

Hawkesbury City Council

Our Ref: LEP89005/10

16 October 2012



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Mr Peter Goth
Regional Director
Sydney West
Department of Planning and Infrastructure
Locked Bag 5020
PARRAMATTA NSW 2124

Dear Mr Goth

Rezoning of Lot 1 DP 880604, 1411 Kurmond Road, Kurmond for rural-residential purposes

Council at its meeting of 31 January 2012 resolved as follows:

That:

1. Council support in principle a planning proposal to permit not more than five large residential lots on Lot 1 DP 880684, 1411 Kurmond Road, Kurmond, generally consistent with the layout in plan prepared by McKinlay Morgan & Associates Pty Ltd., titled "Plan Showing Gradients Over Part of Lot 1 DP 880684 Kurmond Road, Kurmond", dated 1/11/2011.
2. The "in principle" support for this Planning Proposal must be subject to the proposal being responsible, jointly with the Roads and Maritime Services, for some upgrade to the intersection of Kurmond Road and Bells Line of Road to improve right turn movements into Kurmond Road for traffic travelling west along Bells Line of Road,
3. Montgomery Planning Solutions be requested to provide Council with a planning proposal consistent with resolution 1 and Department of Planning and Infrastructure's "A guide to preparing planning proposals".
4. As a result of parts 1, 2 and 3 of the resolution, the planning proposal be forwarded to the Department of Planning and Infrastructure for a "gateway" determination.
5. The Roads and Maritime Services be reminded of the concerns of the community and Council in relation to the significant existing traffic problems along Bells Line of Road through North Richmond and Richmond and request that this issue be addressed as soon as possible.

Enclosed for the Department's consideration is a copy of the planning proposal prepared by Montgomery Planning Solutions (MPS) in accordance with Section 55 (2) of the *Environmental Planning & Assessment Act 1979* and the 31 January 2012 report to Council.

At this stage MPS and Council staff have not dealt with Council resolution number 2. It is anticipated that this be investigated as part of the referral of the planning proposal to relevant government agencies.

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



Where people make the difference.

All communications to be addressed to the General Manager
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Hours: Monday to Friday 8.30am - 5.00pm