

## Alteration of Gateway Determination

***Planning proposal (Department Ref: PP\_2018\_HAWKE\_001\_02)***

I, Acting Director, Central (Western), of Central River City and Western Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 23 June 2018 (since altered) for the proposed amendment to the *Hawkesbury Local Environmental Plan 2012* as follows:

1. Delete:

“condition no.6”

and replace with:

a new condition no.6: “The time frame for completing the LEP is by 13 December 2020”

2. Delete:

“condition no.1(b)”

and replace with:

new condition no.1(b):

“amend the lot size to a minimum of 1 hectare for 79 and 95 Bells Lane, and 457 Bells Line of Road. Council may increase the lot size above 1 hectare to take into consideration site constraints, ensure compliance with Council’s Development Principles for Kurmond Kurrajong area and to ensure Council is satisfied the lot size is suitable for the landscape character of the area.

A lot size map and maximum residential lot yield (restricted lot yield LEP map) is to be prepared for 79 and 95 Bells Lane and 457 Bells Line of Road. 100 Bells Lane is to be removed from this Gateway”.



Dated 6<sup>th</sup> day of April 2020

**Gina Metcalfe**  
**Acting Director, Central (Western)**  
**Central River City & Western Parkland**  
**City**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**