



Mr Peter Conroy  
General Manager  
Hawkesbury City Council  
PO Box 146  
WINDSOR NSW 2756

Attention: Andrew Kearns

  
Dear Mr Conroy

**Planning proposal PP\_2015\_HAWKE\_011\_00 – Alteration of Gateway Determination**

I refer to your letter seeking an extension of time to complete planning proposal PP\_2015\_HAWKE\_011\_00 to amend the minimum lot size map supporting *Hawkesbury Local Environmental Plan 2012* (LEP) to permit lot sizes of not less than 4,000m<sup>2</sup> at 631 Bells Line of Road, Kurrajong (Lot 1 DP 20436).

As part of the process of reviewing Council's request for a timeframe extension to finalise the LEP amendment, the Department of Planning, Industry and Environment (the Department) has reviewed the merits of the proposal. The Department does not believe the proposal has responded appropriately to the environmental site constraints. In particular the proposal needs to respond to the site's slope, avoid fragmentation of significant vegetation and protect the landscape character of the area.

The Department notes that the planning proposal was prepared in 2013 prior to Council's 2015 Interim Policy – Development Principles for the Kurmond Kurrajong Investigation Area and Council's draft 2019 Structure Plan. However, as considerable time has elapsed since the original decision the Department considers it appropriate for Council to assess the planning proposal against these two documents.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 14 December 2015 for PP\_2015\_HAWKE\_011\_00 (since altered) to require an indicative subdivision layout and extend the completion timeframe. The Alteration of Gateway determination is enclosed.

Having regard to the length of time taken to finalise this planning proposal, the Department will be monitoring the progress of the proposal. It is essential that the proposal be finalised by the extended timeframe being 31 December 2020. If it becomes evident that Council cannot meet this timeframe, the Department will take action to finalise the proposal prior the Gateway determination lapsing. This action may include the issue of a Gateway alteration for the planning proposal not to proceed. To this end, the Department requests that Council submit a planning proposal finalisation schedule 2 weeks after receiving this letter.

If you have any questions in relation to this matter, I have arranged for Ms Jane Grose Director Central (Western) to assist you. Ms Grose can be contacted on 9274 6070.

Yours sincerely



26 September 2020

**Brett Whitworth**  
**Deputy Secretary**  
**Greater Sydney, Place and Infrastructure**

Encl: Alteration of Gateway Determination