

Your Ref:
Our Ref: LEP016/16



Hawkesbury
City Council

25 October 2017

Mr Robert Montgomery
Montgomery Planning Solutions
P.O. Box 49
KURMOND NSW 2757

Dear Sir

Planning Proposal LEP016/16 – Lot 41 DP 7565, 72 Bell Lane KURMOND NSW 2757

I refer to your correspondence dated 13 September 2017 providing a revised concept plan and additional information in relation to Planning Proposal LEP016/16. Please be advised that it is considered that the revised concept plan satisfactorily addresses the matters raised in Council Officer's correspondence of 8 December 2016 and meets Council's adopted development constraint principles.

The revised concept has reduced the potential number of lots to 5. As a consequence a minimum lot size of 2ha will be required for the area nominated for proposed Lot 5 to ensure sufficient space is available for future development whilst protecting the significant natural features on the subject site.

You are also reminded that on 4 April 2017, Council requested your advice on how you wish to proceed with this Planning Proposal given Council's Resolution of 14 February 2017 in relation to two other planning proposals in Kurmond. Council deferred those planning proposals until further studies could be undertaken and a long term policy for development within the Kurmond and Kurrajong Investigation Area be developed. To date completion of such studies and a long term plan remain outstanding.

The correspondence of 14 February 2017 provided a number of options for your consideration:

1. Provide written advice to Council agreeing to the deferral of the planning proposal until such time as the studies referred to in Council's resolution of 14 February 2017 are completed and a long term policy for development within the Kurmond and Kurrajong Investigation Area has been adopted;
2. The withdrawal of the planning proposal;
3. Request Council Officers to report the planning proposal to Council; or
4. Make application to the Greater Sydney Commission for a Rezoning Review.

In your correspondence of 23 May 2017 you requested additional time for your clients to consider the merits of each option, however to date no response in this regard has been received.

In light of the advice above, your response as to how you wish to proceed with this planning proposal is now sought.





Should you have any questions regarding this matter, please contact Colleen Haron, Senior Town Planner on (02) 4560 4564.

Yours faithfully

Andrew Kearns
Manager Strategic Planning