

Hawkesbury City Council

Our Ref: LEP009/13

14 January 2015



PCU057891

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

Department of Planning
Received
15 JAN 2015
Scanning Room

Dear Ms Cumming

Planning Proposal to amend Hawkesbury Local Environmental Plan 2012 Lot 11 DP 633630, 373 Bells Line of Road, Kurmond

Pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act), it is advised that Council at its meeting of 28 October 2014 resolved as follows:

That:

1. Council support the preparation of a planning proposal for Lot 11 DP 633630, 373 Bells Line of Road, Kurmond to allow development of the land for large lot residential / rural residential development.
2. The planning proposal be forwarded to the Department of Planning and Infrastructure for a "Gateway" determination.
3. The Department of Planning and Infrastructure be advised that Council wishes to request a Written Authorisation to Exercise Delegation to make the Plan.
4. 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.
5. Council does not endorse the subdivision concept plan submitted with the planning proposal as this will need to be subject to a future development application if the plan was made.
6. Council also make a submission to the RMS, requesting details of:

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366 George Street
(PO Box 146)
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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

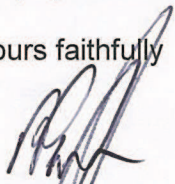
- a) *The current capacity of Richmond Bridge.*
- b) *Any potential upgrades planned for Richmond Bridge, intersections between East Market Street and March Street, Richmond and Bells Line of Road, Grose Vale Road and Terrace Road, North Richmond and the expected completion dates and confirmation that the funds are allocated.*
- c) *Council to inform the RMS of the number of dwellings constructed since the 2013 Richmond Bridge Study, west of the river, and potential dwellings expected in the next seven years (2021) west of the river and any other information so that the RMS has up to date details from Council to provide sound information.*

As per resolution item 2 enclosed for the Department's consideration is a copy of the planning proposal prepared in accordance with Section 55 of the Act together with 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.

Should you have any enquiries regarding this matter please contact Philip Pleffer on (02) 45604546.

Yours faithfully



Philip Pleffer
Strategic Planning Co-ordinator

Attach 1: Planning Proposal

Attach 2: Council Report and Resolution 28 October 2014