

Gateway Determination

Planning proposal (Department Ref: PP_2016_HAWKE_005_00): to amend *Hawkesbury Local Environmental Plan 2012* for land at Lot 23 DP 778553, 280 Castlereagh Road, Agnes Banks.

I, the Deputy Secretary, Planning Services, at the Department Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) (a) of the *Environmental Planning and Assessment Act 1979* that an amendment to *Hawkesbury Local Environmental Plan 2012* to reduce the minimum lot size from 2ha to 4,000m² at Lot 23 DP 778553, 280 Castlereagh Road, Agnes Banks, not proceed for the reasons listed below.

1. The planning proposal has not demonstrated consistency with *A Plan for Growing Sydney* or the findings of the *Hawkesbury-Nepean Valley Flood Management Review*.
2. The planning proposal has not adequately addressed inconsistencies with section 117 Direction 4.3 Flood Prone Land.

Dated 15th day of August 2016



Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Greater Sydney Commission