

Gateway Determination

Planning proposal (Department Ref: PP_2020_CCOAS_001_00): to rezone Lot 481 DP 1184693, Reeves Street, Somersby to part zone E2 Environmental Conservation and part zone E3 Environmental Management.

I, the Director, Western Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Gosford Local Environmental Plan (GLEP) 2014 to rezone Lot 481 DP 1184693, Reeves Street, Somersby to part zone E2 Environmental Conservation and part zone E3 Environmental Management, change minimum lot size to 40 ha for zone E2 and 2ha for proposed zone E3, include site specific provisions to enhance environmental outcomes and to permit up to 14 rural residential lots on proposed zone E3 should proceed subject to the following conditions:

1. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - NSW Rural Fire Service (bushfire);
 - NSW Environment, Energy & Science (biodiversity and Aboriginal heritage);
 - Central Coast Council (local provisions)
 - Division of Resources and Geoscience (permissibility of extractive industry).

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

2. Prior to community consultation the planning proposal is to be amended with the following information:
 - a finalised Aboriginal Cultural Heritage Report which considers heritage items within close proximity to the site as well as on the subject land;
 - having regard to consultation and comments received from public authorities / organisations as specified in condition 1;

3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. Prior to submission of the planning proposal under section 3.36 of the *Environmental Planning and Assessment Act, 1979*, the final LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' 2017.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 21st day of May 2020.



Damien Pfeiffer
Director, Western Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces