

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

Via email: council@hawkesbury.nsw.gov.au

Dear Mr Conroy

The NSW Government's Planning Reform Action Plan, announced earlier this year, aims to create a more timely, certain and transparent planning system. The planning system has a critical role to play in the state's economic and social recovery from the COVID-19 pandemic and the reforms will help to unlock productivity, creating jobs, supporting the economy and delivering significant public benefit.

The reforms include targets to reduce the time it takes to assess planning proposals, with improved processes for assessing and finalising these more efficiently. This means greater clarity for local government, the community and more certainty for proponents and investors.

The reforms seek to reduce the timeframes for rezoning land to around one year and no more than two years from start to finish. This has been shown to be achievable, particularly in cases where proposals are aligned to a strong strategic planning framework.

As part of our initial work on this, we are seeking to resolve and make final decisions on long-standing or legacy planning proposals which have had a Gateway determination for four or more years by 31 December 2020.

Proposals in the Hawkesbury City LGA that fall within this timeframe and an outline of next steps are provided as follows:

Proposal	Status	Next Steps
PP_2013_HAWKE_004_04 – 120-188 Hawkesbury Valley Way, Clarendon	Gateway issued 12/12/2013, and was later amended Gateway expired 29/09/2019	In discussions with Council and State agencies, the Department understands the infrastructure requirements to support growth in Clarendon are beyond what can be provided via an individual planning proposal and that rezoning proposals in this area need to be considered at a precinct scale. As part of Council's Local Strategic Planning Statement process, the Department will continue working with Council about a potential precinct planning process for Clarendon. As such, the Department intends to alter the Gateway determination for this proposal to provide that it will not proceed at this time. A new proposal could be invited in future if

		planning and infrastructure analysis for the broader Clarendon locality supports the site-specific proposal.
PP_2015_HAWKE_007_03 – General Amendments (Housekeeping)	Gateway issued 19/02/2016 (as since altered), expires 1/09/2020	<p>The Department notes Council's finalisation timeframe and the anticipated report to Council on 24 November 2020.</p> <p>The Department requests regular updates from Council about meeting the milestones of the finalisation timeframe.</p> <p>If Council is unable to meet the 24 November reporting timeframe, the Department will consider finalising the proposal.</p>
PP_2015_HAWKE_011_00 – 631 Bells Line of Road, Kurrajong	<p>Gateway issued 14/12/2015 and was later amended</p> <p>Gateway expires 31/12/2020</p>	<p>The Department notes Council's finalisation timeframe and the anticipated report to Council on 24 November 2020.</p> <p>The Department requests regular updates from Council about meeting the milestones of the finalisation timeframe.</p> <p>If Council is unable to meet the 24 November reporting timeframe, the Department will consider finalising the proposal or altering the Gateway determination to provide that it will not proceed at this time.</p>

Thank you for working with the Department during recent months to resolve matters relating to these long-standing proposals. The Department continue to collaborate with Council to progress and finalise these proposals in the short term and to enable decisions to be made prior to 31 December 2020.

All proposals will be finalised in accordance with the provisions and options available under the *Environmental Planning and Assessment Act, 1979* and the decisions made will seek to reflect current community needs and expectations as established in Council's LSPS. Finalising these proposals in the short term will enable council to redirect its focus and staff resources to implement the new directions to be set under Council's Local Strategic Planning Statement (LSPS).

Once these planning proposals are finalised, the Department will work with council on any other long-standing proposals that may have had a Gateway determination for a period of between two and four years. Please note this proposed approach does not affect, alter or jeopardise Council's current application for the Public Spaces Legacy Program.

The Department will also work with councils to formulate and implement other process improvements that can help to reduce overall timeframes for planning proposals. We will soon provide you more information and seek your collaboration to co-design these improvements.

We look forward to continuing to work with Council to deliver this bold and ambitious reform program, which will improve and streamline the plan making process and support the development of a world-class planning system in NSW.

If you have any questions about the program or this letter, please contact me on 9274 6070.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jane Grose', written in a cursive style.

Jane Grose
Director Central (Western)
26 October 2020

CC: Linda.perrine@hawkesbury.nsw.gov.au
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