



Contact: Chris Browne 9860 1108
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Our ref: PP_2013_HAWKE_002_00
Your ref: LEP001/12

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

Attention: Philip Pleffer

Dear Mr Jackson

Revised Planning Proposal for 396 Bells Line of Road, Kurmond

I am writing in regard to the revised planning proposal submitted by Hawkesbury City Council to rezone land at 396 Bells Line of Road, Kurmond, NSW.

I have determined under section 56(2) that the revised planning proposal should proceed subject to the conditions in the attached revised Gateway determination.

The Minister delegated his plan-making powers to councils in October 2012. I note that Council has accepted this delegation. I have considered the nature of this proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

I note that Council has now provided sufficient information to establish the planning proposal's consistency with S117 Directions 1.3 (Mining, Petroleum Production and Extractive Industries) and 6.2 (Reserving Land for Public Purposes). No further approval is required in relation to these Directions.

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

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

Yours sincerely

13 June 2014

Rachel Cumming
Director
Metropolitan Delivery (Parramatta)
Growth Planning and Delivery

Encl:
Gateway determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated plan making reporting template

Gateway determination (amended)

Planning proposal (Department Ref: PP_2013_HAWKE_002_00): to amend Hawkesbury LEP 2012 to apply a new minimum lot size and maximum lot yield to land at 396 Bells Line of Road, Kurmond.

I, the General Manager, Metropolitan Delivery at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to Hawkesbury Local Environmental Plan (LEP) 2012 to apply a minimum lot size of 2000m² and a maximum yield of 32 lots to land at 396 Bells Line of Road, Kurmond should proceed subject to the following conditions:

1. Additional information regarding flora and fauna is to be placed on public exhibition with the planning proposal.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the 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 LEPs (Department of Planning and Infrastructure 2013)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - NSW Trade and Investment;
 - Transport for NSW – Roads and Maritime Services; and
 - NSW Rural Fire Service.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge the RPA from any obligation it may otherwise have to conduct a public hearing.
5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 13th day of June, 2014.



Rachel Cumming
Director, Metropolitan Delivery (Parramatta)
Growth Planning and Delivery
Delegate of the Minister for Planning

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Hawkesbury City Council is authorised to exercise the functions of the Minister for Planning and Infrastructure 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	A revised planning proposal to amend Hawkesbury Local Environmental Plan 2012 to apply a minimum lot size of 2000m ² and a maximum yield of 32 lots to land at 396 Bells Line of Road, Kurmond.

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

Dated 13th day of June, 2014.



Rachel Cumming
Director
Metropolitan Delivery (Parramatta)
Growth Planning and Delivery
Delegate of the Minister for Planning

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal
- The Department of Planning and Environment will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department of Planning and Environment with the RPA's request to have the LEP notified

Table 1 – To be completed by Department of Planning and Environment

Stage	Date/Details
Planning Proposal Number	PP_2013_HAWKE_002_00
Date Sent to DoP&E under s56	04/04/2013
Date considered at LEP Review Panel	03/10/2013
Gateway determination date	11/10/2013, revised 21/05/2014

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DoP&E requesting notification		

Table 3 – To be completed by Department of Planning and Environment

Stage	Date/Details
Notification Date and details	

Additional relevant information: