

Hawkesbury City Council

Our Ref: LEP11-001/12

19 March 2014

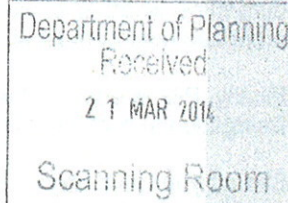


PCU52160

Ms Rachel Cumming
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Metropolitan Delivery (Parramatta)
NSW Planning & Infrastructure
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SYDNEY NSW 2001



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Dear Ms Rachel Cumming

1442 and 1442A Kurmond Road, Kurmond
Planning proposal to allow subdivision of land to a minimum lot size of 4000m2
with a maximum yield of 14 lots

Council at its meeting of 30 July 2013 resolved as follows:

That:

1. Council support the preparation of a planning proposal for the land comprising of Lot 104 and 105 DP 1051618, 1442 and 1442A Kurmond Road, Kurmond to allow development of the land for large lot residential development.
2. Subject to further consideration by the applicant and Council staff of matters relating to on-site effluent disposal, impact on Cumberland Plain Woodland, and avoidance of steep sloping land the planning proposal include suitable provisions relating to minimum lot size and, if required, a maximum number of lots.
3. The planning proposal be forwarded to the Department of Planning and Infrastructure for a "Gateway" determination.
4. The Department of Planning and Infrastructure be advised that Council wishes to request a Written Authorisation to Exercise Delegation to make the Plan.
5. If the Department of Planning and Infrastructure determines that the planning proposal is to proceed, Council commence the preparation of a Section 94 Contributions Plan for the vicinity of Kurmond to ensure that all proposed developments in the locality contribute to the required infrastructure, especially road upgrade and provision, in the locality. Alternatively the applicant and Council can commence Voluntary Planning Agreement negotiations to address this issue.
6. The Department of Planning and Infrastructure 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.

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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



Accordingly the proponent, Falson and Associates Pty Ltd, has provided Council with the enclosed planning proposal and associates documentation

Planning and Infrastructure (P&I) is advised that this office proposes to have further discussions with the proponent regarding the exact nature of the critically endangered and endangered ecological communities on the site and the impacts of the proposed development on same. The result of these future discussions may reduce the overall proposed yield of 14.

The planning proposal is being referred to the P&I prior to these discussions in order to determine whether or not the P&I is receptive to the proposed LEP amendment i.e. the proposed minimum lot size and the proposed maximum yield provision.

Finally, P&I is advised that Council wishes to request a Written Authorisation to Exercise Delegation to make the Plan.

Should you have any enquiries in relation to this matter please contact me on (02) 4560 4544.

Yours faithfully


Philip Pfeffer
Strategic Planning Co-ordinator

Encl: Planning proposal and associated documentation
Council report and resolution dated 30 July 2013
Attachment 4 – Evaluation criteria for the delegation of plan making functions