

Mr Laurie Mifsud
Acting General Manager
Hawkesbury Shire Council
366 George St
Windsor NSW 2756

Our ref: PP_2016_HAWKE_005_00 (16/08679)
Your ref: LEP007/15

Attn: Karu Wijayasinghe

Dear Mr Mifsud

Planning proposal to amend *Hawkesbury Local Environmental Plan 2012*

I am writing in response to Council's letter dated 9 June 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to amend the minimum lot size at Lot 23 DP 778553, 280 Castlereagh Road, Agnes Banks.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should not proceed, for the reasons outlined in the attached Gateway determination.

As you may be aware, *A Plan for Growing Sydney* requires councils to undertake an evacuation capacity assessment that considers regional and cumulative issues, prior to rezoning land in the Hawkesbury-Nepean Valley.

I note that the proposal does not adequately address the current flood and flood evacuation risk associated with the development of land in Agnes Banks. The Department will continue to work with Council to address flood and emergency management issues when planning for growth in the Hawkesbury.

Should you have any queries in regard to this matter, please contact Mr Mark Dennett, of the Department's regional office, on (02) 9860 1534.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

15/08/2016

Encl: Gateway determination