



Mr Laurie Mifsud
Acting General Manager
Hawkesbury City Council
PO Box 146
WINDSOR NSW 2756

Via email: andrew.kearns@hawkesbury.nsw.gov.au

Dear Mr Mifsud

Planning proposal to amend *Hawkesbury Local Environmental Plan 2012* - 631 Bells Line of Road, Kurrajong (PP_2015_HAWKE_011_01) – submission of indicative subdivision layout

Thank you for submitting an indicative subdivision layout in accordance with Condition No.6 of the Gateway determination applying to 631 Bells Line of Road, Kurrajong, to the Department of Planning, Industry and Environment (the Department).

The indicative subdivision layout plan reduces the proposed lot yield from 10 lots to four (4) lots with a minimum lot size of two (2) hectares. A review of the information provided indicates that the lot layout has the ability to:

- adequately comply **with all but one (1)** of Hawkesbury Council's 2015 Interim Policy – Kurmond Kurrajong Development Principles; and
- maintain the landscape character of the area as outlined in the draft 2019 Kurmond Kurrajong Structure Plan.

The plan submitted does not adequately demonstrate that building envelopes and the internal road can be located on land with a slope less than 15%, as required as part of the Hawkesbury Council's 2015 Interim Policy – Kurmond Kurrajong Development Principles.

Following further discussion, and in response to this issue, on 12 November 2020 Council officers recommended that the layout be further amended to allow for three (3) lots with a minimum lot size of four (4) hectares. The Department has considered this advice and is satisfied that provisions that require three (3) lots with a minimum lot size of four (4) hectares will ensure that development will be able to adequately comply with the above development principle and would respond more appropriately to the site's slope constraints.

The Department endorses the planning proposal to proceed with a four (4) hectare minimum lot size and Condition no. 6 has now been fulfilled. Please proceed with finalising the local environmental plan amendment on this basis.

If you have any more questions, please contact Ms Elizabeth Kimbell at the Department on 9860 1521.

Yours sincerely

Jane Grose
Director, Central (Western)
Central River City & Western Parkland City