



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

Dear Mr Conroy

Planning proposal PP_2019_HAWKE_004_00 to amend Hawkesbury Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 24 December 2019, 30 January 2020 and throughout April 2020 in respect of the Jacaranda Ponds planning proposal to introduce an E2 Environmental Conservation land zone to protect significant biodiversity and redistribute existing land use zones to retain the dwelling capacity of 580 residential lots.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. In relation to the condition regarding local retail needs Council may wish to address this via a site-specific clause allowing services at an appropriate location in the masterplanned community or the identification of a neighbourhood business zone in a specific location.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 4.1 Acid Sulfate Soils is justified in accordance with the terms of the Direction. In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the creation of land for public purposes on the basis for benefits for the incoming community. No further approval is required in relation to these Directions.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 18 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The State government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Elizabeth Kimbell to assist you. Ms Kimbell can be contacted on 9860 1521.

Yours sincerely



09/06/20

Catherine Van Laeren
Executive Director, Central River City and Western Parkland City
Greater Sydney, Place and Infrastructure

Encl: Gateway determination
Authorised plan-making reporting template