

NSW Planning and Environment
Sydney Central (Western) Branch
GPO Box 39
SYDNEY NSW 2001

Attn: Jane Grose
Director Central (Western)

**Application for a Gateway Determination Review
Planning Proposal to amend the minimum lot size at 2 Inverary Drive, Kurmond**

Dear Jane,

Reference is made to the above Planning Proposal currently before Hawkesbury City Council and the Department's Alteration of a Gateway Determination dated 3 December 2020.

I am seeking a review of the Alteration of the Gateway Determination and enclose the following material:

- i. Application form;
- ii. Planning Proposal as exhibited;
- iii. Revised Planning Proposal addressing the Alteration of the Gateway Determination;
- iv. Ecological Assessment Report by Australian Wetlands Consulting Pty Ltd;
- v. Revised indicative subdivision layout; and
- vi. Electronic copies of the above on CD.

In response to the additional conditions raised by the Alteration of the Gateway Determination the following is provided:

An indicative subdivision layout must be submitted to the Department of Planning, Industry and Environment for endorsement following exhibition of the planning proposal and resolution of the issues raised in the Environment, Energy and Science submission

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Comment:

An indicative subdivision layout has been prepared which provides for vegetation corridors through the land to link with the riparian corridor.

Further flora and fauna assessment by Australian Wetlands Consulting Pty Ltd was based on that scheme. The further ecological assessment has taken some time to finalise due to the need to investigate species that are prevalent only during certain seasons including migratory fauna species.

In particular, that further report addresses issues of connectivity and fragmentation of habitat.

This subdivision layout is to demonstrate how the proposal adequately complies with all of the Hawkesbury Council's 2015 Interim Policy - Kurmond Kurrajong Development Principles and demonstrate how the proposal maintains the landscape character of the area as described in the draft 2019 Kurmond Kurrajong Structure Plan.

Comment:

The Planning Proposal has been revised to address the draft 2019 Kurmond Kurrajong Structure Plan, in particular the landscape character of the area.

The Planning Proposal also specifically responds to the principles adopted in the 2015 Interim Policy - Kurmond Kurrajong Development Principles.

The Planning Proposal finds that the landscape character as described by the Kurmond Kurrajong Structure Plan is maintained.

Consideration should be given to a 1 hectare minimum lot size as exhibited in the 2019 draft Kurmond Kurrajong structure plan to more appropriately address the values of the MRA and to avoid fragmentation of significant vegetation. Consideration should also be given to the retention of 'significant vegetation' in single ownership or a biodiversity stewardship agreement. A maximum residential lot yield is to be identified within the map Restricted Lot Yield.

Comment:

It is considered that the Planning Proposal adequately addresses the values of the MRA and through the work by Australian Wetlands Consulting Pty Ltd has responded to issues of vegetation fragmentation.

A 1 hectare minimum lot size and a maximum residential lot yield is not considered necessary in light of the above and it is this aspect of the amended Gateway Determination to which a review is sought.

We await the Department's response as to the opportunity to participate in the review process.

In the interim, should you require anything further in order to progress the Section 4.55 application, please do not hesitate to contact me.

I trust this information is of assistance. Should you wish to clarify any of these matters please do not hesitate to contact me on 0403 362 216.

Yours faithfully,



Glenn Apps
Town Planner

CC: 396 Bells Pty Ltd