

Our Ref: 1531
Your Ref: LEP002/12

27 November 2015

The General Manager
Hawkesbury City Council
PO Box 146
Windsor NSW 2756

Attention: Karu Wyjayasinghe

Dear Karu

RE: Planning Proposal 120 – 188 Hawkesbury Valley Way Clarendon

Thank you for meeting with me on Tuesday 24 November to discuss the status of this Planning Proposal.

As discussed, the planning proposal has been exhibited and the next step is to report the matter to Council to consider the submissions received. You also advised that you will be meeting with NSW Planning and Infrastructure staff on 1 December 2015 to discuss our request for an extension of time to finalise the draft plan.

We agreed on the status of matters requiring attention prior to reporting to Council. The following table is a summary of each item, status and work required to complete.

Submission	Support	Recommendations	Status / Work Required
NSW Trade & Investment	Yes	Nil	No action required.
Office of Environment & Heritage	Conditional support	<ul style="list-style-type: none">• Extend E2 zone to include 100m buffer to the SREP Wetland• Include Grey Box Woodland in E2 zone• Comments re flood risk planning, bat nesting and roadways in relation to development consent stage	<p>Proposed E2 zone as requested shown on attached sketch prepared by applicant.</p> <p>Council to review proposed E2 (and B7) zone and prepare final zone map.</p>
Department of Defence	Conditional support	<p>Defence wish to be informed during DA process on the following matters.</p> <ul style="list-style-type: none">• Restrict height of buildings, cranes and vegetation• Control lighting and glare• Reduce bird strike risk and provide detailed waste management plans	<p>Council has been in contact with Department of Defence, which now accepts the existing standard ANEF LEP clause and</p>

		<ul style="list-style-type: none"> Capture these issues in an amended clause in LEP 	<p>acknowledges that other matters can be dealt with at DA stage.</p> <p>No further action required.</p>
Roads & Maritime Services	Conditional support	RMS requires only 1 access point to Hawkesbury Valley Way and that the access be designed in accordance with RMS requirements.	<p>Agreed.</p> <p>No further action required.</p>
NSW Office of Water	Conditional support	<p>The office of water have primary concerns regarding the riparian corridor and they made the following requests</p> <ul style="list-style-type: none"> The Rezoning needs to clarify the riparian widths to be established along Rickaby Creek, the Wetlands and the large Dam! Zone proposed riparian E2 More details required on how riparian areas are to be protected and managed in future Proposed encroachments by OSD are identified now and not in DA Details are provided to assess the potential impacts of developing site on groundwater Consult NSW dams safety committee 	<p>Proposed extended E2 zone (requested by OEH) will satisfy LEP matters. Other detailed matters to be dealt with at DA stage.</p> <p>No further action required.</p>
Sydney Water	Conditional support	Sydney Water confirm that they provide potable water and it is available to the frontage.	No further action required.
Endeavour Energy	Conditional support	Endeavour Energy require new feeder connections from HV linkage point 4361. Windsor Zone station. Pad mount substations also required.	<p>Electricity supply design to be done by applicant.</p> <p>No further action required.</p>
NSW Fisheries	Conditional support	Email received states recommended 40 - 50 m buffer zone. Bearing in mind office of water and OEH are 100m,	<p>Proposed extended E2 zone (requested by OEH) will satisfy Fisheries.</p> <p>No further action required.</p>
Transport for NSW	No support	Transport for NSW has considerable requests for their support. They also represent RailCorp. Their response cannot be considered as conditional support due to the number of issues.	<p>Additional report by Colston Budd Rogers & Kafes submitted Council which addresses all traffic matters raised by TfNSW submission.</p> <p>Council to forward report to TfNSW</p>

			and request meeting urgently with Council, applicant and Colston Budd etc.
Draft VPA	Council requires a draft VPA to be prepared by the applicant	Discussed inclusion of rail overbridge, cycleway and intersection improvements (RMS) if required.	Applicant to prepare draft VPA for report to Council on finalising LEP.

It was agreed that you are aiming for the matter to be reported to Council at the second meeting in March 2016, subject to our meeting with Transport for NSW and them being satisfied with the additional traffic survey work completed by Colston Budd Rogers & Kafes. In the interim we will start preparation of the VPA.

Please advise the outcome of our request for the extension of time as soon as possible after your meeting with NSW Planning and Infrastructure on 1 December 2015. Also your urgent attention in arranging the TfNSW meeting is appreciated.

Yours sincerely



Robert Montgomery MPIA
Principal

Amended Extract

TOLSON: 145, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 96



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