

Hawkesbury City Council

Our Ref: LEP89001/10

27 June 2012



PCU035253

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

Dear Mr Goth

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Windsor NSW 2756
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Department of Planning
Received

29 JUN 2012

Scanning Room

Planning Proposal to rezone land at Jacaranda Ponds, Spinks Road, Glossodia

Council at its meeting of 27 March 2012 resolved as follows:

That:

1. Council support the preparation of a Planning Proposal for the land comprising of:

Lot 2 DP 533402 and Lot 52 DP 1104504, 103 Spinks Road, Glossodia
Lot 20 DP 214753, 213 Spinks Road, Glossodia
Lot 75 DP 214752, 361 Spinks Road, Glossodia
Lot 3 DP 230943, James Street, Glossodia
Lot 44 DP 214755, 3 Derby Place, Glossodia
Lot 50 DP 751637, 746A Kurmond Road, Freemans Reach
Lots 1, 2 and 3DP 784300, 780A - 780C Kurmond Road, North Richmond

to rezone the land primarily for large lot residential and/or residential development.

2. The concept plan titled "Jacaranda Ponds Planning Proposal Concept Plan, November 2011" and plan titled "Glossodia - Jacaranda Ponds Proposed Layout and Recreational Areas", reference number 9420/SK07 A, prepared by J. Wyndham Prince attached to this report be adopted for the purposes of preparing the planning proposal.
3. EG Property Group, in consultation with Council staff, be requested to provide Council with a planning proposal consistent with resolution 1 and 2 and Department of Planning and Infrastructure's "A guide to preparing planning proposals".
4. The planning proposal be forwarded to the Department of Planning and Infrastructure for a "gateway" determination.
5. If the Department of Planning and Infrastructure determines that the planning proposal is to proceed, Council commence Voluntary Planning Agreement negotiations with EG Property Group and any other relevant party.
6. The Department of Planning and Infrastructure and EG Property Group 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 has been made:
 - a. Towards resolving the existing traffic problems.
 - b. Replacement of the Windsor Bridge.

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

c. *Measures to upgrade local roads affected by the proposal.*

Enclosed for the Department's consideration is a copy of the planning proposal prepared in accordance with Section 55 of the *Environmental Planning & Assessment Act 1979*.

Should you have any enquiries in relation to this matter please contact me on (02) 4560 4544.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Philip', written over the closing 'Yours faithfully'.

Philip Pleffer
Strategic Planning Co-ordinator