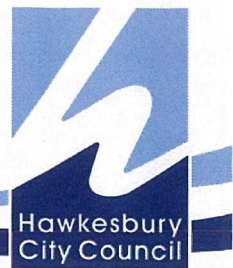


Our Ref: LEP006/16

17 September 2019



Ms Gina Metcalfe  
Director, Sydney Region West  
Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Madam

### Planning Proposal for 98 Bells Lane, Kurmond

Pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979* (the Act), it is advised that Council at its Ordinary Meeting on 10 September 2019, resolved as follows:

*"That:*

1. *Council support the preparation of a planning proposal for Lot 49 DP 7565, 98 Bells Lane, Kurmond to allow development of the subject site for rural residential development with a minimum lot size of not less than 4,000m<sup>2</sup> and a maximum lot yield from subdivision of four lots subject to the submission of further studies for consideration in relation to:*
  - *Environmental design/site capacity assessment*
  - *Bush fire assessment*
  - *Flora and Fauna assessment*
  - *Traffic impact assessment*
  - *Waste water feasibility assessment*
  - *Infrastructure requirements and funding assessment**following a 'Gateway' determination.*
2. *The planning proposal be forwarded to the Department of Planning, Industry and Environment for a 'Gateway' determination.*
3. *The Department of Planning, Industry and Environment be advised that Council wishes to request a Written Authorisation to Exercise Delegation to make the Plan.*
4. *The Department of Planning, Industry 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 7.11 Developer Contributions Plan or a Voluntary Planning Agreement has been made towards resolving infrastructure provision for this planning proposal.*

As per resolution Item 2, enclosed for the Department's consideration is a copy of the planning proposal prepared in accordance with Section 3.33 of the Act, and 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. Please find attached the completed Evaluation Criteria for the delegation of plan making functions.





Also, please note that the draft Structure Plan for the Kurmond Kurrajong Investigation Area was also reported to Council's Ordinary Meeting on 10 September 2019. In this regard, Council resolved:

*"That Council adopt the Draft Kurmond Kurrajong Structure Plan for the purposes of public exhibition"*

The draft Kurmond Kurrajong Structure Plan proposes to:

- Provide, in general, a minimum lot size for subdivision of 1 ha to maintain the pastoral character of the Kurmond Kurrajong Investigation Area, and to preserve views and vistas;
- provide a minimum lot size for subdivision of 4,000m<sup>2</sup> in selected areas where it is considered that development of these lots would not detract from the scenic quality of the area; and
- rezone the Kurmond Kurrajong Investigation Area to either E4 Environmental Living or RU5 Rural Village.

A copy of Council's report and draft Kurmond Kurrajong Structure Plan is enclosed for your information.

In accordance with the Local Planning Panels Direction – *Planning Proposals* of 23 February 2018, the Planning Proposal was reported to the Hawkesbury Local Planning Panel for comment on 18 October 2018. A copy of the Report and Minutes of the Hawkesbury Local Planning Panel Meeting are also enclosed for your information.

Should you have any enquiries regarding this matter please contact Colleen Haron, Senior Strategic Land Use Planner (02) 4560 4564.

Yours faithfully



**Andrew Kearns**  
Manager Strategic Planning

Attach 1: Planning Proposal and Supporting Documentation

Attach 2: Council Report and Resolution Planning Proposal 42 Bells Lane, Kurmond (10 September 2019)

Attach 3: Council Report and Resolution Kurmond Kurrajong Structure Plan (10 September 2019)

Attach 4: Hawkesbury Planning Panel Report and Resolution (18 October 2018)

Attach 5: Completed Evaluation Criteria