



Joint Regional Planning Panels

29 May 2015

Rachel Cumming
Director, Metropolitan Delivery Parramatta
Department of Planning and Environment
Level 5, 10 Valentine Avenue
Parramatta NSW

Dear Rachel,

Subject: Request for Pre-Gateway Review – 2015SYW084 – Hawkesbury – PGR_2014_HAWKE_001_00) – Hawkesbury LEP Amendment – 1059A Grose Vale Road, Kurrujong

As per the request in your letter dated 2 February 2015 please find attached the advice of the Sydney West Joint Regional Planning Panel in regards to the above request for Pre-Gateway Review.

Should you require any further information on this matter please contact Kim Holt on telephone number 02 9228 2064 or kim.holt@planning.nsw.gov.au

Yours sincerely

Martin Richardson
Manager, Regional Panels Secretariat

Joint Regional Planning Panel – Planning Assessment Commission Pre-Gateway Review

The Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Date of Review:	28 May 2015
Dept. Ref. No:	2015SYW084
LGA:	Hawkesbury
LEP to be Amended:	Hawkesbury Local Environmental Plan 2012
Address / Location:	1059A Grose Vale Road, Kurrajong
Summary of Proposal:	Amend Hawkesbury Local Environmental Plan 2012 to permit a 9 lot subdivision - Primary Production Small Lots zoned land through amendment of the applicable Lot Size Map or use of Schedule 1 Additional Permitted Uses.
Panel Chair:	Mary-Lynne Taylor
Panel Members:	Bruce McDonald, Paul Mitchell, Matt Owens Apologies: Peter Jackson

Reason for review:	☒	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	☐	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department of Planning and Environment and the relevant local government authority. Based on this review the JRPP recommends the following:

JRPP RECOMMENDATION:	☒	The proposed instrument should be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
	☐	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	☒ Unanimous ☐ Not unanimous	Comments:

JRPP Advice and Justification for Recommendation:

The Panel unanimously endorses the submission to the Gateway of this application to amend the lot size map in Hawkesbury LEP to permit a minimum 4000 square metre lots on this site.

The Panel notes that the proposal is consistent with Council's Residential Land Strategy, generally consistent with the Metropolitan Strategy and its applicable S117 directions, is proximal to Kurrajong Village, and has the majority of residential services available (other than sewerage).

The site is, however, constrained by steep slopes and ecologically significant vegetation, and as a result these constraints need to be carefully evaluated and assessed in order to determine an appropriate restriction in lot yields.

Endorsed by

A handwritten signature in black ink, appearing to read 'MLT', is positioned above the printed name.

Mary-Lynne Taylor
Chair, Sydney West
Joint Regional Planning Panel
29 May 2015