

Mary-Lynne Taylor
Chair
Regional Panels Secretariat
Joint Regional Planning Panel – Sydney West
GPO Box 39
Sydney NSW 2001

Our ref: PP_2016_HAWKE_001_00 (16/03299)

Dear Ms Taylor

Planning proposal to amend Hawkesbury Local Environmental Plan 2012

The Joint Regional Planning Panel – Sydney West recommended on 29 May 2015 that the proposal to reduce the minimum lot size at 1059A Grose Vale Rd, Kurrajong should proceed to Gateway stage.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

The amending Local Environmental Plan is to be finalised within 12 months of the week following the date of the Gateway determination. Requests 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 forwarded to the Sydney Region West for administrative purposes.

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

Should you have any queries in regard to this matter, I have arranged for Georgina Ballantine of the Department's regional office to assist you. Georgina can be contacted on (02) 9860 1568.

Yours sincerely



17 May 2016
Stephen Murray
Acting Executive Director, Regions
Planning Services

Encl: Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2016_HAWKE_001_00): to amend the Lot Size Map to enable subdivision at 1059A Grose Vale Rd, Kurrajong.

I, the Acting Executive Director, Regions, at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Hawkesbury Local Environmental Plan (LEP) 2012 to amend the Lot Size Map at 1059A Grose Vale Rd, Kurrajong should proceed subject to the following conditions:

1. Prior to exhibition the planning proposal is to be amended to reduce the lot size to 4,000sqm through implementation of the proposed Lot Size Map (Fig.16 of the planning proposal). A Restricted Lot Yield Map is to accompany the Lot Size Map, restricting the lot yield on the site to 6 lots.
2. To comply with the requirements of the Section 117 Directions, the following consultation should occur:
 - (a) Deputy Secretary of the Department of Industry – Resources and Energy for Section 117 Direction 1.3 Mining, Petroleum Production and Extractive Industries; and
 - (b) Commissioner of the NSW Rural Fire Service for Section 117 Direction 4.4 Planning for Bushfire Protection.

The relevant planning authority is to amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.

3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 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)*.
4. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - Endeavour Energy
 - Greater Sydney Local Land Services
 - NSW Office of Environment and Heritage (for flora/fauna)
 - Roads and Maritime Services; and
 - Telstra.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

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 Act. This does not discharge the relevant planning authority 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 LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 17th day of May 2016



Stephen Murray
Acting Executive Director Regions
Planning Services
Department of Planning and
Environment

Delegate of the Greater Sydney
Commission