

## Alteration of Gateway Determination

***Planning proposal (Department Ref: PP\_2018\_HAWKE\_001\_03)***

I, Director, Central (Western) at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 23 June 2018 (since altered) for the proposed amendment to the *Hawkesbury Local Environmental Plan 2012* Local Environmental Plan 2012 as follows:

1. Delete:

“condition no.1(b)”

and replace with:

a new condition no.1(b): “Amend the planning proposal for the sites as follows:

- 79 Bells Lane – minimum lot size of 9,200m<sup>2</sup>
- 95 Bells Lane – minimum lot size of 1 hectare
- 100 Bells Lane – to be removed from the planning proposal
- 457 Bells Line of Road – minimum lot size of 4,000m<sup>2</sup>

The above minimum lot sizes are to be considered within a revised subdivision concept plan to be submitted to the Department for endorsement. The concept plan is to demonstrate how the proposal adequately complies with all of Hawkesbury Council’s 2015 Interim Policy – Kurmond Kurrajong Development Principles. Once an appropriate lot yield has been established, a restricted lot yield map is to be prepared.

2. Delete:

“condition no.6”

and replace with:

a new condition no.6: “The time frame for completing the LEP is by the **24 September 2021**. Council is required to progress the proposal in accordance with the milestone dates as follows:

- (a) Applicant to submit amended planning proposal in accordance with Gateway (as altered) by 30 April 2021;
- (b) Revised subdivision concept plan to be submitted to the Department for endorsement by 7 May 2021;
- (c) Public exhibition of the proposal to commence in July 2021;
- (d) Post exhibition report to Council on proposal by August 2021.”

Dated 22<sup>nd</sup> day of April 2021.

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

**Jane Grose**  
**Director, Central (Western)**  
**Central River City & Western**  
**Parkland City**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**