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20 December 2013

Gosford City Council

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Director - Hunter & Central Coast Region
Central Coast Office
Department of Planning and Infrastructure
PO Box 1148
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Dear Mr Leavey

Planning Proposal S55 EP&A Act - Rezoning of Lot 12 DP 263427 Reeves Street, Lot 41 DP 771535 Goldsmith Road (northern precinct) and Lots 3 and 4 DP 261507, and Lot 2051 Debenham Road (southern precinct), Somersby

In accordance with Section 55 of the Environmental Planning and Assessment Act, Council at its meeting held on 17 December 2013 resolved to support the preparation of a Planning Proposal in relation to certain lands at Reeves Street, Goldsmith, Debenham and Tallara Roads, Somersby. The proposal involves rezoning:

- the northern precinct, being Lot 12 DP 263427 HN 79 Reeves Street and Lot 41 DP 771535 HN 20 Goldsmith Road, Somersby to part E2 Environmental Conservation and E3 Environmental Management, together with mapping the E3 component as having a minimum lot size of 2 hectares, with the LEP to incorporate lot averaging provisions.
- the southern precinct, being Lot 3 DP 261507 HN 239 Debenham Road North, Lot 4 DP 261507 HN 45 Tallara Road and Lot 2051 DP 559231 HN 252 Debenham Road South, Somersby to E2 Environmental Conservation, with the minimum lot size for future subdivision to be further developed (incorporating lot averaging provisions) through the planning proposal process and to be informed by consultation with government agencies.

The following information will be provided separately on a disk to support Council's request:

- Planning Proposal for Gateway Determination
- Council report and resolution of 17 December 2013
- Applicant's submission, including Appendices

Council thus requests that the Planning Proposal be forwarded to the Gateway for a determination to enable further progression of the proposal. It is recommended that the following government agencies be nominated by the Gateway for consultation:

- NSW Rural Fire Service

- Office of Environment and Heritage
- NSW Trade and Investment (Resources and Energy)
- NSW Trade and Investment (Primary Industries)
- Hunter Central Rivers Catchment Management Authority
- Local Aboriginal Land Councils (Darkinjung and Guringai)

Should you have any enquiries please contact me on 4325 8244.

Yours faithfully

A handwritten signature in black ink, appearing to be 'A' followed by a wavy line.

Annie Medlicott
Senior Landuse Planner
Integrated Planning