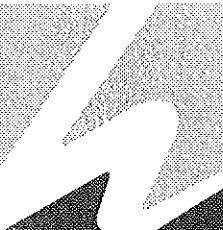


Hawkesbury City Council

Our Ref: LEP006/13

25 September 2013

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



366 George Street
(PO Box 146)
Windsor NSW 2756
Phone: 02 4560 4444
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Dear Ms Cumming

Planning Proposal – Amendment to Clause 4.1D (1)(a) of Hawkesbury Local Environmental Plan 2012

Pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act), it is advised that Council at its meeting of 25 June 2013 resolved as follows:

That:

1. A Planning Proposal be prepared to amend clause 4.1D(1)(a) of the Hawkesbury Local Environmental Plan 2012 to the following:
 - a. arrangements satisfactory to the consent authority are not in place at the time of determining the application to ensure that each of the lots to be created by the subdivision will be serviced by a reticulated sewerage system from the date of being created, and
2. The Minister for Planning and Infrastructure be requested to deal with this matter under the provisions of Section 73A – Expedited Amendments of Environmental Planning Instruments, of the Environmental Planning and Assessment Act 1979,
3. If the matter cannot be dealt with under the provisions of Section 73A, the Planning Proposal be forwarded to the Minister for 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. This matter be pursued separately to any other Planning Proposal or combined with another matter only if that would expedite the matter.

The proposed amendment to clause 4.1D(1)(a) of *Hawkesbury Local Environmental Plan 2012* (HLEP 2012) does not involve any changes to existing zoning/mapping or development provisions in HLEP 2012 and merely a clause clarification to make clear the timing of the provision of reticulated sewerage system for each of the lots to be created by the subdivision of land to which this clause applies. Given the relatively a minor nature of this amendment, it is suggested that the Minister for Planning and Infrastructure be requested to deal with this matter under Section 73A – Expedited Amendments of the Act as per resolution item 2.

If this matter cannot be considered under Section 73A of the Act, as per resolution item 3 enclosed for the Department's consideration is a copy of the planning proposal seeking an amendment to clause 4.1D(1)(a) of HLEP 2012 prepared in accordance with Section 55 of the Act together with a copy of Council's report and resolution on the matter.

Where people make the difference.

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 25 June 2013