



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

Our ref: 15/06750
Your ref: LEP11-001/12

Attention: Philip Pleffer

Dear Mr Jackson

Planning Proposal PP_2014_HAWKE_001_00 – Gateway determination alteration

I refer to your request for an alteration to the Gateway determination for the above planning proposal applying to land at 1442 and 1442A Kurmond Road, Kurmond.

I have determined, as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to amend the Gateway Determination dated 18 June 2014 for PP_2014_HAWKE_001_00. The amended Gateway determination is attached.

I have also agreed that any inconsistencies with Section 117 Directions 1.2 Rural Zones, 2.1 Environment Protection Zones, 3.4 Integrating Land Use and Transport, 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land are of minor significance. No further approval is required in relation to these Directions. Please note that consultation with the NSW Rural Fire Service must be undertaken in order to satisfy Section 117 Direction 4.4 Planning for Bushfire Protection.

I note that Council has requested delegation of the Minister's plan making functions for this planning proposal. It is considered appropriate to delegate these functions to Council in this instance, and attached is a Written Authorisation to exercise delegation. Council is to complete the evaluation criteria to exercise delegation and provide a copy to the regional office prior to commencing exhibition, and complete Attachment 5 Delegation of Plan Making Reporting before finalising the Plan.

The amending Local Environmental Plan is to be finalised within nine (9) months of the week following the date of the revised Gateway determination. Council should commence exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the Plan should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be sent to the Department for administrative purposes.

The State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the process to the complexity of the proposal, and by providing clear and transparent justification for each plan at an early stage. To meet these commitments, the Minister may take action under section 54(2)(d) of the *Environmental Planning & Assessment Act 1979* if the time frames in this determination are not met.

Should you have any queries in regard to this matter, please contact Chris Browne of the Metropolitan Region (Parramatta) office of the Department on 02 9860 1108.

Yours sincerely,

 8/5/2015

Rachel Cumming
Director
Metropolitan Region (Parramatta)
Planning Services

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_HAWKE_001_00): 1442 and 1442A Kurmond Road, Kurmond

I, the Director, Metropolitan Region (Parramatta) at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning & Assessment Act 1979* that this Gateway determination will replace the Gateway determination dated 18 June 2014 for the proposed amendment to Hawkesbury Local Environmental Plan 2012 to facilitate rural residential subdivision of land at 1442 and 1442A Kurmond Road, Kurmond, and that the proposed amendment should proceed subject to the following conditions:

1. Prior to exhibition, the planning proposal should be updated to include a discussion regarding its consistency with 'A Plan for Growing Sydney' which was adopted by the State Government in December 2014.
2. Council is to consult with the Commissioner of the NSW Rural Fire Service as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection. Council is to amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.
3. Consultation is required with the following public authorities under section 56(2)(d) of the *Environmental Planning & Assessment Act 1979*:
 - a. NSW Rural Fire Service;
 - b. NSW Office of Environment and Heritage;
 - c. Sydney Water;
 - d. Transport for NSW – Roads and Maritime Services; and
 - e. Greater Sydney Local Land Services.
4. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Section 5.5.2 of *A Guide to Preparing Local Environmental Plans (Department of Planning & Infrastructure 2013)*.
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the *Environmental Planning & Assessment Act 1979*. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
6. The timeframe for completing the Local Environmental Plan is to be **nine (9) months** from the week following the date of this Gateway determination.



8/5/2015

Rachel Cumming
Director, Metropolitan Region (Parramatta)
Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning