



Mr Laurie Mifsud
Acting General Manager
Hawkesbury City Council
PO Box 146
WINDSOR NSW 2756

Dear Mr Mifsud

Planning proposal PP_2018_HAWKE_001_03 – Alteration of Gateway Determination

I refer to the Independent Planning Commission's (the Commission) advice dated 29 March 2021 in respect of the Gateway determination (as altered) for 79, 95, 100 Bells Lane and 457 Bells Line of Road, Kurmond.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to accept the advice of the Commission and alter the Gateway determination dated 23 June 2018 for PP_2018_HAWKE_001_00 (since altered). The Alteration of Gateway determination is enclosed.

We note that the Commission agreed with the April 2020 Gateway alteration that removed 100 Bells Lane from the proposal, increased the minimum lot size to one (1) hectare for 95 Bells Lane and that any subdivision pattern must also demonstrate compliance with Council's Development Principles for Kurmond Kurrajong Investigation Area.

The Commission found some weight should be afforded to Council's former strategic planning approach and recommended the altered Gateway determination could be further amended to provide some additional flexibility to 457 Bells Line of Road and 79 Bells Lane.

The amending local environmental plan (LEP) is to be finalised by **24 September 2021**. To ensure the finalisation date is met, key milestone dates have been inserted into the Gateway condition including the applicant's submission of an amended planning proposal to Council and the submission of a revised subdivision concept plan to the Department for endorsement prior to exhibition. If timeframes are not met, the Department may decide to amend the Gateway so that the planning proposal does not proceed, following discussion with Council and a clear understanding of the issues causing that delay.

If you have any questions in relation to this matter, I have arranged for Ms Elizabeth Kimbell to assist you. Ms Kimbell can be contacted on 9860 1521.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jane Grose', written in a cursive style.

22.04.21

Jane Grose
Director, Central (Western)
Central River City & Western Parkland City

Encl: Alteration of Gateway Determination