

Advance Data Report - Gateway Determination and Rezoning Reviews

Item	Data
Planning proposal name:	42 Bells Lane, Kurmond
Date forecast to IPC:	19/10/2020
Land the subject of the planning proposal:	42 Bells Lane, Kurmond Lot 40 DP 7565
LGA:	Hawkesbury LGA
Local Council contact:	Collen Haron, Senior Strategic Land Use Planner, 4560 4564
Planning proposal authority:	Council
Owner of land the subject of planning proposal:	Mr Peter Amor
Has a gateway determination already been made:	Yes
Category:	Rural Residential
IPC role:	Undertaking a review of a planning proposal under section 3.34(5)
Reason for: arranging for review	"for any other reason" per section 3.34(5) The proponent has submitted a Gateway Determination Review request
Applicable EPIs:	Hawkesbury Local Environmental Plan 2012
Number of submissions (if any) by type:	Nil – has not been publicly exhibited.
Proposal summary:	To amend the Hawkesbury LEP 2012 to reduce the minimum lot size standard from 10 hectares to a minimum of 4,000m2 for land at 42 Bells Lane, Kurmond.
Key Issues for the assessment	<p>The Gateway determined that the planning proposal should not proceed for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposal contains unresolved inconsistencies with Section 9.1 Directions, 1.2 Rural Zones and 4.4 Planning for Bushfire Protection. 2. The proposal contains unresolved inconsistencies with State Environmental Planning Policy (Koala Habitat Protection) 2019 and State Regional Environmental Plan No 20 – Hawkesbury-Nepean River. 3. The proposal does not give effect to the Western City District Plan, in particular Planning Priority W17 Better managing rural areas. 4. The proposal is not supported by an updated local strategic planning framework, including sufficient references in Hawkesbury Council's draft Local Strategic Planning Statement to support this proposal, an updated Rural Lands strategy and Housing Strategy. 5. The proposal does not adequately demonstrate the site has no potential to accommodate agricultural uses under its current zoning. 6. The proposal does not adequately demonstrate strategic or site-specific merit.
Consultants – for the landowner	Landowner has authorized Mr Matthew Owens of PMO Planning Services Pty Ltd to represent and act on their behalf.
Expert consultants – for the planning proposal authority	N/A
Any studies or other information provided by landowner or council	No, per section 3.32(3) and (4)
Has a public meeting / engagement been held (if any)?	No
Date planning proposal lodged:	27/09/2019
DPIE team	Central (Western)

DPIE Executive	Jane Grose, Director, Central (Western)
DPIE Officer contact:	Elizabeth Kimbell Elizabeth.kimbell@planning.nsw.gov.au