

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

Our ref: IRD25/6709
10 April 2025

Dear Ms Richardson

Planning proposal (PP-2024-1780) 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). The planning proposal seeks to amend the Hawkesbury Local Environmental Plan 2012 to rezone land at 322 Grose Vale Road, Grose Vale, consistent with the existing Redbank development.

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.

I have agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act: 9.1 Rural Zones and 9.2 Rural Lands, is justified in accordance with the terms of the Directions. No further approval is required in relation to the Directions.

Council will 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, being: 3.1 Conservation Zones; 3.2 Heritage Conservation; 3.10 Water Catchment Protection and 5.2 Reserving Land for Public Purposes. Council should ensure this occurs prior to the LEP being made.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 10 April 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

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, Housing and Infrastructure, August 2023) 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 Terry Doran to assist you. Mr Doran can be contacted on (02) 9860 1579.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T Chappell', written in a cursive style.

Tina Chappell
Director
Local Planning Central West and South

Encl: Gateway determination