

Ms Elizabeth Richardson
General Manager
Hawkesbury City Council
PO Box 146
Windsor NSW 2756

Our ref: IRF23/1849

Dear Ms Richardson

Planning proposal (PP-2023-545) 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) and additional information received on 20 March 2023 in respect of the planning proposal to reclassify the land from 'community' to 'operational' land at 1905 and 1913 Bells Line of Road, Kurrajong Heights.

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

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act, Direction 4.3 Planning for Bushfire Protection. This should occur prior to the LEP being made.

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

The amending local environmental plan (LEP) is to be finalised 9 months from the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. 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, 2022) 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 Bignall to assist you. Mr Bignall can be contacted on (02) 9860 1510.

Yours sincerely

A handwritten signature in black ink, reading "Louise McMahon". The signature is fluid and cursive, with a large initial "L" and "M".

Louise McMahon
Director, Agile Planning
Program Delivery

Encl: Gateway determination