



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2018_HAWKE_002_02)

I, Deputy Secretary, Greater Sydney, Place and Infrastructure 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 28 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 30 June 2021.”

2. Insert:

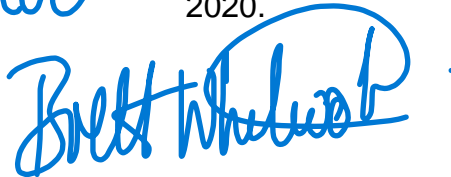
“condition no.7”

“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.

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.

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”.

Dated 3rd day of December 2020.



**Brett Whitworth
Deputy Secretary
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry and
Environment**

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