



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_HAWKE_002_00 (10/18298)
Your ref: LEP89002/10

Mr Peter Jackson
General Manager
Hawkesbury City Council
PO Box 146
WINDSOR NSW 2756

Dear Mr Jackson,

Re: Planning Proposal to rezone land at North Bligh Park

I am writing in response to your Council's letter dated 2 September 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Hawkesbury Local Environmental Plan 1989 to rezone land at North Bligh Park from Mixed Agriculture and Open Space zones to Housing zone and to permit retail/commercial facilities on the land to support future residential development.

As delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway Determination.

Council may wish to consider resubmitting the planning proposal once the outcomes of the Flood Risk Management Study / Plan are known. At that time, Council should seek and provide the comments of the State Emergency Service in relation to the flood evacuation plan.

Should you have any queries in regard to this matter, please contact Felicity Moylan of the Regional Office of the Department on 02 9873 8500.

Yours sincerely,

Tom Gellibrand 24/9/10
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_HAWKE_002_00): to rezone land at North Bligh Park from Mixed Agriculture and Open Space zones to Housing zone and to permit retail/commercial facilities on the land to support future residential development.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Hawkesbury Local Environmental Plan 1989 to rezone land at North Bligh Park from Mixed Agriculture and Open Space zones to Housing zone and to permit retail/commercial facilities on the land to support future residential development should not proceed for the following reasons:

1. The critical issue of flooding and flood evacuation need to be addressed in the light of Council's Flood Risk Management Study / Plan.
2. The outcomes of this Flood Risk Management Study / Plan should inform any planning proposal to rezone the subject land.
3. The views of the State Emergency Services in relation to flood evacuation should be obtained once the Flood Risk Management Study / Plan has been completed.

Dated 24th day of September 2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning