



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

Attn: Karu Wijayasinghe

Dear Mr Conroy

Planning proposal PP_2015_HAWKE_005_00 – Alteration of Gateway determination

I refer to your letter dated 14 March 2018 in relation to Council's resolution not to proceed with the plan making process, for planning proposal PP_2015_HAWKE_005_00, to rezone land at 6 Speedwell Place.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 3 September 2015 for PP_2015_HAWKE_005_00 (as altered). The Alteration of Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Alicia Hall to assist you. Ms Hall can be contacted on 9860 1587.

Yours sincerely

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

26/4/18

Encl: Alteration of Gateway determination

IRF18/1572

Alteration of Gateway Determination

Planning proposal PP_2015_HAWKE_005_00: to rezone land at 6 Speedwell Place, South Windsor

I, Director, Sydney Region West, Planning Services at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 3 September 2015 (as since altered) for the proposed amendment to the Hawkesbury Local Environmental Plan 2012 as follows:

Delete:

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(2) of the *Environmental Planning & Assessment Act 1979* that an amendment to rezone land at 6 Speedwell Place, South Windsor from RU1 Primary Production to IN1 General Industrial should proceed subject to the following conditions: (and associated conditions)

and replace with:

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34 (7) of the *Environmental Planning & Assessment Act 1979* that an amendment to rezone land at 6 Speedwell Place, South Windsor from RU1 Primary Production to IN1 General Industrial should not proceed for the following reason:

The applicant has failed to prepare and submit a contemporary contamination land assessment within a reasonable time as required by the Environmental Protection Authority, and requested by Council, to demonstrate the current suitability of the site for any land uses permitted under the proposed IN1 General Industrial zoning.

Dated

26th day of April 2018.



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney
Commission