

Amar Saini - RE: referral of planning proposal - 1411 kurmond road, kurmond

From: Derryn John
To: Philip Pleffer
Date: 29/10/2012 10:12 AM
Subject: RE: referral of planning proposal - 1411 kurmond road, kurmond
CC: Amar Saini
Attachments: Lot size map extract.pdf; Zone extract.pdf

Thanks very much Philip, the additional advice is most useful. We will work now on getting the PP report completed so that we are ready to go to the LEP Panel meeting next week.

Regards

Derryn John
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>>> Philip Pleffer <Philip.PLEFFER@hawkesbury.nsw.gov.au> 26/10/2012 16:42 >>>

Derryn

I have tried to send through a word doc but keep getting a bounce back – probably due to the size of the file. I will burn a CD and send through in the post.

See attached files for zone and lot size map extract.

Re the areas - Figure 1 identifies the site as a whole where as Figure 8 and 9 reflect the area subject to LEP amendment option 1, ie amending the zoning and lot size maps. The proponent also proposes an alternative to amending the zone and lot size maps, this is option 2 at the bottom of page 10 of the MPS report. What option is better is something we will need to discuss with DP&I, particularly given that we expect (and have received) further applications for similar style rezoning/reduction in minimum lot sizes on nearby lands. We have recently received two planning proposals one at 1442 Kurmond Road (across the road and two the west) for 15 lots, the other at 396 Bells Line of Road (adjacent to the site) for 27 lots. These are currently being assessed and are yet to be reported to Council.

Re inclusion of Lot 2 – probably something to think about. Would have to consider the differences in permissibilities/prohibition and likely future development of the site.

Hope this helps.

Philip Pleffer

Strategic Planning Co-ordinator
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From: Derryn John [mailto:Derryn.John@planning.nsw.gov.au]
Sent: Friday, 19 October 2012 9:59 AM
To: Philip Pleffer
Subject: RE: referral of planning proposal - 1411 kurmond road, kurmond

Phil

Thanks I didn't receive your earlier email. A word version of the planning proposal would be helpful. We received the hard copy of the planning proposal on the 17/10.

In order to clarify certain aspects of the PP, and to inform our report to the Gateway it would be appreciated if Council could provide the following:

- A zoning extract from the notified LEP 2012 with a legend.
- A lot size extract from the notified LEP 2012 with a legend.
- Confirmation of the land area that the proposal applies to. Figure 1 identifies a larger area than Figures 8-10.
- Advice on whether the previously excised lot (Lot 2) should also be included in the rezoning. This lot would appear to fit in to the objectives for the RU5 zone as well.

Thank you.

Regards

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>>> Philip Pleffer <Philip.PLEFFER@hawkesbury.nsw.gov.au> 19/10/2012 7:18 >>>
Derryn

Did you get this email with the attachments?

Thanks

Phil

From: Philip Pleffer
Sent: Wednesday, October 17, 2012 9:43 AM
To: 'Derryn John'
Subject: referral of planning proposal - 1411 kurmond road, kurmond

Derryn

Shortly you will receive a planning proposal for 1411 Kurmond Road, Kurmond.

For you assistance attached are electronic versions of the planning proposal.

Regards

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