

Hawkesbury City Council

Our Ref: LEP002/14
02 December 2014

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



PCU057397



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Windsor NSW 2756
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Dear Ms Cumming

Planning Proposal to rezone Lot 2 DP 805023, 1420 Kurmond Road, Kurmond

Pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act), it is advised that Council at its meeting of 11 November 2014 resolved as follows:

That:

1. Council support the preparation of a planning proposal for Lot 2 DP 805023, 1420 Kurmond Road, Kurmond to amend the Lot Size Map of the Hawkesbury Local Environmental Plan 2012 to permit minimum lot size of not less than 4,000m².
2. The planning proposal be forwarded to the Department of Planning and Environment 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.
4. The Department of Planning and Environment and the applicant be advised that in addition to all other relevant planning considerations being addressed, final Council support for the proposal will only be given if Council is satisfied that satisfactory progress, either completion of the Section 94 Developer Contributions Plan or a Voluntary Planning Agreement, has been made towards resolving infrastructure provision for this planning proposal.
5. Council does not endorse the subdivision concept plan submitted with the planning proposal as this will need to be subject to a future development application if the plan was made.

As per resolution item 2 enclosed for the Department's consideration is a copy of the planning proposal seeking amendments to the Lot Size Map of HLEP2012 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.

Should you have any enquiries regarding this matter please contact Karu Wijayasinghe (02) 45604546.

Yours faithfully

Karu Wijayasinghe
Senior Strategic Land Use Planner
Direct Line: (02) 4560 4546
Attach 1: Planning Proposal
Attach 2: Council Report and Resolution 11 November 2014

Department of Planning
Received
10 DEC 2014
Scanning Room

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