



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

Attention: Andrew Kearns

Dear Mr Conroy

**Planning proposal PP\_2018\_HAWKE\_001\_01 – Alteration of Gateway Determination**

I refer to your letter dated 25 November 2019 seeking an extension of time to complete planning proposal PP\_2018\_HAWKE\_001\_01 for minimum lot size amendments to the *Hawkesbury Local Environmental Plan 2012* at 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 alter the Gateway determination dated 23 June 2018 for PP\_2018\_HAWKE\_001\_01 (since altered).

In addition to extending the timeframe, the Department has undertaken a review of planning proposals submitted to the Department for Gateway after March 2018. This planning proposal was submitted to the Department for Gateway in May 2018, after the District Plans came into effect and the implementation of the Metropolitan Rural Area.

The new strategic planning framework changed the way planning should be carried out for rural lands in Greater Sydney. The focus shifted to protecting and enhancing the environmental, social and economic values of rural areas. As a result of the Department's review of planning proposals within Kurmond Kurrajong area, this Planning Proposal through the minimum lot sizes proposed and spatial distribution of the proposal, does not support the values of the rural areas the strategic planning framework aims to retain and enhance.

The sites are identified as containing 'Ridgeline Street' and 'Pastoral Valleys' in the Kurmond Kurrajong Landscape Character Study. The proposed minimum lot sizes do not support retaining this character, in particular 'Pastoral Valleys' as lightly sloping open pastures with scattered trees.

The Department has determined this proposal is inconsistent with the objectives of the Metropolitan Rural Area, not supported by an updated strategic planning framework and is inconsistent with section 3.8(2)(a) of the EP&A Act. If the

Department was assessing this planning proposal today, Gateway may not have been issued.

As Gateway has been issued the Department, in conjunction with the Greater Sydney Commission, will permit the planning proposal to continue. However, the gateway has been altered to reduce the impact of the development for the reasons stated above.

The allotment size will be increased to a minimum of 1 hectare for 79 and 95 Bells Lane, and 457 Bells Line of Road. Flexibility will be given to Council to increase the minimum lot size above 1 hectare to ensure the development responds appropriately to the landscape character of the area and Council's Development Principles for the Kurmond Kurrajong area. Council is then to prepare a restricted lot yield map to form part of the LEP amendment.

Increasing residential development at 100 Bells Lane is not supported as the site is not located close enough to the existing Kurmond village to be able to be considered a village expansion. 100 Bells Lane has been removed from the Gateway.

The Alteration of Gateway determination is enclosed.

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

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A handwritten signature in black ink, appearing to read 'Gina Metcalfe', with a large loop at the bottom left and a horizontal line extending to the right.

6 April 2020  
**Gina Metcalfe**  
**Acting Director, Central (Western)**  
**Central River City & Western Parkland City**

Encl: Alteration of Gateway Determination