an additional 200 dwellings, and makes the comment that "this development option is not considered to have any notable impact". As Council is aware, traffic congestion through North Richmond is a major concern, with the affect of the Redbank subdivision and the related bridge over the Grose River an issue of community concern. To assist in the public exhibition process being transparent, public access to the Stage 2 Traffic Study is highly desirable. I would like to understand exactly what has been modelled and the relative impacts of Redbank and an additional 200 dwellings, plus any other development assumed, including subdivisions currently approved but not constructed.

I can be contacted by email or by telephone on

Your Hawkesbury Your Say 2 Oct 2019 17:30:40 +1000

Sent:

To:

Subject:

Anonymous User completed Kurmond - Kurrajong Investigation Area Structure

Plan 2019

Anonymous User just submitted the survey 'Kurmond - Kurrajong Investigation Area Structure Plan 2019' with the responses below.

First Name

.

Surname

Email Address

## Your Submission

I strongly object to the proposed 4000m2 minimum lot size in the areas identified in the structure plan. This lot size is insufficient for rural lifestyle housing given the constraints with topography and biodiversity in these areas. Current housing trends would see very large development footprints for both houses and associated rural style sheds, plus potentially pools and driveways. Insufficient area would be available for long term sustainable on-site effluent disposal which would ultimately lead to pollution of local waterways and compliance problems for the Council. Add asset protection zones and you would totally destroy remnant vegetation on these lots. One hectare is a more appropriate size and should be adopted as the minimum standard for both this investigation area and Hawkesbury City more broadly. This is the standard adopted by Penrith City Council, I have experienced many problems with older subdivisions of 4000m2 that are not on reticulated sewer. Pump-out systems should not be considered because of both the significant ongoing costs to residents but primarily because of the environmental impacts. All pump out systems fail in my experience, both due to illegal activities to reduce costs and because of leaks and water infiltration. If a one-hectare minimum standard is adopted it would also reduce many of the other impacts from this potential expansion of the villages including the impact on the rural views and traffic and road safety to name just a few.



From:

Your Hawkesbury Your Say <notifications@engagementhq.com>

Sent:

Friday, 27 September 2019 10:28 AM

To:

Subject:

Anonymous User completed Kurmond - Kurrajong Investigation Area Structure Plan

2019

Anonymous User just submitted the survey 'Kurmond - Kurrajong Investigation Area Structure Plan 2019' with the responses below.

First Name

Surname

**Email Address** 

## Your Submission

More walkways, cycleways, my kids have no where to ride bikes or even go for a walk safely unless you risk taking on bullbar equipped SUV's and 4wd's which are doing no where near the speed limit and the drivers are texting all whilst driving on glorified goat tracks for roads. Clear the vegetation back to the property fence lines so you can see whats coming around the corner and safely pull out of your own driveway.

Your Hawkesbury Your Say

Sent:

6 Nov 2019 11:53:43 +1100

To:

Subject:

Anonymous User completed Kurmond - Kurrajong Investigation Area Structure

Plan 2019

Anonymous User just submitted the survey 'Kurmond - Kurrajong Investigation Area Structure Plan 2019' with the responses below.

First Name

Surname

**Email Address** 

Your Submission

I wish to comment on the Design Guidelines- page 20 figure 5 Public Domain shows a proposal that would reduce car parking in the Kurrajong Village, whilst I would welcome any improvements that would enhance the Village I would think less car parking would result in a loss of business for the shopkeepers.

From:

Your Hawkesbury Your Say <notifications@engagementhq.com>

Sent:

Thursday, 7 November 2019 4:25 PM

To:

Subject:

Hcc completed Kurmond - Kurrajong Investigation Area Structure Plan 2019

Hcc just submitted the survey 'Kurmond - Kurrajong Investigation Area Structure Plan 2019' with the responses below.

First Name



Surname



## **Email Address**

## Your Submission

I support the proposed 4.2.2 Minimum Allotment Size of 1 hectare (10,000sqm) in the Investigation Area, however believe that the minimum lot size for all properties on Vincent Road Kurrajong should be 1 hectare (10,000sqm) not 4,000sqm as has been proposed for part of the road.

From:

Your Hawkesbury Your Say <notifications@engagementhg.com>

Sent:

Thursday, 7 November 2019 4:43 PM

To:

Subject:

Hcc completed Kurmond - Kurrajong Investigation Area Structure Plan 2019

Hcc just submitted the survey 'Kurmond - Kurrajong Investigation Area Structure Plan 2019' with the responses below.

First Name

Surname

**Email Address** 

## Your Submission

I understand that that changes are proposed to the already extremely limited street parking available in Kurrajong Village. The proposed changes including the installation of large concrete planter boxes are not in keeping with the vibe or look and feel of the village and will significantly reduce the number of car spaces available. The planter boxes (and vegetation in the boxes) which are lovingly cared for by local volunteers should be encouraged by Council and do not serve the negative reference as appears in the report, which I understand has upset many people, including a number of elderly residents. The Village needs MORE parking spaces not fewer. Providing additional parking, as well as the installation of a Visitor Information Centre would enhance the viability of the Village and encourage more people to visit the Village and support local businesses.

Re: Hawkesbury City Council (HCC) Exhibition of Draft Kurmond-Kurrajong Investigation Area Structure Plan 2019.

Concerns of local business owners and land title holders regarding the proposed roadside kerb modification to Kurrajong Village Old Bells Line of Road (Clouston Associates Example View Classification Viewpoint D – Kurrajong Town Centre looking west & Figure 5. Public Domain).

- Reduced parking space on Old Bells Line of Road in front of shops with the proposed inclusion of parking bays divided by tree planting islands and seating arrangements.
- No reference to the proposed plan being reviewed by NSW Police crime prevention through environmental design;
  - a. potential crime prevention issues due to the obstruction of natural surveillance with the inclusion of the proposed tree planting islands.
- 3. It appears no direct consultation by HCC with shop owners and land title holders took place with initial discussions/brief of the concept prior to the preliminary Draft Plan. This is considered an unhealthy means of HCC funding to develop preliminary Draft Plans without initial upfront discussions with residents, business owners and land title holders.
- 4. No preliminary traffic management plan or works programme time-lime accompanying the Draft Plan:
  - a. previous HCC construction works to adjoining paths in front of shops caused disruption to business owners with lose of trade;
  - poor HCC project communication, no ongoing consolation with progress updates due to time over-run of works;
  - c. poor HCC signage, delineation zones, safe and clear access from kerb to shop door entry.
- 5. Public seating appears very close to the road with of tree planting islands obstructing motorist view of the seating;
  - a. risk of children suddenly leaving the seat and stepping onto the road.
- Parallel kerb signage/sandwich boards provide little to no effect to moving vehicles in which drivers
  are required to be focussed on the road and surrounds ahead and in revision mirrors, and not
  reviewing advertising perpendicular to the moving vehicle;
  - business signs and advertising are considered safer and better positioned in line-of-sight to the vehicle traffic and pedestrians by hanging/mounted from the front awning of the buildings.
- Currently adjoining paths provide clear and accessible access to the buildings with approximately 2
  meters clearance between HCC rubbish bins, HCC light post, support posts for building awnings and
  street planting.
- 8. Distant views to surrounding rural areas which are to be a contributing aspect would be compromised by incorporating tree planting islands obstructing these views;
  - a. this contradicts comments in document Viewpoint D.

Re: Hawkesbury City Council (HCC) Exhibition of Draft Kurmond-Kurrajong Investigation Area Structure Plan 2019.

- Continuous un-interrupted parking allows for maximum parking Kurrajong Village can currently cater
  for. Current road parking and public parking next to the CWA Hall is full of vehicles during peek times
  of business trading hours, especially weekends;
  - a. propose HCC to lease the vacant block of land (Cnr Old Bells Line of Road & Timms Hill Road)
    from the current land title holder for public parking and <u>Visitors Information Centre</u>. Land
    topography could allow for a three-tier public parking space (retained and levelled), complete
    with a small Visitors Information Centre;
    - it is noted the only Visitor Information Centre west of the Hawkesbury river on the Bells Line of Road is Lithgow NSW;
  - b. whilst unconfirmed, it is understood HCC approached the land title holder on a previous occasion to enquire of a land purchase by HCC? However it was understood further HCC inquiries ceased due to the proposed sale amount?
  - c. if comments in 9.b are correct, it is questioned how much capital investment is to fund the proposed works for Kurrajong town centre, Kurmond etc verses land leasing or acquisition with basic construction of a public car parking? Capital cost of the proposed works for Kurrajong town centre and Kurmond to include the design and construct phase and also consultant and preliminary design phase cost.
- Appears to be insufficient space for semi-trailer pump-out truck (2 x tanker coupled trailer) to manoeuvre between the proposed tree planting bays;
  - a. this could pose delays with pump-out schedules as a single pump-out tanker would be required and potentially increase cost to business owners and land title holders for increased single pump-out tanker trips.



The General Manger Hawkesbury City Council PO Box 146 WINDSOR NSW 2756

# RE: Exhibition of Draft Kurmond - Kurrajong Investigation Area Structure Plan 2019

Dear Sir / Madam

Response to the draft Kurmond-Kurrajong area structure plan 2019.

In principal, agree with the structure plan proposed, which encompasses my place of residence.

I will however like to point out a few items for the council to consider and investigate.

- Biodiversity maps and priorities "these maps are inaccurate and flawed" they will need ground truthing as they are based on out dated satellite imagery. The evidence of incorrect imagery being present was proved recently at Kurrajong Heights where a hazard reduction certificate was rejected on the basis of the current satellite imagery, this was questioned and ground truthed, and then corrected by 2 qualified individual reports, one professional being accompanied by a relevant member of Macquarie University. The proven vegetation was not as depicted by the satellite imagery. My observation of the vegetation present on my property appears inconsistent with the maps used in the draft plan, and will need to be proved.
- Suggested Lot sizes- this draft only mentions 4000m2 lots for consideration, this is quite restrictive and not inclusive of the intent. There are many blocks (other than the suggested) that are subdividable into lots of 20,000m2, and some are even capable of 10,000m2, and will be still able to comply with the suggested design guidelines. It is also wise for the council to encourage this approach to maintain the rural feel. The rationale behind this is simple but effective! Once a 20 acre block is divided into 4 x 5 acre lots, the future developer now has to buy out 4 people, rather than one! This mostly makes it not commercially viable, hence retaining the rural feel. The added bonuses will be
  - o Local wealth. There are very few areas in the Sydney basin offering this life style
  - Local work. These type of blocks and subdivision use more local trades and businesses than high density project housing
  - Lifestyle. Large lot and rural living has less crime and are more community based.

I hope that the above points are considered ,and I would be very happy to present my point of view to a council meeting.

Yours Sincerely

From:

Sent:

Wednesday, 6 November 2019 11:08 PM

To:

Hawkesbury City Council

Subject:

Submission to the Kurmond Kurrajong Investigation Area

## Kurmond Kurrajong Investigation Area - Submission re item 164

I own which is inside the investigation area and has a common boundary with the Kurrajong village. I make the following submissions.

- (a) Figures 1 to 8 of Attachment 1 to item 164 are not readable due to the scale and resolution. It is unclear what land has a pre-existing biodiversity value and what land the Council is proposing to OEH to be added. The map of the investigation area depicts my property as "high" and "very high".
  - i. I do not understand why my property has been shown as having a biodiversity rating as high and very high (see map of investigation area at end of Attachment 1) as the land was originally cleared pasture improved grazing land with a patch of native grass on its northern end.
  - ii. There are small number of original trees on the property and the rest of the vegetation consist of trees that I personally planted in 1960s (turpentine) and regrowth. I planted those trees to provide shade for stock and improve the commercial viability of the farm.
  - iii. In this context I note that figure 7 on page 25 of Attachment 2 is more accurate than the other maps in the attachments.
  - iv. The property was cleared pasture improve grazing land for almost its entire area that ran cattle and supplemented the poultry farm (16,000 birds). The pasture was fertilised by the poultry manure and supported an intensive cattle operation and was irrigated by water from the 2 dams (I still have the old farm equipment that was used).
  - v. Except for the original small number of scattered trees (which I can identify), I know the age of <u>every</u> tree on the entire property front to rear as it is younger than myself because it is regrowth or I planted it.
  - vi. The vegetation might look old or consistent with neighbouring remnant vegetation in the area but it is not. That is a fact and the opinion of others is irrelevant.
  - vii. It would be wrong for the environment for the vegetation on my land to be identified as special and equal as the genuine remnant vegetation elsewhere.

viii. Please remove the 'high' and 'very high' rating from the property as it is misleading and also misrepresents the situation within the investigation area.

- (b) Various maps show that my property has 2 watercourses (1 yellow and 1 blue).
  - i. The property only has one watercourse (yellow). The other is shown in blue is an undulation where 2 dams were constructed.
  - ii. I am not certain what is meant by "watercourse" but I assume it means that water naturally persists in the area for a short or long period.
  - iii. If those dams were removed, water would not persist for any length of period and the undulation of the land would be similar to our neighbour to the west who is not shown as having a watercourse.
  - iv. Please remove the blue watercourse from mapping.
- (c) Attachment 3 to item 164, figure 22 shows the recommended location of 4000 square metre lot sizes. The area shown to the south west of the village and at the top of Greggs Road (along Grose Vale Road) is an inappropriate area for residential development into smaller lot sizes.
  - i. Greggs Road is already a 'freeway' from 4 am thanks to the traffic from Bowen Mountain and other residences along, and commuters from, Grose Vale Road.
  - ii. It is unfair that Greggs Road must support further commuter traffic as a result of the proposed additional smaller lots in the area highlighted in figure 22.
  - iii. Greggs Road should first and foremost service the residents of Greggs Road and any future developments along Greggs Road.
  - iv. A development away from Greggs Road should not unreasonably affect the residents on Greggs Road or limit their ability to have smaller lots because of unsafe and unreasonable traffic pressures created by a development further away from Greggs Road.
  - v. Any proposal to develop smaller lots along Grose Vale Road cannot proceed relying on Greggs Road to provide suitable and safe access for commuters to access North Richmond and beyond.
  - vi. On this basis the consultation document's assertion that the area along Grose Vale Road is suitable for future development should not be supported. The document fails to take into account the impact on Greggs Road and its future development and is flawed.
  - vii. If this Grose Vale Road area is allowed to develop, Greggs Road must be made a no through road with traffic barriers at the Kuyper Christian School. Access to the school should be down Greggs Road from the

west or up Redbank Creek Road from the east. Residents on Redbank Creek Road could easily access the village via Vincent Road or Bells Line. viii. Making a no through road is the best way to save businesses from the village with traffic forced to pass through it and support those businesses – not support the businesses (and community) of North Richmond turning Kurrajong into a mere satellite suburb.

6 November 2019

From:

Your Hawkesbury Your Say <notifications@engagementhq.com>

Sent:

Thursday, 7 November 2019 6:59 AM

To:

o: ,, ,, ,

Subject:

Anonymous User completed Kurmond - Kurrajong Investigation Area Structure Plan

2019

Anonymous User just submitted the survey 'Kurmond - Kurrajong Investigation Area Structure Plan 2019' with the responses below.

First Name

Surname

**Email Address** 

## Your Submission

To whom it may concerns! Dear Sir/Ma'am I'd like to take this opportunity in congratulating everybody for having the minds alike in moving forward. My partner and I have been living here for 5 yrs and hasn't seen much improvement around our local community except resurfacing part of the local Rd, between Colo high school and comleroy Rd (bells line of Rd). These investigations would give us all the chance and seek opportunities of what needed to be done in enriching the lives and lifestyle of our people living in our own community and for our future generations while at the same time preserving the value of our environment and the wide-life. Yours sincerely.

# From: Sent: To: Subject: First Name Surname Email Address

## Your Submission

I can appreciate your attention to beautifying Kurrajong Village however I have significant concerns with respect to the proposed changes to parking. As a business owner in the village, it is already difficult to park and customers have often said that they don't stop in the village to do their shopping because if they cannot get a park. They then take their shopping elsewhere. Given the proposal to limit the already restricted parking opportunities with trees and broadening the street in the village I must strongly object. It is already a challenge to attract customers to the village this proposal will only serve as a deterent and will be detrimental to the business owners. With regards to considering subdivision in Kurmond, I too object to the proposal, in particular the land adjoining Bells Line of Road opposite Kravings. I am aware that the land is earmarked for development. For so many reasons this is not acceptable. Further to the reference to the historic property on the land, the total inconsideration afforded it and the rural surrounds should subdivision be approved for this acreage, will be disrespected and treated with total disregard. This is NOT in keeping with the historical and environmental objectives and concerns Hawkesbury that advocates

## DRAFT KURMOND-KURRAJONG STRUCTURE PLAN SUBMISSION

My name is and I have been a resident of Kurrajong at for forty five years. Family connections mean that I have been familiar with the area for much longer.

Although my property is within the Investigation Area it would not be available for subdivision as it not of sufficient size and is also listed on the State Heritage Register with it's current curtiledge. I have no financial or other personal gain from this proposal.

I would request Council reject the above draft document as the development as proposed is inappropriate for the Kurmond-Kurrajong area. In addition the document has not considered or has mis-represented a number of issues.

I wish to comment on some of these as follows.

## TRAFFIC, TRANSPORT AND ACCESSABILITY

It is noted that the demographic study is based on the 2016 census. The modelling has been based on since that time (until2027) the following

Redbank (1250 dwellings), Glossodia (250 dwellings), Pitt Town (150 dwellings) and Vineyard (900 dwellings).

As Pitt Town and Vineyard are well east of the Hawkesbury River and these dwellings will have zero impact on the day to day traffic in the Investigation Area they can be discounted. Therefore 200 dwellings in the Investigation Area becomes an increase of almost double the impact assumed.

While the Grose River Bridge is proposed it is by no means certain it will be operational within the 2027 time frame and at this stage it cannot be assumed to be a flood free bridge. In addition without a major upgrade to Springwood Road particularly on the narrow steep bends towards Castlereagh Road it is unlikely that most commuters will choose this route.

With the exception of the Grose Vale intersection which primarily aims to improve the traffic flow to and from Redbank the upgrades undertaken by the RMS are intersection upgrades East of the river. Yarramundi Lane, a council road remains an extremely dangerous route.

It is noted that during October,2019 there was, not unusually at least one accident per week in the vicinity of North Richmond Bridge each resulting in major delays to traffic not just on Bells Line of Road but also to Freemans Reach and Wilberforce traffic due to avoidance of North Richmond by Kurmond-Kurrajong traffic. This generally occurs during morning peak. The replacement Windsor Bridge will NOT improve this situation.

In addition the Study ignores the various developments which have been approved in or near the Invesatigation Area since 2016.

Some of these approved and/or currently underway are

Kurrajong Road, Kurrajong – 35 dwellings Old Bells Line of Rd, Kurrajong – 23 dwellings 396 Bells Line of Rd, Kurmond – 33 dwellings 1420 Kurmond Rd, Kurmond - 10 dwellings

Also two separate subdivisions on Bells Rd Kurmond of 5 lots each.

In addition there have been numerous small subdivisions of 2 or 3 lots.

This indicates that the increase in dwellings as suggested has already been substantially advanced. This indicates that the traffic impacts considered for any development in the area have already been exceeded.

## **BUS ROUTES**

As noted public transport use is negligable in the Investigation Area. The buses that service the area are primarilary for school access.

The routes are also somewhat circuitous further reducing the desirability of public transport. It can be assumed that this will not improve with further development.

At this point in time it is not possible to commute by Public transport within a reasonable time frame from Kurmond-Kurrajong to centres such as Windsor or Penrith for employment.

## SCHOOLS

The draft plan does not address the impact of increased population on the local school situation.

It would be expected that 200 lots developed and occupied would substantially increse the number of children requiring space in the local schools. As of now with expected enrollments for state primary schools in the Kurmond-Kurrajong area three of the four local schools are rejecting enrollments deemed out of area by newly defined boundaries.

On a personal note this means that children are being turned away from the nearest school attended by their older siblings as "the boundaries have changed" and we are full to "out-of-area" enrolments.

Increased school populations will mean either further travel to school for young children or more demountable accommodation

## HEALTH

There is insufficient consideration of the lack of health services west of the river.

Although we have an abundance of General Practicioners working in North Richmond and one in Kurrajong there are no facilities for others than simple tests in the area. This means a trip of a minimum half an hour for basic x-rays etc.

Again with no public transport and an increasingly aging population this should be an adverse consideration for further subdivision.

Note also the Ambulance service is Richmond, 15-20 minutes from Kurrajong as a best case senario. The nearest Hopsital, Windsor, is half an hour away in the best possible case.

## PUBLIC SPACES

The Document relies on the existence of two parks in Kurrajong for open space in this proposal. Kurrajong Memorial Park is a small park with a children's play area and a few picnic tables. Apart from a number of special events it is primarily used for local children after school and tourists at weekends. It is easily accessible only by nearby Kurrajong residents or those with car transport.

McMahons Park is a larger area where the usage is primarily for local sporting clubs. Access is usually by vehicle.

I would consider that for a requirement any further development, particularly in the Kurmond area would be provision of accessible public space.

## WATER AND SEWERAGE

With refernce to Figure 17 – Sydney Water Network. There is no key to this map leading us to have to guess the relevance. If it is assumed that the shaded area is serviced by Sydney Water this map is compl;etley incorrect. Having lived in the area shown shaded for 45 years I can state that neither we have ever ben considered for connection to Sydney Water. In fact connection has been specifically denied. Water pressure in Kurrajong Village has always been problematic.

These lots would not be on town water relying on either roof water to tanks, or ground water to small dams with purchased water as a back up. This issue has not been considered. The water filling stations are regeularly full during dry times and there is local discussion on long waiting times for water delivery. We can no longer expect to rely on regular rainfall.

Equally there is the issue of sewerage disposal. The document refers to the necessity for on site sewerage disposal which in the case of Environmental Disposal Units requires substantial land for irrigation that is unavailable for general use including as a play area for children. Personal experience has indicated that lot sizes of 4000 square metres are not suitable for this type of sewerage disposal particularly given the expected style of housing and the soil quality in the development area.

The developments at Nuggets Hill and Kurrajong Rd, Kurrajong were required to include a sewerage traetment works as a condition of approval as the North Richmond Treatment Plant was represented as being unable to service this level of development. The plant has not been expanded and is working at capacity while yet to service the aforementioned lots at Redbank etc.

It is noticed that as of 1999 "subdivision of unsewered land that will rely on tanker removal of septic tank effluent will not be approved" (Hawkesbury Development Control Plan). A reference is made to small lots in the villages with reticulated sewerage system. These do not currently exist and the removal of effluent by tanker is a traffic hazard on the narrower village roads.

## IMPACT ON THE STREAMS

## LITTLE WHEENY

It is noted that the document refers to the drainage from the development as flowing North into

Howes Creek and South into Redbank Creek. The document as published showing Direction of Drainage Figure 15, does not mention Little Wheeny Creek.

The impact on of further development on LITTLE WHEENY Creek which is arguably the most important creek in the vicinity will be extremenly detrimental.

Little Wheeny Creek flows through the western section of the study area. The land west of Grose Vale Road and Old Bells line of Road drans int this creek. In my forty lpus years as a resident on the creek I have seen it degraded from aswiftly flowing stream to a slow not much more than a trickle. I would suggest that the main reason for this has been increased development upstream and use of the stream for irrigation and household use by the resulting properties.

There has also been an increase in the use of bores in the upper parts of the catchment with resulting reduced flows.

At this point there is still evidence of platypus. Eels and the endangered Macquarie Perch in Little Wheeny Creek all of which would be adversely affected by future development nearby.

Both Howes Creek and Redbank Creek are suffering from reduced flow rates at the moment which may be partly the result of current prolonged dry weather. However climate change indicates that this may be a more common or permanent situation.

#### **FURTHER COMMENTS**

Heritage is an issue that recieves a passing mention only.

There are 4 not 3 heritage listed properties in the investigation area, the 4<sup>th</sup> being "Arthona" I351 on the Council Heritage list.

"Goldfinders" 164 Old Bells Line of Road, Kurrajong is listed on the State Heritage List.

A number of other properties adjoin the Study Area. Council is currently conducting a Community Heritage Study that is expected to identify other properties both within and adjoining the Study Area.

While the Development Standards and Layout Principles are presented it is hard to imagine that these would be adhered to partricularly as the design of individual residences would be at the discretion of council staff.

I consider that the standard of this Document is sufficently deficient as to make it difficult to comment on a number of the issues. There are errors of fact and a number of the figures either have no key or descriptor making them it almost impossible to accurately comment.

#### CONCLUSION

I would request that this document be rejected by Council as it proposed overdevelopment of an area with important scenic and environmental issues.

The lack of services such as medical, educational and transport are a major issue for the current residents and will not improve without major political and finacial imput.

The rezoning suggested does not in anyway address the current issue of piecemeal subdivision throughout the area west of the Hawkesbury River. This subdivision is generally regarded as

unimportant as it may be only a few lots but as previously mentioned the cumulative effect is a major issue.



6 November 2019

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

## Draft Kurmond-Kurrajong Investigation Area Structure Plan

I act for the owners of

In 2016 a Planning Proposal was made on their behalf to Council to subdivide their land into seven (7) lots. The proposal was recommended by Council officers to be supported to the Department of Planning and Environment to alter Council's local environmental plan to enable the site to be subdivided. However, Council resolved to defer the matter to a future meeting. It is understood that this was to have the advantage of further studies to be carried out for subdivisions generally in the Kurmond/Kurrajong area. The proposal was subsequently withdrawn by the owners to enable Council to carry out these further assessments relating to infrastructure etc and to have it referred to a future meeting. The proposal was not proceeded with presumably as the studies required were not finalised.

One of the further assessments required of Council was the Kurmond-Kurrajong Investigation Area Structure Plan which is the subject of this letter. The draft structure plan currently on exhibition is supported by the landowners. The methodology, conclusions and recommendations within the draft are seen to be appropriate in the circumstances of the Kurmond-Kurrajong locality and would also support in general terms the earlier support of the owner's land and its subdivision into lots with minimum area of 4,000m2.

Specifically, the earlier proposal was for a subdivision into seven (7) lots with minimum size of 4,000m2. This earlier proposal is generally consistent with the

current draft Structure Plan of subdivision into minimum 4,000m2 lots subject to various environmental constraints.

The owners are aware that should subdivision of their land proceed an amended plan will be required that takes into account environmental constraints including slope, visual, effluent disposal, flora/fauna and bushfire.

The owners wish to advise that they support the draft Structure Plan as exhibited subject to there being no alteration to it that would change the current support of subdivision of their land into lots of 4,000m2 minimum. They also look forward to Council's advice as to when they can resubmit a proposal for Council's consideration of amendment to the LEP or whether it is Council's intention to amend its LEP itself without the need for individual property owners to make application and thus allow them to merely make a development application for subdivision as is the normal course.

So that I can advise my clients, your advice in respect of the matters raised would be appreciated.

Yours faithfully,



#### Sunehla Bala

From:

**Sent:** Wednesday, 6 November 2019 4:11 PM

To: Hawkesbury City Council

**Subject:** Hawkesbury City Council Exhibition of Draft Kurmond - Kurrajong Investigation

Area Structure Plan 2019

**Attachments:** EE FPJ 6007 Technical Review Request Aug 2019.pdf; EE General Restrictions OH

Power Lines June 2018.pdf; EE Guide for Padmount Substations.pdf; EE MDI0044 Easements and Property Tenure.pdf; EE Safety on the job.pdf; EE Subdivision

(excluding strata).pdf; ENA EMF What We Know.pdf; SW Work near overhead power lines.pdf; SW08773 Work near underground assets.zip; EE Drawing 86232 OH lines minimum clearances.pdf; EE Fact Sheet Building Conctruction.pdf; EE FPJ 4603

Permission to Remove Service July 2007.pdf

The General Manager Hawkesbury City Council

**ATTENTION: Manager, Strategic Planning** 

Dear Sir or Madam

I refer to Council's website where the Draft Kurmond - Kurrajong Investigation Area Structure Plan 2019 is on exhibition with submissions needing to made to Council by 7 November 2019.

As shown in the below site plans from Endeavour Energy's G/Net master facility model there is significant electricity infrastructure in the Investigation Area the main features of which are:

- The area is predominantly serviced by overhead power lines. The highest voltage is 33,000 volts / 33 kilovolt (kV) high voltage (shown in black) associated with the supply of Endeavour Energy's Kurrajong Zone Substation located at 1144 Grose Vale Road Kurrajong (Lot 2 DP 715623, Lot 245 DP 1130987).
- Easements benefitting Endeavour Energy are indicated by red hatching.

Due to the large area of the Investigation Area the scale needed to be used for the site plan from Endeavour Energy's G/Net master facility model does not allow it to show all the details of the network. If Council requires more detailed plans these can be provided upon request.

Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage (normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kV) by red lines (these lines can appear as solid or dashed and where there are multiple lines / cables only the higher voltage may be shown). This plan only shows the Endeavour Energy network and does not show electricity infrastructure belonging to other authorities or customers owned electrical equipment beyond the customer connection point / point of supply to the property. This plan is not a 'Dial Before You Dig' plan under the provisions of Part 5E 'Protection of underground electricity power lines' of the <u>Electricity Supply Act 1995</u> (NSW).

Subject to the following recommendations and comments Endeavour Energy has no objection to the Structure Plan.

Network Capacity / Connection

Endeavour Energy's Asset Strategy & Planning Branch whilst not having undertaken a detailed analysis of the Structure Plan have provided the following advice:

Asset Strategy & Planning Branch have noted the following in the following in the Structure Plan:

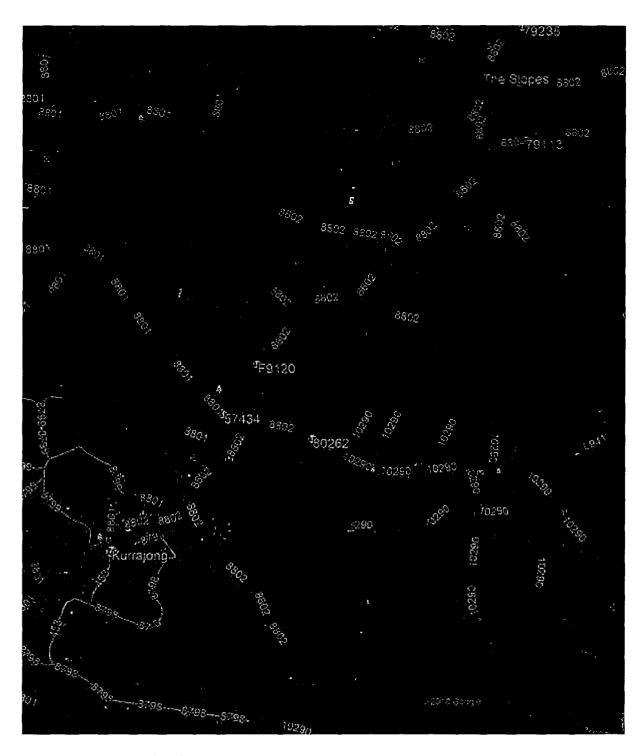
#### 1.15 Other Constraints

The Investigation Area is not supported by a reticulated sewerage system, and as such properties ar water. The Investigation Area is partly serviced by access to the Sydney Water potable water reticular future residential use of the land, however to support future development and the need for sustainable as to appropriate lot sizes is required.

#### 1.16 Combined Constraints Analysis

The combined constraint analysis mapping indicates that there are large portions of the investigation residential developments are dispersed across the investigation Area. There are limited potential sites available to accommodate future development in the short to medium term depending on the availabiliservices such as sewer, water, electricity and roads.

The Investigation Area is in geographical area shown below:



The Investigation Area is supplied from:

- Kurrajong Zone Substation located at 1144 Grose Vale Road Kurrajong (Lot 2 DP 715623, Lot 245 DP 1130987) (feeders 8801, 8802 and 8798). The latest load forecast for the substation is: 14.4 megavolt amperes (MVA) / 15 MVA of firm capacity.
- North Richmond Zone Substation located at 92 Pecks Road North Richmond (Lot 7 DP 786671)
  (feeders 10290 and 10289). The latest load forecast for the substation is 17 MVA / 25 MVA of firm
  capacity.
- Glossodia Zone Substation located at 368 Creek Ridge Road Glossodia (Lot 1 DP 714062 )(feeder L941). The latest load forecast for the substation is 19 MVA / 25 MVA of firm capacity.

Depending on total load for this development, supply may need to be shared between nearby zone substations ie. given Kurrajong Zone Substation which is closest has the least spare capacity.

From the information currently available, it appears there is sufficient spare capacity in the Investigation Area ie. electricity supply should not be regarded as a 'constraint'.

Supply configuration will be determined based on spare capacity of relevant feeders and acceptable voltage drop. This will need to be reviewed as further details of the potential lot sizes and yield are determined and will also depend on any other applications for connection of load (ie. spare capacity is not reserved).

Detailed supply requirements will be provided at the time of connection of load application for any resulting subdivisions.

Based on the foregoing Asset Strategy & Planning Branch have no objection to the Structure Plan.

In regards to electricity supply to sites within the Investigation Area, the availability of electricity supply to a site is based on a wide range of factors eg. the age and design of the network; other development in the locality utilising previously spare capacity within the local network; the progress of nearby / surrounding sites including electricity infrastructure works eg. a smaller and isolated development that may not of its own accord require a substation may require a distribution substation to facilitate the development and from which the spare capacity is made available to subsequent nearby development. Older / non-urban areas of the utilising pole mounted substations have comparatively limited capacity of 25 kilovolt amperes (kVA) up to a maximum of 400 kVA where as a newer padmount substation can accommodate loads from 315 kVA up to 1,500 kVA ie. there is a significant variation in the number and type of premises able to be connected to a substation.

Applicants should not automatically assume that the presence of existing electricity infrastructure or nearby similar development means that adequate supply is immediately available to facilitate their proposed development. Whilst the existing local network is designed to accommodate reasonable load growth, depending on the size of the proposed development, an extension and/or augmentation of the existing local network may be required. However the extent of the work required will not be determined until the final load assessment is completed. Endeavour Energy's preference is to alert proponents / applicants (and Council) of the potential matters that may arise as further rezoning and redevelopment of urban areas continues to occur.

In due course the applicant for the proposed development of the site will need to submit an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Depending on the outcome of the assessment, any required padmount substation/s will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Please refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'. Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:

#### http://www.endeavourenergy.com.au/

Advice on the electricity infrastructure required to facilitate the proposed development (including asset relocation) can be obtained by submitting a Technical Review Request to Endeavour Energy's Network Connections Branch, the form for which FPJ6007 is attached and further details (including the applicable charges) are available from Endeavour Energy's website under 'Our connection services'. The response to these enquiries is based upon a desktop review of corporate information systems, and as such does not involve the engagement of various internal stakeholders in order to develop a 'Connection Offer'. It does provide details of preliminary connection requirements which can be considered by the applicant prior to lodging a formal application for connection of load.

Alternatively the applicant should engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation. The ASP scheme is administered by NSW Energy and details are available on their website via the following link or telephone 13 77 88:

https://energy.nsw.gov.au/government-and-regulation/legislative-and-regulatory-requirements/asp-scheme-and-contestable-works .

#### Network Design

Endeavour Energy's Company Policy 9.2.5 'Network Asset Design', includes the following requirements for electricity connections to new subdivision / development:

#### 5.11 Reticulation policy

#### 5.11.1 Distribution reticulation

In order to improve the reliability performance of and to reduce the operating expenditure on the network over the long term the company has adopted the strategy of requiring new lines to be either underground cables or where overhead is permitted, to be predominantly of covered or insulated construction. Notwithstanding this strategy, bare wire overhead construction is appropriate and permitted in some situations as detailed below.

In areas with the potential for significant overhanging foliage, CCT is used to provide increased reliability as it is less susceptible to outages from wind-blown branches and debris than bare conductors. CCT must only be used in treed<sup>2</sup> areas as the probability of a direct lightning strike is low. In open areas where the line is not shielded from a direct lightning strike, bare conductors must generally be used for 11kV and 22kV reticulation.

Non-metallic Screened High Voltage Aerial Bundled Cable (NMSHVABC) must be used in areas which are heavily treed and where it is not practicable to maintain a tree clearing envelope around the conductors.

#### 5.11.1.1 Urban areas

Reticulation of new residential subdivisions will be underground. In areas of low bushfire consequence, new lines within existing overhead areas can be overhead, unless underground lines are cost justified or required by either environmental or local council requirements.

Where underground reticulation is required on a feeder that supplies a mixture of industrial, commercial and/or residential loads, the standard of underground construction will apply to all types of load within that development.

Where ducting is used, adequate spare ducts and easements must be provided at the outset to cover the final load requirements of the entire development plan.

Extensions to the existing overhead 11kV/22kV network must generally be underground. Bare wire will be used for conductor replacements and augmentations except in treed areas where CCT or NMSHVABC must be used.

Extensions to the existing overhead LV network and augmentations must either be underground or ABC. Conductor replacements greater than 100m in route length must utilise aerial bundled cable.

A "treed" area is one with a substantial number of trees adjacent to the line, in each span. In these situations CCT is used to provide increased reliability as it is less susceptible to outages from wind-blown

#### 5.11.1.2 Non-urban areas.

Extensions to the existing overhead 11kV and 22kV network and conductor replacements / augmentations must be underground. Where underground reticulation is not practical overhead construction can be used. The choice of overhead construction must be bare wire for the following circumstances:

- areas that are not substantial treed;
- long gully crossings;
- SWER lines:
- ioint use 132, 66 or 33kV lines; and
- distribution lines with transmission construction and located in an easement.

All other overhead constructions must be CCT or NMSHVABC.

Extensions to the existing overhead LV network and augmentations must either be underground or utilise ABC. Conductor replacements greater than 100m route length must utilise ABC.

#### 4.0 DEFINITIONS

#### Non-urban

Any area that is identified as rural land zoning in line with the definition in this policy.

#### Rural land zoning

Rural network means that part of a network:

- where the average demand on the HV distribution feeders within it is less than 0.3 MVA/km; or
- that is in an area zoned as rural under a local environment plan (made under the Environmental Planning and Assessment Act 1979 (NSW); or
- that is in an area that is predominantly used for agricultural purposes.

It is intended that where the local council defines land zones as urban and non-urban or rural then the company will apply the relevant policy accordingly. However, where the council defines land zones without reference to urban or non-urban or rural (for example, Residential 1A, 1B, or Residential Bushland Conservation) then the company will determine an equivalent urban or non-urban classification, if applicable. As a guide, residential lots of greater than 4,000m² must be classified as non-urban, including any village subdivision developments entirely surrounded by non-urban areas.

#### Urban

Any area that is not defined as "rural land zoning" in line with the definitions in this policy.

#### Streetlighting

With the rezoning and redevelopment of non-urban areas resulting in the increase in both vehicular and pedestrian traffic, the streetlighting for the areas proposed for development in the Investigation Area should be reviewed and if necessary upgraded to comply with the series of standards applying to the lighting of roads and public spaces set out in with Australian/New Zealand Standard AS/NZS 1158: 2010 'Lighting for roads and public spaces' as updated from time to time.

Whilst the determination of the appropriate lighting rests with the road controlling authority, Endeavour Energy as a Public Lighting Service Provider is responsible for operating and maintaining the streetlights on behalf of local councils, Roads and Maritime Services and other utilities in accordance with the NSW Public Lighting Code, January 2006 (Code). Endeavour Energy recognises that well designed, maintained and managed Public Lighting

offers a safe, secure and attractive visual environment for pedestrians and drivers during times of inadequate natural light.

For any Code implementation and administration / technical matters please contact Endeavour Energy's Substation Mains Assets Section via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or email mainsenquiry@endeavourenergy.com.au.

Development Application Notification / Concurrence

The Council's notifications of development applications need to comply with Section 45 'Determination of development applications—other development' of <u>State Environmental Planning Policy (Infrastructure) 2007</u> (NSW) (please see the following extract) in order to enable Endeavour Energy to provide comments about potential safety risks.

## State Environmental Planning Policy (Infrastructure) 2007

Current version for 19 February 2016 to date (accessed 29 February 2016 at 10:50)
Part 3 > Division 5 > Subdivision 2 > Clause 45

#### 45 Determination of development applications—other development

- (1) This clause applies to a development application (or an application for modification of a consent) for development application (or an application for modification of a consent) for development application (or an application for modification of a consent) for development application (or an application for modification of a consent) for development application (or an application for modification of a consent) for development application (or an application for modification of a consent) for development application (or an application for modification of a consent) for development application (or an application for modification of a consent) for development application (or an application for modification of a consent) for development application (or an application for modification of a consent) for development application (or an application for modification of a consent) for development application (or an application for modification of a consent) for development application (or an application for modification of a consent) for development application (or an application for modification for modification for modification for modification (or an application for modification for mo
  - (a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution 10m of any part of an electricity tower,
  - (b) development carried out:
    - (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity it exists), or
    - (ii) immediately adjacent to an electricity substation, or
    - (iii) within 5m of an exposed overhead electricity power line.
  - (c) installation of a swimming pool any part of which is:
    - (i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally f the pool to the bottom of the structure at ground level, or
    - (ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool
  - (d) development involving or requiring the placement of power lines underground, unless an agreement with placement underground of power lines is in force between the electricity supply authority and the council concerned.
- (2) Before determining a development application (or an application for modification of a consent) for development this clause applies, the consent authority must:
  - (a) give written notice to the electricity supply authority for the area in which the development is to be carried comments about potential safety risks, and
  - (b) take into consideration any response to the notice that is received within 21 days after the notice is given.
- Easement Management / Network Access

The following is a summary of the usual / main terms of Endeavour Energy's electrical easements requiring that the land owner:

- Not install or permit to be installed any services or structures within the easement site.
- Not alter the surface level of the easement site.

 Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

Endeavour Energy's preference is for no activities or encroachments to occur within its easement areas. Most activities are prohibited within the padmount substation easement area. However, if any proposed works (other than those approved / certified by Endeavour Energy's Network Connections Branch as part of an enquiry / application for load) will encroach/affect Endeavour Energy's easements or protected assets, contact must first be made with the Endeavour Energy's Easements Officers, via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or alternately by email <a href="mailto:Easements@endeavourenergy.com.au">Easements@endeavourenergy.com.au</a>.

For further information please refer to the attached copies of Endeavour Energy's:

- o Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.
- o General Restrictions for Overhead Power Lines.
- o Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.

#### Subdivision of Easements

Endeavour Energy's preference is to have continuity of its easements over the most direct and practicable route affecting the least number of lots as possible. Therefore, except in special circumstances such as a staged or facilitating subdivision, it generally does not support the subdivision of easements (even in part) and their incorporation into to multiple / privately owned lots. The incorporation of electricity easements into privately owned lots is generally problematic for both Endeavour Energy and the landowner and requires additional easement management to ensure no uncontrolled activities / encroachments occur within the easement.

Dissecting the easement along its route results in restriction of access eg. every lot being potentially fenced on both sides, multiple gates / openings would be required to ensure contiguous / ready access (please also refer to the below point 'Network Access'). This is particularly important where there are poles or structures and changes in direction to a line route. In the event of fallen conductors or faults in underground cables, access to the poles or cable pits to restring or pull cables is essential for restoring electricity supply.

If there is no reasonable alternative option, in subdividing an easement consideration must be given to minimising the impact on the easement rights. The longitudinal subdivision of an easement / parallel to the overhead power lines or underground cables is generally not permitted. The number and length of crossings should be kept to a minimum eg. crossings should be or close to perpendicular to the overhead power lines or underground cables and must be at least half the easement width beyond any pole or structure. Easements for other types of electricity infrastructure such as padmount substations or switching stations shall not be subdivided but any associated restriction or right of access etc. may encumber and adjoining lot.

However, if the subdivision does result in the incorporation of Endeavour Energy's easement into multiple lots, not only must the easements, rights and restrictions, covenants etc. be retained over the effected lots and in accordance with the requirements of NSW Land Registry Services (LRS), but Endeavour Energy may need to include additional requirements / restrictions to be registered on titles to each of the lots to ensure it can reasonably access and manage its existing electricity infrastructure within the easement.

In other Council areas this form of subdivision, particularly in more sensitive zonings / land uses, is actually discouraged as shown in the following extract of Camden Council's development control plan. Accordingly Endeavour Energy's recommendation is that whenever reasonably possible, easements be entirely incorporated into public reserves and not burden private lots. The adoption of these measures is also generally in keeping with Endeavour Energy's policy of prudent avoidance — please refer to the corresponding point below.

#### C7.2 Neighbourhood and Subdivision Design

Electricity easements are to be incorporated in public road reserves and shall not burden private lots.

The proposed electricity easements are located within the public road reserve. No electricity easements burden the private lots.

1

#### Earthing

The construction of any building or structure (including fencing, signage, flag poles, hoardings etc.) whether temporary or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2018 'Electrical installations' as updated from time to time. This Standard sets out requirements for the design, construction and verification of electrical installations, including ensuring there is adequate connection to the earth. Inadequate connection to the earth to allow a leaking/fault current to flow into the grounding system and be properly dissipated places persons, equipment connected to the network and the electricity network itself at risk from electric shock, fire and physical injury.

#### Safety Clearances

The construction of any building or structure (including fencing, signage, flag poles etc.) whether temporary or permanent must comply with the minimum safe distances / clearances for voltages up to and including 132,000 volts (132kV) as specified in:

- o Australian/New Zealand Standard AS/NZS 7000 2016: 'Overhead line design' as updated from time to time.
- o 'Service and Installation Rules of NSW' which can be accessed via the following link to the Energy NSW website:

https://energy.nsw.gov.au/government-and-regulation/legislative-and-regulatory-requirements/service-installation-rules .

As a guide please find attached a copy of Endeavour Energy Drawing 'Overhead Lines Minimum Clearances Near Structures'.

Even if there is no issue with the safety clearances to the building, ordinary persons must maintain a minimum safe approach distance of 3.0 metres to all voltages up to and including 132,000 volts / 132 kV). For future access and maintenance of buildings and structures, in order to avoid the need to work within the safe approach distances for ordinary persons (which requires an authorised or instructed person with technical knowledge or sufficient experience to perform the work required and a safety observer for operating plant) or possibly an outage request and/or erection of a protective hoarding, the retention of adequate building setbacks and/or suitable building design eg. not having parts of the building normally accessible to persons in close proximity of the overhead power lines, the use of durable / low maintenance finishes to reduce the need to access areas within the safe approach distances, is recommended. Alternatively, in some instances the adoption of an underground solution may be warranted ie. particularly for low voltage which can be more readily (in shorter distances) and comparatively economically be undergrounded.

#### Prudent Avoidance

The electricity network is operational 24/7/365 ie. all day, every day of the year. The electricity industry has adopted a policy of prudent avoidance by doing what can be done without undue inconvenience and at modest expense to avert the possible risk to health from exposure to emissions form electricity infrastructure such as electric and magnetic fields (EMF) and noise which generally increase the higher the voltage ie. Endeavour Energy's network ranges from low voltage (normally not exceeding 1,000 volts) to high voltage (normally exceeding 1,000 volts but not exceeding 132,000 volts / 132 kV).

In practical terms this means that when designing new transmission and distribution facilities, consideration is given to locating them where exposure to the more sensitive uses is reduced and increasing separation distances. Endeavour Energy believes that likewise Council (and applicants) should also adopt a policy of prudent avoidance by the siting of more sensitive uses away from any electricity infrastructure – including any possible future electricity infrastructure required to facilitate the proposed development. Even with less sensitive non-residential development, Endeavour Energy believes that a policy of prudent avoidance should be considered.

Please find attached a copy of Energy Networks Association's 'Electric & Magnetic Fields – What We Know' which can also be accessed via their website at http://www.ena.asn.au/.

Electric fields are strongest closest to their source, and their strength diminishes rapidly as we move away from the source.

The level of a magnetic field depends on the amount of the current (measured in amps), and decreases rapidly once we move away from the source.

Typical magnetic field measurements associated with Endeavour Energy's activities and assets given the required easement widths, safety clearances etc. and having a maximum voltage of 132,000 volt / 132 kV, will with the observance of these separation distances not exceed the recommended magnetic field public exposure limits.

#### Vegetation Management

The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant.

Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access, reduce light levels from streetlights or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the <u>Electricity</u> <u>Supply Act 1995</u> (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

Endeavour Energy's recommendation is that existing street trees which are of low ecological significance in proximity of overhead power lines be replaced and any proposed planting of new trees within in the proximity of overhead power lines be replaced by an alternative smaller planting to ensure appropriate clearances are maintained whilst minimising the need for future pruning.

#### Dial Before You Dig

Before commencing any underground activity the applicant is required to obtain advice from the *Dial Before*You Dig 1100 service in accordance with the requirements of the <u>Electricity Supply Act 1995</u> (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

#### Removal of Electricity Supply

Approval for the permanent disconnection and removal of supply must be obtained from Endeavour Energy's Network Connections Branch (contact via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from

8am - 5:30pm) by Accredited Service Providers (ASP) with the relevant class of Authorisation for the type of work being carried out. The work could involve:

o The disconnection and removal of an underground service cable or overhead service line, o Removal of metering equipment.

The written request must be submitted to Endeavour Energy using Form FPJ4603 'Permission to Remove Service / Metering by Authorised Level 2 Accredited Service Provider' which must be accompanied by Notification of Service Works (NOSW) forms provided as a result of service work activity performed by a Level 2 ASP. The retailer must also provide written agreement for the permanent removal of supply.

For details of the ASP scheme please refer to the above point 'Network Capacity / Connection'.

#### Demolition

Demolition work is to be carried out in accordance with Australian Standard AS 2601—2001: 'The demolition of structures' as updated from time to time. All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected ie. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site eg. streetlight columns, power poles, overhead power lines and underground cables etc.

#### Excavation

The applicant should be advised of the following object of Section 49A 'Excavation work affecting electricity works' of the of <u>Electricity Supply Act 1995</u> (NSW) covering the carrying out or proposed carrying out of excavation work in, on or near Endeavour Energy's electrical infrastructure.

## Electricity Supply Act 1995 No 94

Current version for 1 August 2018 to date (accessed 4 September 2018 at 08:54). Part 5 ➤ Division 2 ➤ Section 49A.

#### 49A Excavation work affecting electricity works

- (1) This section applies if a network operator has reasonable cause to believe that the carrying of electricity works:
  - (a) could destroy, damage or interfere with those works, or
  - (b) could make those works become a potential cause of bush fire or a potential risk to public
- (2) In those circumstances, a network operator may serve a written notice on the person carrying person:
  - (a) to modify the excavation work, or
  - (b) not to carry out the excavation work, but only if the network operator is of the opinion the destruction or damage of, or interference with, the electricity works concerned or in potential risk to public safety.

With the increased number of developments incorporating basements often being constructed to the property boundaries or immediately adjacent to easements, the integrity of the nearby electricity infrastructure can be placed at risk.

If any excavation work affects Endeavour Energy's electricity infrastructure, prior contact must be made to Endeavour Energy's Regional Service North via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or alternately email Regional Services North @endeavour energy.com.au

#### Public Safety

Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. I have attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:

<u>http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/s</u> afety+brochures .

If the applicant has any concerns over the proposed works in proximity of the Endeavour Energy's electricity infrastructure to the road verge / roadway, as part of a public safety initiative Endeavour Energy has set up an email account that is accessible by a range of stakeholders across the company in order to provide more effective lines of communication with the general public who may be undertaking construction activities in proximity of electricity infrastructure such as builders, construction industry workers etc. The email address is Construction. Works@endeavourenergy.com.au .

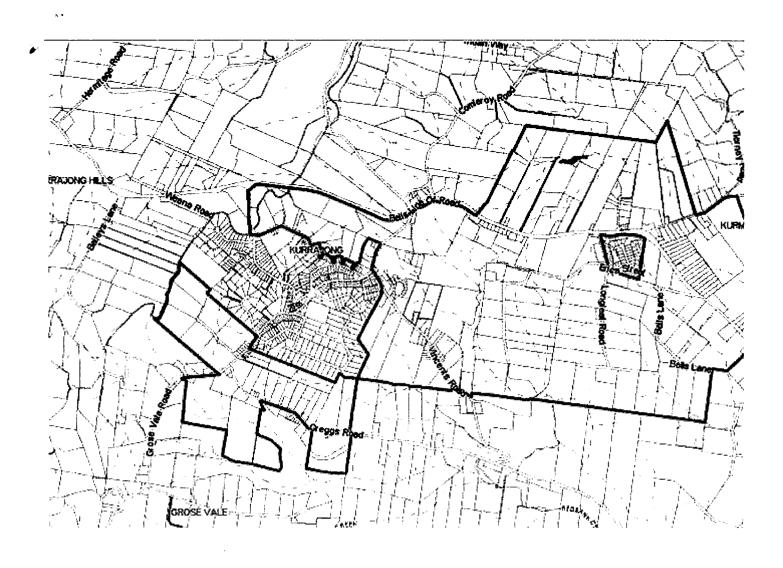
#### Emergency Contact

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days.

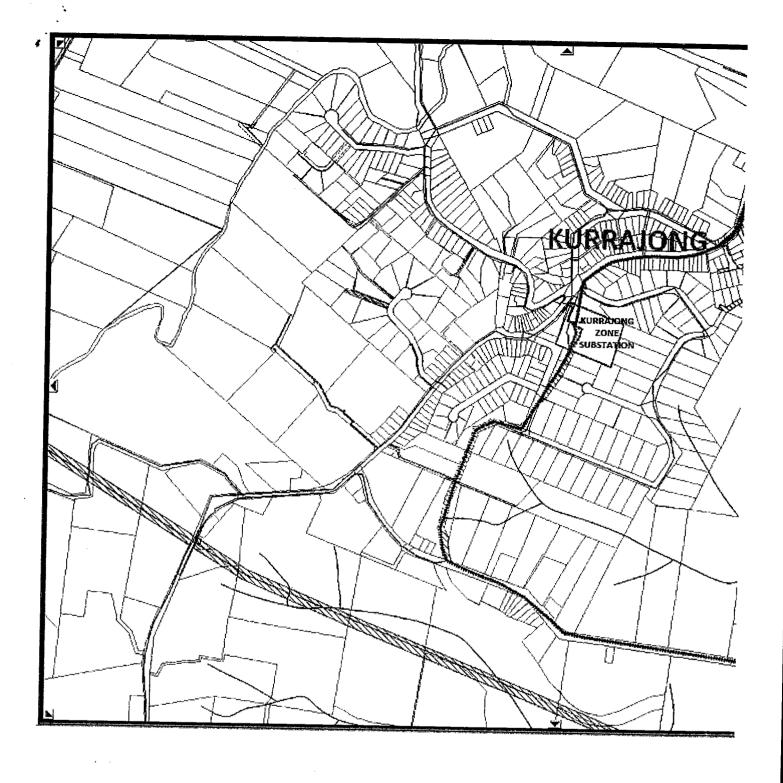
I appreciate that not all the foregoing issues may be directly or immediately relevant or significant to the Structure Plan. However, Endeavour Energy's preference is to have earlier and better stakeholder engagement process alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or required electricity infrastructure needed to facilitate the proposed development on or in the vicinity of the site occur.

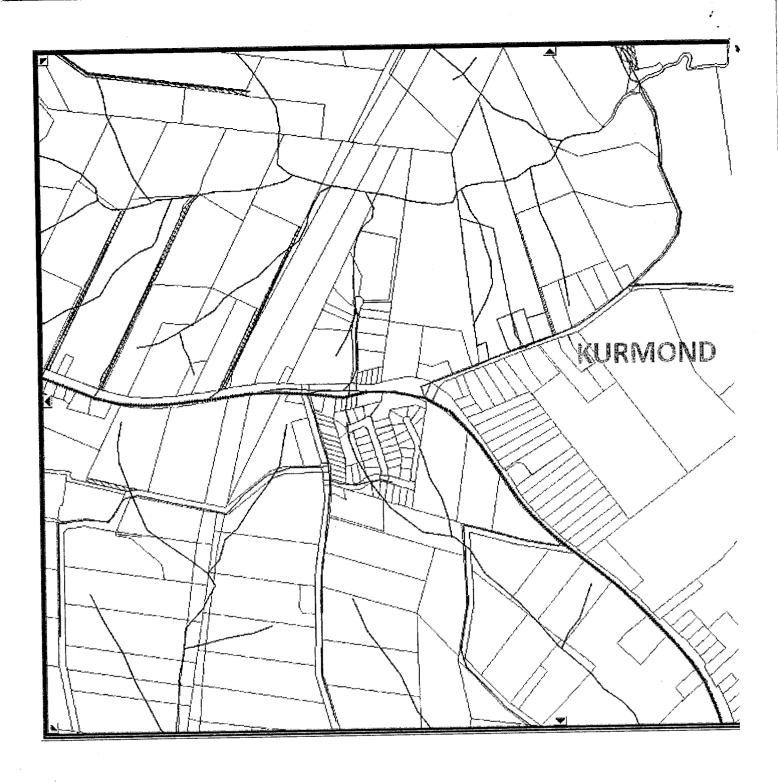
Could you please pass on a copy of this submission and the attached resources to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to <a href="mailto:property.development@endeavourenergy.com.au">property.development@endeavourenergy.com.au</a> is preferred.









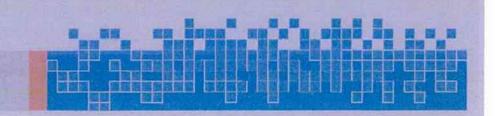


# Performance Criteria Acceptable solutions • Where practicable, electrical transmission lines are underground • Mossoon of electricity services limits the possibility of agrition of surrounding bushland on the fabric of buildings • regular inspection of lines is undertaken to ensure they are not fouled by branches Acceptable solutions • where practicable, electrical transmission lines are underground • where practicable, electrical transmission lines are proposed: lines are installed with short pole spacing [30] material, unless crossing guilles, gorges for riparism areas, and no part of a tree is closer to a power line than the distance set out in accordance with the specifications. In Vegetation Safety Clearences' issued by Energy Australia (NS179, April 2002).

NBN Co Limited the Australian government-owned corporation tasked to design, build and operate Australia's National Broadband Network (NBN) has recently completed the installation of underground hydrid fibre-coaxial cables to provide telephone and internet services.



Recent installation of NBN underground cables running parallel to the overhead power lines.



## 1.4 Contamination

DP 778094 creating the now existing four lots was registered in 1988. To the best of my knowledge no intensive or extensive agricultural activities have carried out on the Subject Site since that time which could have resulted in contamination or the creation of areas of environmental concern that may threaten human health and the environment, limit land use or increase development costs.

Council will deal with other contamination under the planning and development process, including State Environmental Planning Policy No. 55 - Remediation of Land and the Managing Land Contamination - Planning Guidelines, on sites which do not pose an unacceptable risk under their current or approved use. This process determines what remediation is needed to make the land suitable for a different use.

In the unlikely event that contamination is found which does pose and unacceptable risk, any investigation or remediation is would be undertaken with reference to the NSW Environment Protection Authority (EPA) guidelines under the Contaminated Land Management (CLM) Act 1997.



# 2 Investigation Area

The Subject Site is highlighted in the following extract of the Kurmond - Kurrajong Investigation Area included in the Structure Plan. It adjoins the existing Investigation Area and as such its inclusion retains a contiguous Investigation Area.

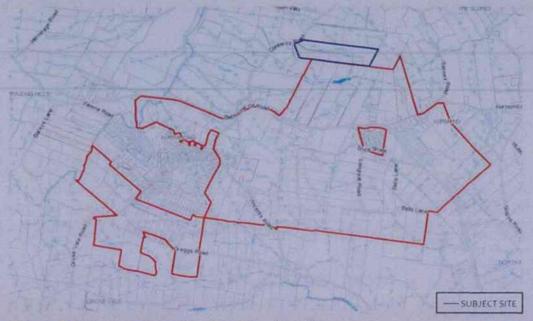
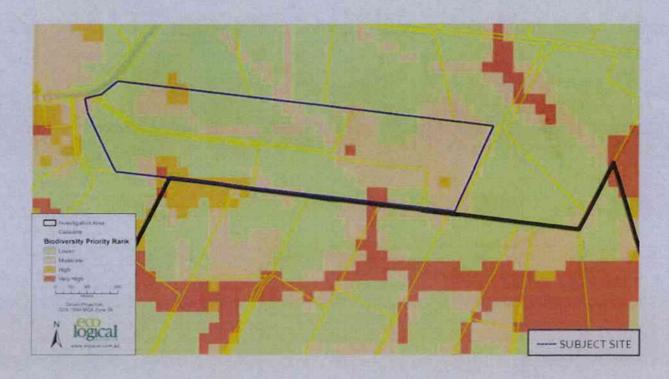


Figure 1 Kurmond-Kurrajong Investigation Area.



# 3 Att1 - Ecological Biodiversity Priority Rank for KKIA

The Ecological – Biodiversity Priority Rank as shown in the following extract of the Biodiversity Priority Rank Map the majority of the Subject Site falls within the lower to moderate rank with only smaller portions within the high to very high rank. In comparison other areas included within the Investigation Area have much greater areas of higher biodiversity ranking.



# 4 Att 2 - Kurmond Kurrajong Landscape Character Study

## 4.1 Topography and Vegetation

The Composite Analysis of topography and vegetation shows that much of the 'Subject Site' is in area in white being 'least constrained by topography and vegetation'. Whilst there are areas of 'Biodiversity Protection' the predominant area is located to the rear / eastern end beyond the watercourse / creek. It is recognized that any subdivision of these areas must provide appropriate consideration to the planning controls and development standards.



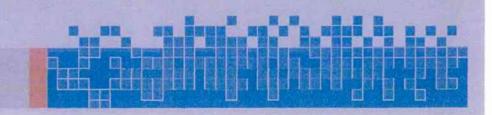


'Pastoral valleys' on the Subject Site.

# 4.3 Views and Vistas

The Subject Site is not part of any significant views and vistas but may be visible in the distance ie. as shown in the following extract of Figure 8 'Significant views and vistas' the closest points from the indicated extent of viewpoints (K) and (J) to the southern side boundary of the Subject Site by scale is approximately 400 metres and 430 metres respectively.

The proposal for smaller lot sizes on the Subject Site would not result in the loss of public views to the surrounding landscape. Given the 'private road' runs parallel to Bells Line of Road, a proposal for smaller lot sizes would be unlikely to dramatically change the view. As indicated in Section 5.9.2 'Views and Vista Classification' potentially the distant view of the Subject Site could be enhanced provided the development is respectful in scale.





LOCATION	DISTANCE	BREADTH	DESCRIPTION	SIGNIFICANCE	IMPACT ON LAND USE PLANNING	IMAGE
J. Near 560 Bells Line of Road	Medium distance views	Open views to north	Rural residential with views towards rolling landscape	Medium	Retain and protect view	
K. Near 615 Bells Line of Road	Long distance views	Open views to north east	Gently sloping valley and pastoral landscape	High	Retain and protect view	





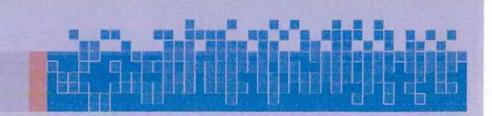
Figure 6. Composite Analysis

The areas in white are the least constrained by topography and vegetation

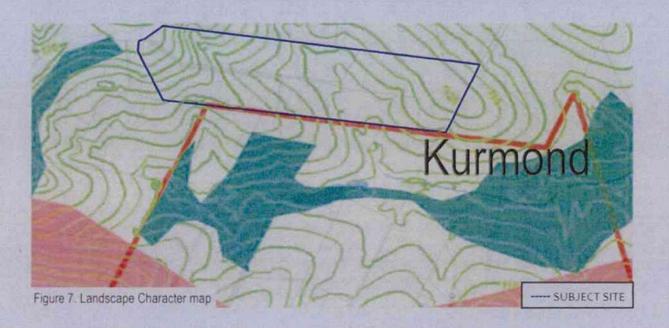


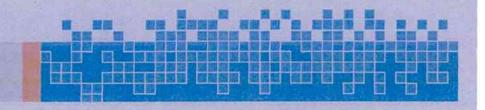
## 4.2 Landscape Character

The Landscape Character of the Subject Site is identified as 'pastoral valleys. This appears to be a common landscape within the Investigation Area. As indicated, whilst it cannot be argued that a proposal for smaller lot sizes would be likely to dramatically change the view, appropriate controls will ensure the public views to the surrounding landscape are not lost and potentially could be enhanced respectful in scale influence the perception of the view beyond ie. use of the remnant vegetation and watercourses. – which in this instance is possible on the Subject Site.



Landscape character type	Description	Key characteristics	
1. Rural villages	Kurrajong is on a ridge line and has extensive views of the Richmond Lowlands. It is located on Grose Vale Road and has a small supermarket, newsagent, coffee shops and gift shops. Kurmond is a north-facing village on a ridge line with small shops. Small lot properties are situated around the village centres.	Local shops Street parking Street lights	
2. Ridgeline streets	The landscape character along the ridgeline is predominantly urban. Roads such as The Bells Line of Road, Old Bells Line of Road and Kurmond Road run along the rigdelines. Their elevated position provides views of the Richmond Lowlands and the Blue Mountains.	Urban development Main roads Rural roads District and regional views Blue Mountains backdrop	
3. Pastoral valleys	The rural character of the region is defined by the lightly sloping open pastures with scattered trees over gently sloping terrain. Significant areas of land have been cleared for grazing and agricultural uses. Properties are dotted amongst the hills and valleys of the landscape situated between groupings of trees.	Lightly sloping open pastures Rural land cleared for agriculture Rural properties Rural roads, no kerb & gutter Small dams near watercourses	
4. Remnant vegetation	Although much of the vegetation has been cleared, there are pockets of remnant bushland with some densely vegetated areas around the creek lines.	Remnant native bushland Vegetated creeklines Endangered ecological communities	

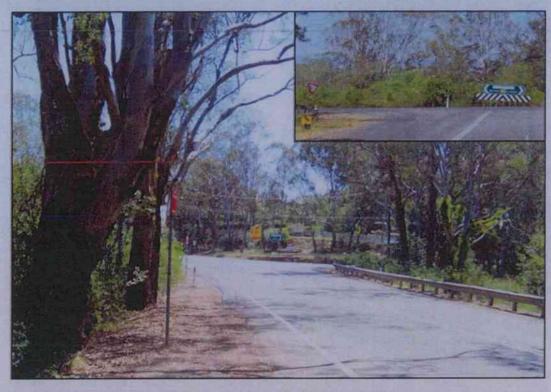




# 5 Att 3 - Kurmond Kurrajong Structure Plan

# 5.1 Transport Traffic and Accessibility

The Subject Site is located on the northern side of Bells Line of Road. The intersection of Comleroy Road with Bells Line of Road is 'T' intersection with 'Give Way' signs to Comleroy Road. There is a right hand turn bay for traffic heading west along Bells Line of Road.



Intersection of Comleroy road and Bells Line of Road with 'Give Way' signs (inset).

here is a bus stop for bus network 682 (Berambing and Kurrajong to Richmond) at the intersection which is approximately 1 kilometre from the Comleroy Road frontage of the Subject Site.



## 5.2 Housing and Subdivision

The inclusion of the Subject Site in the Investigation Area provides an opportunity for the development of privately owned low density / single dwelling rural lifestyle properties which is the predominant (preferred) form of housing in the Kurmond and Kurrajong.

As indicated the land within the Investigation Area is highly fragmented. The potential consolidation of the four lots with an already established 'private road' could provide an opportunity to consistent pattern of subdivision and lot sizes.

## 5.3 Open Space

Recreational opportunities for the resident / landowner and depending on the lot size / density potentially for 'pocket park' accessible to other nearby residents and the general public. Although likely to be too small and not suited for physical activities, such a park can provide greenery, a place to sit outdoors, and sometimes a children's playground created around the water course / dam. Should this not arise, the land would be included in the residential lots for private open space / recreational use.

## 5.4 Bushfire

The Investigation Area is located on land identified as being bushfire prone. Similarly, the Subject Site is also bushfire prone.



Development on land prone to bushfire requires a bushfire risk assessment, and construction may need to meet higher standards to protect people and their property. However, it is generally recognised that rural lifestyle properties which is the predominant (preferred) form of housing in the Kurmond and Kurrajong will entail the incorporation of bushfire protection measures into any development.

The Subject Site is identified as being in 'Vegetation Category 3' (Orange) is considered by the NSW Rural Fire Service as being a medium bush fire risk vegetation and will be given a 30 metre buffer. It is lower in bush fire risk than Category 1 (Red) which is represented will be given a 100 metre buffer.

As mentioned in Section 1.1 'The Site' there are high voltage overhead transmission lines to the east over 140C Comleroy Road (Lot 13 DP 270280). As indicated in NSW Rural Fire Service 'Planning for Bush Fire Protection 2006':



Parklands and power easments provide exceptional proumstances for APZs

## 5.5 Heritage Items

Council's list of Heritage Items and Conservation Areas is in Schedule 5 of Hawkesbury Local Environmental Plan 2012 (LEP). As shown in the following extract of Schedule 5 the house located at 114 Comleroy Road of the Subject Site is listed as being of local heritage significance.



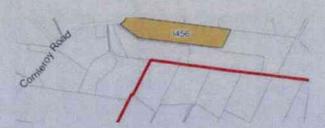


Figure 13 - Location of Heritage listed properties

The object of the heritage listing within the LEP is to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views. Clause 5.10 'Heritage conservation' includes the following requirements

- Development consent is required for subdividing land: consider the effect of the proposed development on the heritage significance of the item or area concerned.
- The consent authority may require, after considering the heritage significance of a heritage item and
  the extent of change proposed to it, the submission of a heritage conservation management plan
  before granting consent under this clause.

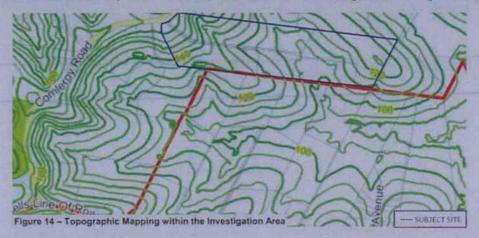
The imposition of these planning and development controls is not regarded as onerous to the proposal for smaller lot sizes. The reduction in the curtilage may actually be a benefit to the undertaking of conservation work to enhance the house.



Heritage listed house located at 114 Comleroy Road has the potential for enhancing conservation works.

# 5.6 Topography

The Subject Site does not appear to have any slopes in excess of 15 % which are considered to be a constraint to future development having regard to soil stability and increased land slip hazards, methods of site effluent disposal, and cost of development. Please also refer to Section 4.1 'Topography and Vegetation'.



Also as indicated in Section 4.2 'Landscape Character' the Subject Site' consist of 'pastoral valleys' for which one of the key characteristics is 'lightly sloping open pastures.

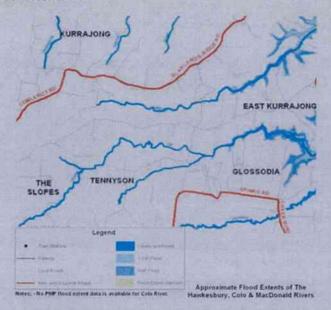


Lightly sloping pastures at 110 Comleroy Road looking to the west.



## 5.7 Drainage, Waterways and Flood

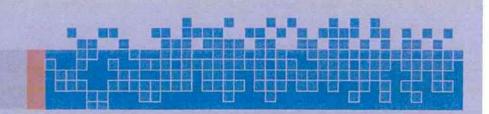
As indicated the Investigation Area is not categorized as being flood prone which appears to also be the case with the Subject Site as shown in the following extract of the 'Flood Extent Maps – North' available on the Council's website.

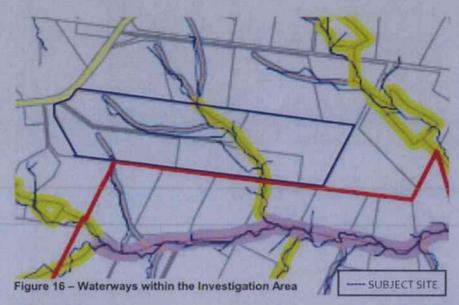


The Subject Site does contain waterways associated with Howes Creek but Figure 16 'Waterways within the investigation area' does not include a schedule categorizing the waterways. As with the comment regarding the Investigation Area 'This is not prohibitive to the future development of the Investigation Area as the locality'.

Any issue identified in regard to flood affectation on the Subject Site can be addressed having regard to the identification of flood planning levels and areas and consideration of:

- The Floodplain Development Manual and the Flood Prone Land Policy guide local government in managing flood risk in their communities.
- Hawkesbury-Nepean floodplain management guidelines including 'Designing Safer Subdivisions -Guidance On Subdivision Design In Flood Prone Areas'.





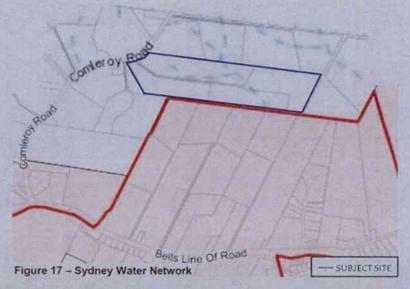


Existing dam which connects to the creek crossing 110 Comleroy Road.



## 5.8 Other Constraints

The Subject Site is not currently supported by reticulated sewerage system, and as such the existing properties are reliant on the onsite disposal of wastewater. The area is also currently not serviced by access to the Sydney Water potable water reticulation. However as shown in the following extract of Figure 17 'Sydney Water network' the southern side boundary adjoins the Sydney Water sewer and water provisions within the Investigation Area.

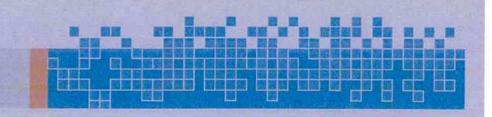


As part of the normal sequencing of land release the planning and building new water and wastewater infrastructure to enable development should occur in due course. In the interim, this does not prevent appropriate subdivision of the Subject Site into appropriate smaller lot sizes with sustainable onsite effluent disposal.

# 5.9 Planning Controls

## 5.9.1 Zoning and Land Use

The Subject Site is currently in Zone RU4 Primary Production Small Lots under Hawkesbury Local Environmental Plan 2012.





Primary Production Small Lots if held and operated as productive rural land to provide food and other products for local consumption and export, contributes significantly to the economy, and underpins employment and investment in regional and rural communities. The current minimum 4 hectare lots are not used for any commercially viable primary production.

The subdivision of rural land occurs as part farmers adapting their operations to take advantage of changing farming practices, emerging markets or economic changes ie. primary production may no longer be viable at a small scale. This is already evidenced with adjacent to the Subject Site with:

- 98 Comleroy Road KURRAJONG (Lot 1 DP 778094 Area: 4000.0 square metres.
- 104 Comleroy Road KURRAJONG (Lot 202 DP 1086898) Area: 8404.0 square metres.

Having regard to the following objectives of the current Zone RU4 and the unlikelihood of any future extensive agriculture occurring (any significant agricultural use of the site would pose a conflict with the adjoining uses now being considered in the Investigation Area) a rezoning of the Subject Site could be supported.



#### Hawkesbury Local Environmental Plan 2012

Current version for 28 February 2018 to date (accessed 29 October 2018 at 17 09) Land Use Table > Zone R04

#### Zone RU4 Primary Production Small Lots

#### 1 Objectives of zone

- · To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- . To minimise conflict between land uses within this zone and land uses within adjoining zones
- 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, fand surface conditions and important ecosystems such as waterways.

#### 2 Permitted without consent

Bed and breakfast accommodation: Environmental protection works: Extensive agriculture. Home occupations

As indicated the assessment of the potential zones has identified Zone E4 Rural Living as the most appropriate proposed zone for the part of the Investigation Area which is outside of the areas surrounding Kurmond and Kurrajong centres (and to which a 4,000 square metre minimum lot size is proposed to apply as indicated in Section 5.9.2 'Lot Sizes'.

Whilst recognizing that Zone E4 in its objectives is more oriented to the development of low impact residential housing, it still permits without consent the same uses as permitted in Zone RU4.

#### Hawkesbury Local Environmental Plan 2012

Current version for 28 February 2019 to date (accessed 31 October 2019 at 06 41) Land Use Table > Zone F4

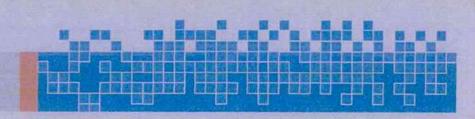
#### Zone E4 Environmental Living

#### 1 Objectives of zone

- . 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.

#### 2 Permitted without consent

Bed and breakfast accommodation: Environmental protection works: Extensive agriculture: Home occupations



#### 5.9.2 Lot Sizes

The Subject Site currently has a minimum lot size of 4 hectares.



The following section of the 'Minimum Lot Size Analysis' would equally be applicable to the Subject Site.

#### 2.4 Minimum Lot Size Analysis

Given the interest for residential development for lifestyle purposes in the Investigation Area, an analysis of potential sites that can afford smaller lots (minimum of 4,000m²) subject to design controls is identified in Figure 22.

Considering the significant vegetation which includes biodiversity that is endangered ecological communities, conservation significance and remnant vegetation; water catchment and related ecosystem, and the need to protect the scenic, landscape and rural character of the Investigation Area, the most appropriate minimum lot size for the remaining of the Investigation Area is 1 hectare (10,000m²) that is not in an environmentally constrained area.

Whilst the recommended location of 4,000 square metre minimum lot size is limited to the area surrounding Kurmond and Kurrajong centres, the Subject Site is considered suitable for inclusion in the Investigation Area for the 1 hectare (10,000 square metre) minimum lot size.





Figure 22 - Recommended location of 4,000m² minimum lot size

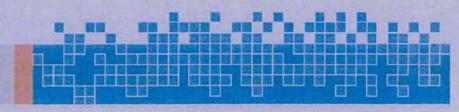
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# 5.10 Opportunities for Future Development

## 5.10.1 Development Standards

The Subject Site has the ability to meet the following lot layout principles

- Entrance / access road essentially exists in form of private road.
- Access road crosses creek at 90 degrees.
- · Significant road frontage comparative to depth avoids creation of 'backlots'
- · Potential recreation area.
- Lot size of minimum 1 hectare will maintain low density with some lots likely to be larger due to riparian areas etc.
- · Lots not on ridgeline and below main road.





Existing creek crossing at entrance to 112 Comleroy Road.

#### 5.10.2 Views and Vista Classification

The Subject Site potential is part of a long distance view from Bells Line of Road but this section of road is not regarded as a 'popular / public realm' viewpoint and as such would be of low significance / value. As a result of further subdivision, the subsequent construction of new dwellings is not considered to be necessarily detrimental to the protection or management of the view ie. 'Houses nestled in the vegetated setting (contributes)'

## 5.11 Vision and Structure Plan

## 5.11.1 Building Envelopes

With a minimum lot size of 1 hectare, all the resulting lots should be able to be readily provided with building envelopes in accordance with the required provisions.

# 5.11.2 Building Aesthetics

The existing aesthetics of the Subject Site have largely been retained by the existing 4 hectare minimum lot sizes. With the application of the relevant development controls the 'typical country residential building aesthetics can be maintained and potentially enhanced – particularly have regard to the heritage house already located at 114 Comleroy Road (Lot 1 DP 72843) within the Subject Site.

# 6 Att 4 - Kurmond Kurrajong View Classification and Design Guidelines

It is not intended to provide and exhaustive response to the list of matters for consideration in the Kurmond Kurrajong View Classification and Design Guidelines.

It is considered that the following Design Controls – Large Lot Subdivision are most relevant to the Subject Site. The objectives and guidelines provided could be reasonably expected to be able to be complied with.

#### DESIGN CONTROLS - LARGE LOT SUBDIVISION

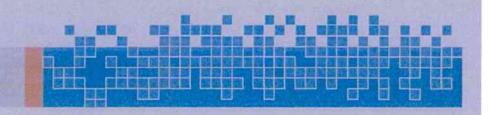
#### **OBJECTIVES**

To ensure large lot subdivisions are sensitive to the existing landscape character don't negatively impact the scenic or environmental qualities of the locality.

#### GUIDELINES

- · Ensure lot sizes maintain low density and open views
- Conserve natural topography by using built form that responds to the terrain, minimises cut & fill, and minimises visual impact
- · Consolidate built form and access driveways
- · Coordinate and minimise the need for access roads
- Locate access roads where there is little existing vegetation
- Minimise the number of road crossings over creeks
- Reinforce indigenous vegetation along the creeklines

An example of this would be that the existing right of carriageway which only services two lots, with the total site area of the four existing lots of 19.674 hectares, subdivision with a minimum lot size of 1 hectare potentially yielding an additional 15 lots, the consolidation of access driveways can occur without the need for any additional access road.



# 7 Conclusion

# 7.1 Summary of Findings

The following table provides a summary of the submission addressing each of the relevant issues for the addition of the Subject Site at 108 - 114 Comleroy Road Kurrajong to the Draft Structure Plan for the Kurmond - Kurrajong Investigation Area. The Subject Site whilst having some constraints is not dissimilar to much of the already identified Investigation Area. However, none of the constraints are such that they would be prohibitive to the future development and if correctly managed would actually enhance such development by positively contributing to open space area, local views etc. In some respects it is arguably better suited to rezoning and subdivision of smaller lots than some of the land already included in the Investigation area.

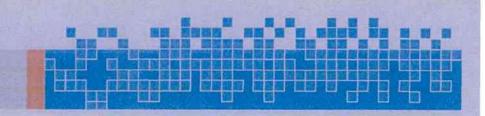
Submission Section	Structure Plan	Issue	Subject Site
3	Att-1	Ecological Biodiversity Priority Rank	Majority lower to moderate rank
4.1	Att-2 4.0	Topography and Vegetation	Majority least constrained
4.2	Att-2 5.0	Landscape Character	Pastoral valleys
4.3	Att-2 5.0	Views and Vistas	No significant public view
5.1	Att-3 1.6	Transport Traffic and Accessibility	Proximity to Bells Line of Road / bus stop.
5.2	Att-3 1.8	Housing and Subdivision	Potentially consolidated site.
5.3	Att-3 1.9	Open Space	Potential pocket park
5.4	Att-3 1.11	Bushfire	'Vegetation Category 3' medium risk
5.5	Att-3 1.12	Heritage Items	House Local Significance
5.6	Att-3 1.13	Topography	Lightly sloping
5.7	Att-3 1.14	Drainage, Waterways and Flood	Two waterways / creeks
5.8	Att-3 1.15	Other Constraints	Adjoins Sydney Water sewer and water provisions.
5.9	Att-3 2	Planning Controls	
5.9.1	Att-3 1.7, 2.1 & 2.3	Zoning and Land Use	Compatible to proposed Zone E4
5.9.2	Att-3 2.2 & 2.4	Lot Size	Suitable for 1 hectare minimum.
5.10	Att-3 3	Opportunities for Future Developments	
5.10.1	Att-3 3.1	Development Standards	Compliance reasonably assumed.
5.10.2	Att-3 3.2	Views and Vista Classification	Compliance reasonably assumed.
5.11	Att-3 1.6	Vision and Structure Plan	Compliance reasonably assumed.
5.11.1	Att-4	Building Envelopes	Compliance reasonably assumed.
5.11.2	Att-4	Building Aesthetics	Compliance reasonably assumed.
6.0	Att-4	Large lot subdivision	Compliance reasonably assumed.



# 7.2 Recommendation

The inclusion of the Subject Site in the Investigation Area is recommended to enable further rigorous strategic planning investigation to establish the best controls for areas in transition away from the present RU4 Zone of Primary Production Small Lots with a 4 hectare minimum lot size where intensive agricultural use is no longer a sought after or viable land use.

Rather than the existing amenity potentially being eroded under the current zoning, consideration of rezoning for smaller lot subdivision in areas under transition (subject to strategic planning investigation), but only by creating lots which explicitly meet the designated planning and development controls will be to the benefit of all stakeholders.



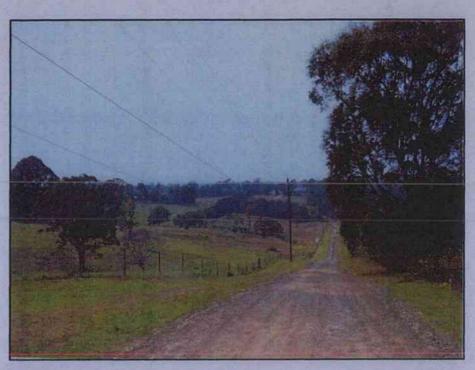
# 8 Annexures

8.1 Landowner's Letters of Consent



8.2 Photographic Record





Distant views of right of carriageway / 'private road'.



Existing dwelling at 110 Comleroy Road adopts country residential building aesthetics.



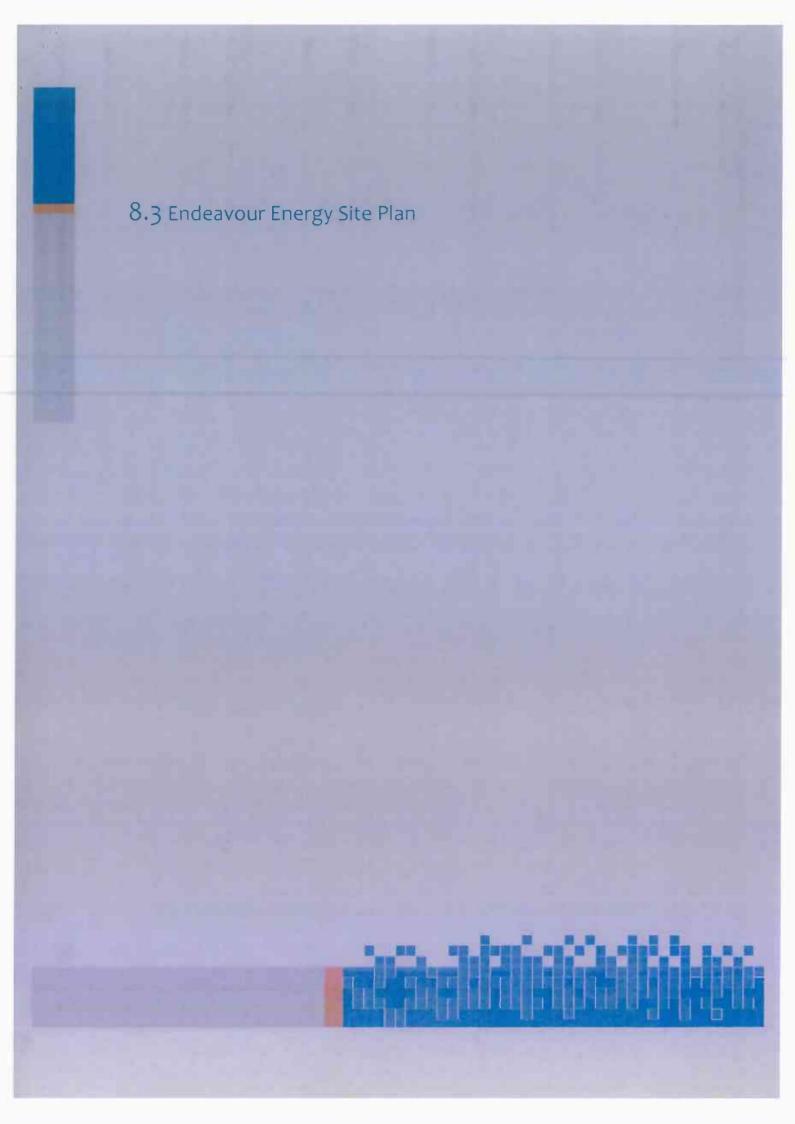


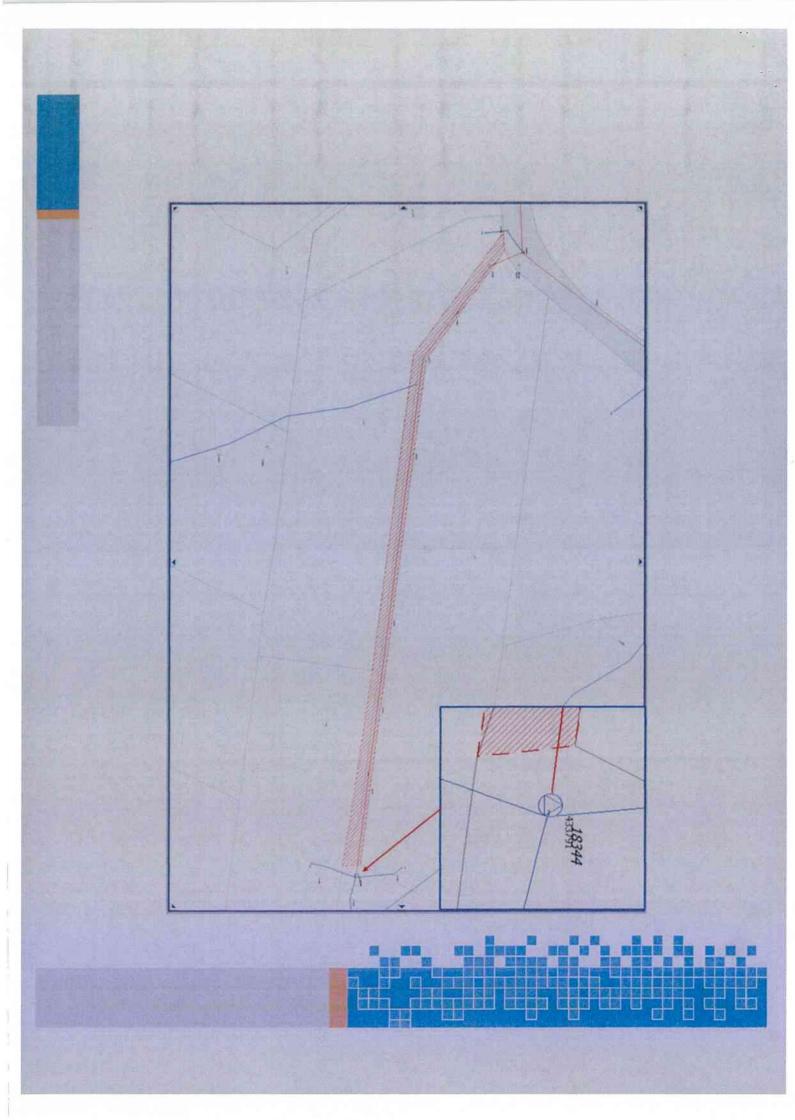
View showing dwelling to the south of 110 Comleroy Road.



View looking north from rear of 110 Comleroy Road.







# 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.

have not made any political donation or gift as outlined in

[Name]

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

1/11/2019

#### Glossary of terms (under section 147 of the Environmental Planning and Assessment Act 1979)

gift means a gift within the meaning of Part 6 of the Election Funding and Disclosures Act 1981. Note. A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Note: Under section 84(1) of the Election Funding and Disclosures Act 1981 gift is defined as follows:

gift means any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

local councillor means a councillor (including the mayor) of the council of a local government area.

relevant planning application means:

- a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or
- a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or

c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or

an application for development consent under Part 4 (or for the modification of a development consent), or

any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application.

but does not include:

an application for (or for the modification of) a complying development certificate, or

an application or request made by a public authority on its own behalf or made on behalf of a public authority, or any other application or request that is excluded from this definition by the regulations.

relevant period is the period commencing 2 years before the application or submission is made and ending when the application is

relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

reportable political donation means a reportable political donation within the meaning of Part 6 of the Election Funding and Disclosures Act 1981 that is required to be disclosed under that Part. Note. Reportable political donations include those of or above \$1,000.

Note: Under section 86 of the Election Funding and Disclosures Act 1981 reportable political donation is defined as follows:

86 Meaning of "reportable political donation"

(1) For the purposes of this Act, a reportable political donation is:

- (a) in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or

  (b) in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000:

  (i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or

(ii) made to the major political donor.

- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by
- parties.

  For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council

a person has a financial interest in a relevant planning application if.

the person is the applicant or the person on whose behalf the application is made, or

- the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

persons are associated with each other if:

 a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or

they are related bodies corporate under the Corporations Act 2001 of the Commonwealth, or

- one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- they have any other relationship prescribed by the regulations.

#### Political Donations and Gifts Disclosure Statement to Council

If you are required under section 147(4) or (5) of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below.

Disclosu	e Statement Details					
Name of p	person making this disclosure statement		Planning application reference (e.g. DA number, planning application title or reference, property			
			address or other des	cription)		
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* State below	any reportable political donations or gifts you have	made over the 'relevant period' (see glossary	on page 2). If the donation of	gift was made by an entity (and not by you as an individual)	Include Australian Busi	ness Number (ABN).
* If you are th	ne applicant of a planning application state below a	ny reportable political donations or gifts that yo	u know, or ought reasonably	to know, were made by any persons with a financial interest	in the planning applicati	on, OR
* if you are a	person making a submission in relation to an app	olication, state below any reportable political de	nations or gifts that you know	r, or ought reasonably to know, were made by an associate.		
Donation	Name of donor (or ABN if an entity);	Donor's residential address or enti	tv's registered	Name of party or person for whose benefit	Date donation	Amount/ value
or gift?	or name of person who made the gift	address or other official office of the donor; address of		The second secon		of donation or
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	Plea	se list all reportable political donation	s and gifts—additional	space is provided overleaf if required.		
By signing	below, I/we hereby declare that all info	mation contained within this stateme	ent is accurate at the tir	ne of cianing		
		materi contained within this statement	TIT IS accurate at the th	ne or signing.		
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Cont...
Political Donations and Gifts Disclosure Statement to Council

Donation or gift?	Name of donor (or ABN if an entity); or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who the made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift
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November 2019

General Manager Hawkesbury City Council PO Box 146 Windsor NSW 2756

ATTENTION: Manager, Strategic Planning

Public Exhibition of the Draft Structure Plan for the Kurmond - Kurrajong Investigation Area

Dear Sir or Madam

I refer to the Council's Draft Structure Plan for the Kurmond - Kurrajong Investigation Area, which is on exhibition for public comment from Friday, 27 September until Thursday, 7 November 2019.

As the Registered Proprietors of 108 Comlerov Road (Lot 3 DP 72843) | / we hereby authorise (Lot 4 DP 778094) to:

- Make the submission to Council on our behalf for the inclusion of my / our above mentioned property in the Investigation Area.
- To deal with any Council officers in relation to my / our above mentioned property
  only in respect as is deemed reasonable by the Council in respect of the inclusion
  of my / our above mentioned property in the investigation Area.

I / we acknowledge that I / we have reviewed and had input to the submission being made by for the inclusion of my / our above mentioned property in the Investigation Area and are fully supportive and have no objection to this proposal.

Should you wish to discuss this matter, or have any questions, please do not hesitate to contact us via the contact details provided above.

Yours sincerely

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As the Registered Proprietors of 112 Comleroy Road (Lot 5 DP 778094) I / we hereby authorise Proprietors of 110 Comleroy Road (Lot 4 DP 778094) to:

- Make the submission to Council on our behalf for the inclusion of my / our above mentioned property in the Investigation Area.
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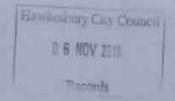
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Yours sincerely





# Public Exhibition of the Draft Structure Plan for the Kurmond Kurrajong Investigation Area

SUBMISSION TO HAWKESBURY CITY COUNCIL

PROPOSED INCLUSION OF 108-114 COMLEROY ROAD, KURRAJONG NSW 2758 IN INVESTIGATION AREA.

November 2019





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#### PURPOSE

Hawkesbury City Council's Draft Structure Plan for the Kurmond - Kurrajong Investigation Area, which is on exhibition for public comment from Friday, 27 September until Thursday, 7 November 2019.

The following is a detailed submission the addition of our property at 110 Comleroy Road Kurrajong to the Investigation Area. The property is currently 4.362 hectares being Lot 4 DP 778094. It is one of four lots with access off Comleroy Road with frontage to a private access road. The inclusion of these four properties adjoins the northern side of the Investigation Area and is supported by all the property owners.

The inclusion of the properties the Investigation Area will support the aims of the Structure Plan to ensure reasonable opportunities are identified for rural living, whilst ensuring that the local environmental values, biodiversity, landscape, rural and scenic character of the area is maintained.

The submission addresses the suitability of the site for inclusion in the Investigation Area having regard to the following Exhibition Documents:

- Att 1 Ecological Biodiversity Priority Rank for KKIA
- Att 2 Kurmond Kurrajong Landscape Character Study
- Att 3 Kurmond Kurrajong Structure Plan
- Att 4 Kurmond Kurrajong View Classification and Design Guidelines

Should you wish to discuss this matter, or have any questions, please do not hesitate to contact

