

Your Ref: PGR_2017_HAWKE_001_00

Our Ref: LEP005/14

12 April 2018

Ms Ann-Maree Carruthers
Director Sydney Region West
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Madam

Rezoning Review for Planning Proposal LEP005/14 – Lot 1 DP 600414, No. 2 Inverary Drive, Kurmond

Reference is made to Rezoning Review 2018SWT002 and to the Western City Planning Panel's decision of 27 February 2018 for the abovementioned planning proposal to proceed to a Gateway Determination. Council accepted the role of Relevant Planning Authority on 4 April 2018.

Pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979* the planning proposal is forwarded to the Department of Planning and Environment for a 'Gateway' determination.

In progressing this proposal to a Gateway Determination, the Panel identified a number of matters that they considered required further attention, including:

1. Consideration of:
 - appropriate lot sizes for the site,
 - providing a buffer with adjoining large lot rural land to the southwest, and
 - graduating an increase in lot sizes as distance from Kurmond village increases.
2. Potential to include adjustment to the zoning so that the zoning objectives are more consistent with the proposed land use and housing types/densities.
3. The consideration of the inclusion of an environmental zone to protect those areas identified in the supporting ecological assessments as being significant, such as watercourses and endangered ecological communities.
4. Referral of the planning proposal to relevant public authorities for comment.
5. Consideration of the following matters in the assessment of the planning proposal:
 - The impact of subsequent development on the creek system;
 - The impact of subsequent development on existing native vegetation on site and any offsets to mitigate the loss of vegetation;
 - The provision of adequate fire protection precautions and management measures; and
 - The extent to which resulting development meets the objectives of the RU1 Primary Production zone.





6. The ordered provision and improvement of infrastructure that may be needed to support the intensification of development resulting from the planning proposal.

Council Officers support these recommendations of the Panel as they will enable a more detailed assessment of the merits of the planning proposal, and therefore request a requirement that these matters be addressed prior to any exhibition of the planning proposal be included within any Gateway determination.

Council requests a Written Authorisation to Exercise Delegation to make the Plan.

Should you have any enquiries in relation to this matter please contact Colleen Haron, Senior Town Planner on (02) 4560 4564.

Yours faithfully



Andrew Kearns
Manager Strategic Planning