



Ms Alison McCabe
Chair
Hunter and Central Coast Regional Planning Panel
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms McCabe

**Planning proposal (PP_2020_CCOAS_001_00) – Lot 481 Reeves Street,
Somersby – Gateway determination - Darkinjung Local Aboriginal Land Council**

I refer to the proposal to amend the Gosford Local Environmental Plan 2014 to rezone the land from zone RU2 Rural Landscape and zone E2 Environmental Conservation to zone E2 Environmental Conservation and zone E3 Environment Management, amend minimum lot size, include site specific provisions to allow eight (8) to 14 rural residential lots and to facilitate enhanced environmental outcomes.

The Panel (Reference 2109HCC030 / RR_2019_CCOAS_002_00) advised on 2 October 2019 that the proposal should proceed to Gateway determination.

The subject planning proposal was submitted on 29 April 2019. The work on the SEPP (Aboriginal Land) 2019 and Darkinjung matters has been undertaken by the Hunter Central Coast Local and Regional Planning team. To demonstrate transparency an independent assessment has been undertaken by the Department's Western Region Local and Regional Planning team. This assessment has revealed that the planning proposal is adequate and in accordance with Regional and State planning objectives and recommended that a conditional Gateway determination be issued.

The assessment concluded that:

- the site is listed in the Interim Darkinjung Development Delivery Plan;
- the proposal provides for positive environmental outcomes by preserving the majority of the site as environmental conservation;
- the proposal will formalise and protect important biodiversity corridor linkages;
- the proposal enables appropriate development outcomes and will generate social and economic benefits for Darkinjung; and

- the proposal has strategic merit and aligns with the Central Coast Regional Plan 2036, specifically Direction 6 to strengthen the economic self-determination of Aboriginal communities.

In accordance with the advice from the Panel and as delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination (**Attachment Determination**).

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones and 1.5 Rural Lands are justified as being minor in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

The agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 1.3 Mining, Petroleum Production and Extractive Industries, 2.3 Heritage Conservation and 4.4 Planning for Bushfire Protection will be required prior to the plan being made.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Consultation with agencies and Council will be undertaken shortly and the planning proposal may be amended prior to community consultation. The aim is to commence the exhibition of the planning proposal as soon as possible.

Should you have any enquiries about this matter, I have arranged for Mr Garry Hopkins, Team Leader, Strategic Planning to assist you. Mr Hopkins can be contacted on 43454402.

Yours sincerely



21/05/2020

Damien Pfeiffer
Director, Western Region
Local and Regional Planning
Planning and Assessment