

- 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.

- B Council notify the Department of Planning and Infrastructure of Council's resolution requesting a 'Gateway' determination pursuant to Section 56(1) Environmental Planning and Assessment Act and forward the Planning Proposal and all necessary documentation according to their requirements and this report. Council recommends to DOPI that the Gateway require the following consultations:
- 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)
- C Upon consultation with government agencies, the applicant be requested to prepare a DCP for the southern precinct (comprising 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) identifying suitable building/development envelopes to accommodate dwellings, bushfire radiation zones, effluent disposal areas, access and the like to demonstrate a sustainable outcome and that effects on threatened species can be managed. The DCP is also to specify areas suitable for the preparation of Property Vegetation Management Plans to ensure the long term improvement and protection of parts of the land. The DCP is to be to the satisfaction of Council.
- D An appropriate statutory planning framework be crafted to accommodate subdivision in 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.
- E Council consult with private property owners of land within zone RU1 and RU2 located east of the M1 at Somersby.
- F Council does not seek delegations from the Department of Planning and Infrastructure for this Planning Proposal.