



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

Attention: Colleen Haron

Dear Mr Conroy

**Planning proposal PP\_2020\_HAWKE\_001\_00 to amend Hawkesbury Local Environmental Plan 2012 to reclassify and rezone land in Vineyard and Pitt Town**

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) in respect of the planning proposal to reclassify land at 9 Industry Road and 312 Windsor Road, Vineyard, and reclassify and rezone land at 7 Fernadell Drive, Pitt Town.

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.

Amendments proposed for 7 Fernadell Drive, Pitt Town within this planning proposal will require supporting amendments to Council's Section 7.11 Contributions Plan 2015. It is recommended that Council progress with these amendments as soon as possible to avoid confusion between the Contributions Plan and the planning proposal.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with Section 9.1 Directions 4.1 Acid Sulfate Soils are justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Council will still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 4.4 Planning for Bushfire Protection, Council should ensure this occurs prior to the plan being made.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority because Council owns the subject lands.

The amending local environmental plan (LEP) is to be finalised within 12 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 for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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,

A handwritten signature in black ink, appearing to read 'Gina Metcalfe', with a long horizontal line extending to the right.

**5 August 2020**  
**Gina Metcalfe**  
**Acting Director, Central (Western)**  
**Central River & Western Parkland City**

Encl: Gateway determination