



**Planning &
Infrastructure**

Hawkesbury City Council

15 NOV 2011

Mr Peter Jackson
General Manager
Hawkesbury City Council
PO Box 146
WINDSOR NSW 2756

11/19695

Attention: Karu Wijayasinghe

Dear Mr Jackson

Re: Additional Permitted uses 533 – 547 Windsor Road and 7 Chapman Road, VINEYARD

I refer to your letter dated 13 October 2011 seeking advice on the inclusion of additional permitted uses in the draft Hawkesbury Local Environmental Plan 2011 in relation to land at 533-547 Windsor Road and 7 Chapman Road, Vineyard.

The use of Schedule 1 – Additional Permitted Uses is considered to be the appropriate mechanism to legitimise the existing uses in this instance, subject to Council demonstrating that the additional uses will not negatively impact on the future precinct planning for the Vineyard Precinct.

If Council wishes to proceed with the inclusion of additional permitted uses for the subject site, a planning proposal will need to be prepared for consideration under the Gateway process. The Department's Sydney Region West team can provide further advice in relation to the preparation of a planning proposal. Derryn John, Team Leader, Sydney Region West can be contacted on 9873 8543.

It is also recommended that Council consider conditions to ensure that the proposed uses do not impede the future precinct planning process, for example the additional uses clause ceases to operate in 5 years. The additional uses provision under the Liverpool LEP 2008 for certain land at Bringelly in Zone RU1 is another example. These details will need to be provided in your planning proposal.

In addition Council and the landowner should be aware that any future development applications within the Vineyard Precinct will need to be determined in accordance with the relevant provisions of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* and that the Western Sydney Growth Areas Special Infrastructure Contribution Western Sydney Growth Areas applies to certain development.

Yours sincerely

Robert Black 14/11/11



SCANNED

Robert Black
Executive Director, Land Release (Planning & Delivery)

cc: Peter Goth, Director, Sydney Region West