

Mr Peter Jackson
General Manager
Hawkesbury City Council
PO Box 146
Windsor NSW 1765

Our ref: PP_2013_HAWKE_002_00
Your ref: LEP001/12

Attention: Philip Pleffer

Dear Mr Jackson

Planning Proposal PP_2013_HAWKE_002_00 – Alteration of Gateway Determination

I refer to your letter of 2 February 2016 in relation to revisions to Planning Proposal PP_2013_HAWKE_002_00 to alter the minimum lot size at 396 Bells Line of Road, Kurmond.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 11 October 2013 (as altered) for PP_2013_HAWKE_002_00. The Alteration of the Gateway Determination and amended written authorisation to Exercise Delegation are enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Georgina Ballantine to assist you. Ms Ballantine can be contacted on (02) 9860 1568.

Yours sincerely



13/04/16

Catherine Van Laeren
Director
Sydney Region West
Planning Services

Encl:
Alteration to Gateway Determination
Written Authorisation to Exercise Delegation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_HAWKE_002_00)

I, the Director, Sydney Region West, at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 11 October 2013 (as since altered) for the proposed amendment to the Hawkesbury Local Environmental Plan 2012 as follows:

1. Change the description of the Planning Proposal

from 'to apply a minimum lot size of 2000m² and a maximum yield of 32 lots to land at 396 Bells Line of Road, Kurmond'

to 'to apply a minimum lot size of 2000sqm, 1.0ha and 1.5ha to land at 396 Bells Line of Road, Kurmond'

2. Delete:

'condition 1'; and
'condition 2'.

3. Delete:

'condition 3'

and replace with:

new 'condition 1': 'Further community consultation is not required.'

4. Delete:

'condition 4'

and replace with:

new 'condition 2': 'Further public authority consultation is not required.'

5. Renumber:

'condition 5'

As:

'condition 3'

6. Delete:

'condition 6'

and replace with:

new 'condition 4': 'The timeframe for completing the LEP is 6 months from the week following the date of the Gateway determination'.

Dated 13th day of April 2016

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren', with a small dot at the end.

Catherine Van Laeren
Director
Sydney Region West
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Hawkesbury City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_HAWKE_002_00	Planning proposal to reduce the minimum lot size to 2000sqm, 1.0ha and 1.5ha at 396 Bells Line of Road, Kurmond

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 13th April 2016



Catherine Van Laeren
Director
Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission