

Ms Elizabeth Richardson
General Manager
Hawkesbury Council
366 George Street
WINDSOR NSW 2756

Our ref: IRF23/458

Dear Ms Richardson

Planning proposal PP-2022-1673 to amend Hawkesbury Local Environmental Plan 2012

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone 4 Hall Street, Pitt Town from SP2 Infrastructure (Water Supply Infrastructure) to R5 Large Lot Residential and apply associated planning controls.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

Given the nature of the planning proposal, I have determined not to authorise Council to be the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised on or before 15 December 2023. Council should aim to commence the exhibition of the planning proposal as soon as possible (and by May at latest). Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Ian Bignell to assist you. Mr Bignell can be contacted on (02) 9860 1510.

Yours sincerely



1/3/2023

Robert Hodgkins
Acting Director
Central (Western)

Encl: Gateway determination