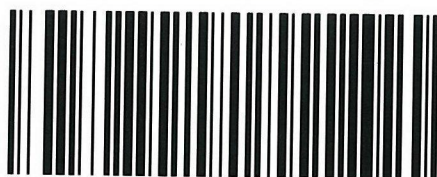


Hawkesbury City Council

Our Ref: LEP004/15
2 September 2015



PCU061407

Ms Rachel Cumming
Regional Director
Sydney West Region
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

366 George Street
(PO Box 146)
Windsor NSW 2756
Phone: 02 4560 4444
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Department of Planning
Received
3 SEP 2015
Scanning Room

Dear Ms Cumming

Planning Proposal for 22, 39 and 41 Windsor Street, Richmond

Pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act), it is advised that Council at its meeting of 25 August 2015 resolved as follows:

That:

1. Council support the preparation of a planning proposal to:
 - a) Amend the Land Zoning Map of Hawkesbury Local Environmental Plan 2012 to change the current R2 Low Density Residential zoning of the subject site and part of Lukis Avenue to IN2 Light Industrial.
 - b) Amend the Height of Buildings Map of Hawkesbury Local Environmental Plan 2012 to remove the current 10m maximum permissible height provision applying to the site and part of Lukis Avenue to ensure consistency with industrial zoned land within Hawkesbury Local Government Area.
 - c) Amend the Lot Size Map of Hawkesbury Local Environmental Plan 2012 to remove the current 450m² minimum lot size provision applying to the site and part of Lukis Avenue to ensure consistency with industrial zoned land within Hawkesbury Local Government Area.
2. The planning proposal be forwarded to the Department of Planning and Environment with a request for a 'Gateway' determination.
3. The Department of Planning and Environment be advised that Council wishes to request a Written Authorisation to Exercise Delegation to make the Plan.

As per resolution item 2 enclosed for the Department's consideration is a copy of the planning proposal prepared in accordance with Section 55 of the Act together with a copy of Council's report and resolution on the matter.

As per resolution item 3 Council requests a Written Authorisation to Exercise Delegation to make the Plan. Please find attached the completed Evaluation Criteria for the delegation of plan making functions.

Where people make the difference.

All communications to be addressed to the General Manager
P.O. Box 146, Windsor NSW 2756
Website: www.hawkesbury.nsw.gov.au
E-mail: council@hawkesbury.nsw.gov.au
Hours: Monday to Friday 8.30am - 5.00pm