

Hawkesbury City Council

Our Ref: LEP001/15
24 June 2015

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



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Windsor NSW 2756
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Dear Ms Cumming

Planning Proposal for Lot 87 DP 1040092, 219 Bells Line of Road, North Richmond

Pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act), it is advised that Council at its meeting of 26 May 2015 resolved as follows:

That:

1. Council support the preparation of a planning proposal for Lot 87 DP 1040092, 219 Bells Line of Road, North Richmond to amend the Lot Size Map of Hawkesbury Local Environmental Plan 2012 to permit minimum lot sizes of not less than 4,000m² and 1ha on the land as shown in Attachment 1 to this report.
2. Council does not endorse any proposed subdivision layout/plan submitted with the planning proposal as this will need to be subject to a development application should the planning proposal result in making the plan.
3. The planning proposal be forwarded to the Department of Planning and Environment for a 'Gateway' determination.
4. 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 3 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 4 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.

Please note that there is a minor administrative error in part 1 of the above resolution quoting the minimum lot size for the site as 4,000m² and 1ha instead of 4.0ha. As a result, a further report on the matter recommending to amend minimum lot size quoted in part 1 of the resolution to 4ha is scheduled for consideration by Council at the Ordinary Meeting to be held on Tuesday, 30 June 2015. Following this Council meeting a copy of the Council report and resolution will be forwarded to the Department.

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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



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 26 May 2015

Attach 3: Completed Evaluation Criteria