

Hawkesbury City Council

Our Ref: LEP002/12

2 October 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
Facsimile: 02 4587 7740
DX: 8601 Windsor

Dear Ms Cumming

Planning proposal to rezone Lot 1 DP 700263, Lot 2 DP 700263, Lot C DP 160847, Lot 2 DP 629053 and Lot 3 DP 700263, 120 - 188 Hawkesbury Valley Way, Clarendon to B7 Business Park

Pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act), it is advised that Council at its meeting of 26 March 2013 resolved as follows:

That:

1. Council support the preparation of a planning proposal for the rezoning of part of the subject site shown in Attachment 4 - Proposed Zoning Map to this report from RU4 Primary Production Small Lots to B7 Business Park under Hawkesbury Local Environmental Plan 2012.
2. Council support the proposal to amend Schedule 1, Additional Permitted Uses, subject to the following requirements:
 - (a) Maximum total bulky goods floor space is 5,000m².
 - (b) Minimum individual floor space for bulky goods uses is 1,000m².
 - (c) Any development application for bulky goods retailing must be accompanied by an economic impact assessment to demonstrate the potential impact on existing retail precincts.
3. In accordance with Part 1 of this resolution a planning proposal be forwarded to the Department of 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. If the Department of Planning and Infrastructure determines that the planning proposal is to proceed, Council commence:
 - a) Voluntary Planning Agreement negotiations with the applicant, landowner and any other relevant stakeholders.
 - b) Consultation on the planning proposal with the community and the relevant public authorities in accordance with the Gateway Determination and the Environmental Planning and assessment Act, 1979.
6. The applicant be required to provide a master plan for Stages 2 and 3 which includes, among other things, a requirement that office building development only

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



is permitted along the Hawkesbury Valley Way frontage of the Stage 2 area.

As per resolution item 3 enclosed for the Department's consideration is a CD of the planning proposal prepared in accordance with Section 55 of the Environmental Planning & Assessment Act 1979 together with a copy of Council's report on the matter.

As per resolution item 4 Council requests a Written Authorisation to Exercise Delegation to make the Plan.

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

Enc: CD - Planning Proposal
Council Report and Resolution 26 March 2013