



Level 6, 10 Valentine Avenue
Parramatta NSW 2150
Locked Bag 5020
Parramatta NSW 2124
DX 8225 PARRAMATTA

Telephone: 61 2 9873 8500
Facsimile: 61 2 9873 8599
heritagemailbox@environment.nsw.gov.au
www.heritage.nsw.gov.au

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Colleen Haron
Senior Town Planner
Hawkesbury City Council
PO Box 146
WINDSOR NSW 2756

Sent via email to: council@hawkesbury.nsw.gov.au

Dear Ms Haron

RE: Planning Proposal to amend Hawkesbury Local Environmental Plan (LEP) 2012 for minimum allotment size to enable the subdivision of Lot 3 DP 747089, 74 Longleat Lane, Kurmond.

I refer to the abovementioned planning proposal for the subdivision of Lot 3 DP 747089, 74 Longleat Lane, Kurmond. As the delegate of the Heritage Council of NSW, I provide the following comments:

The Planning Proposal seeks to amend the minimum allotment size from the current 4ha in the Hawkesbury LEP 2012 for the property known as 74 Longleat Lane, Kurmond. The reduction in the minimum allotment size would permit the property to be subdivided into two (2) Torrens titled lots. The planning proposal has also stated that there could be a clause provision inserted relating to the maximum number of lots that can be created in a future subdivision of the site. There is no proposed amendments to the zoning, height of building, or floor space ratio applying to the property.

Currently there are two (2) houses on the site and the proposed subdivision would result in one (1) house on each lot. The house to be sited on the larger of the two (2) lots is listed as a Local heritage item within Schedule 5 - Environmental Heritage of Hawkesbury Council's LEP 2012. Hawkesbury Council's report mentions that the significance of the heritage item is mainly attributed to the dwelling known as 'Longleat' located in the northern section of the property.

As the heritage item is of local significance Hawkesbury City Council is the consent authority. However, it is noted that the application does not include a Statement of Heritage Impact Assessment (SOHI) that analyses the impacts of the proposed subdivision on the locally significant heritage item. It is recommended that prior to finalisation of the planning proposal an assessment be undertaken to ensure an appropriate curtilage for the heritage item has been achieved to avoid any adverse impact the proposed subdivision may have on the locally listed item. It is further recommended that if the planning proposal is approved a clause be inserted stating "that no further subdivision shall occur on the site that contains the locally listed heritage item known as "Longleat".

If you have any questions regarding the above matter please contact Vibha Bhattarai Upadhyay, Heritage Assessment Officer, at the Heritage Division, Office of Environment and Heritage on 9873 8587 or at vibha.upadhyay@environment.nsw.gov.au.

Yours sincerely

Rajeev Maini
Acting Manager, Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the NSW Heritage Council
4 November 2016