

**PLANNING PROPOSAL AUTHORITY**  
**RECORD OF DECISION – GATEWAY ALTERATION TO NO**  
**LONGER PROCEED WITH PLANNING PROPOSAL**  
 STRATEGIC PLANNING PANEL OF THE  
 HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

<b>DATE OF DECISION</b>	30 October 2023
<b>DATE OF BRIEFING</b>	5 October 2023
<b>PANEL MEMBERS</b>	Alison McCabe (Chair), Juliet Grant, Yvonne Weldon and Stephen Leathley
<b>APOLOGIES</b>	Anthony Tuxworth
<b>DECLARATIONS OF INTEREST</b>	None

**PLANNING PROPOSAL**

**PP-2021-526 – Central Coast LGA – Lot 481 DP1184693 Reeves Street, Somersby (as described in Schedule 1)**

The Reeves Street Somersby Planning Proposal dated April 2020, seeks to rezone land for environmental management and environmental conservation, and to amend the minimum lot size control to allow 8 to 14 additional rural residential lots. The proponent is the Darkinjung Local Aboriginal Land Council (LALC).

On 2 October 2019, the Hunter and Central Coast Regional Planning Panel, recommended that the Planning Proposal be submitted for a Gateway determination as it had strategic and site-specific merit. The Panel also included recommendations regarding changes to the Planning Proposal, exploration of implementation options to best secure the buffer options to avoid and mitigate impacts on high ecological areas and a Stage 1 preliminary site investigation.

On 5 December 2019, the Panel appointed itself as the Planning Proposal Authority (PPA) for the Planning Proposal in response to the Central Coast Council advising (on 22 November 2019) that Council did not want to take on the PPA role.

On 21 May 2020, the Department of Planning and Environment issued a Gateway determination for the Planning Proposal. The Planning Proposal was due for finalisation on 21 May 2021.

On 8 September 2022, the Department wrote to Darkinjung LALC recommending they withdraw the Planning Proposal due to timeframes, outstanding issues, and the need for additional reports. The LALC was invited to submit a new revised Planning Proposal once a pathway for bio certification had been determined.

On 14 October 2022, Darkinjung LALC provided consent to withdraw the Planning Proposal. However, the LALC requested that the withdrawal occur once a new Planning Proposal had been developed.

On 15 December 2022, the Department issued a Gateway determination alteration to extend the timeframe for finalisation to 25 August 2023.

On 7 July 2023, Darkinjung LALC submitted a new Planning Proposal for Lot 481 DP1184693, 250 Reeves Street, Somersby.

**PANEL DECISION AS PLANNING PROPOSAL AUTHORITY – REQUEST FOR GATEWAY ALTERATION TO NO LONGER PROCEED WITH PLANNING PROPOSAL**

As the Planning Proposal Authority, the Panel has determined, at the request of Darkinjung Local Aboriginal Land Council, to no longer proceed with the Reeves Street Somersby Planning Proposal.

The decision was unanimous.

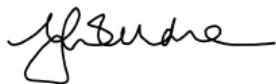
PANEL MEMBERS



Alison McCabe (Chair)



Juliet Grant



Yvonne Weldon



Stephen Leathley

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	PP-2021-526 – Central Coast LGA – Lot 481 DP1184693, 250 Reeves Street, Somersby
2	LEP TO BE AMENDED	Central Coast Local Environmental Plan 2022
3	PROPOSED INSTRUMENT	<p>The Reeves Street Somersby Planning Proposal, dated April 2020, seeks to amend the Central Coast Local Environmental Plan, 2022 by:</p> <ul style="list-style-type: none"> <li>Rezoning from part RU2 Rural Landscape and part C2 Environmental Conservation to part zone C2 Environmental Conservation and part zone C3 Environmental Management</li> <li>Changing the minimum lot size from 20ha to 40 ha for proposed C2 zone and from 20ha to 2ha for proposed C3 zone; and</li> <li>Including a site-specific provision to enhance environmental outcomes and to permit up to 14 rural residential lots on the proposed C3 land.</li> </ul>
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Withdrawal Request Briefing Report from Department of Planning and Environment, 21 September 2023</li> </ul>
5	SITE INSPECTION AND BRIEFINGS BY THE PANEL	<ul style="list-style-type: none"> <li><b>Site inspection with Department of Planning and Environment (DPE):</b> 10:25am – 11:30am, 5 October 2023 <ul style="list-style-type: none"> <li>Panel members in attendance: Alison McCabe (Chair), Juliet Grant, Yvonne Weldon and Stephen Leathley</li> <li>DPE staff in attendance: William Oxley, Nicole McNamara, Pia Gilfillan, Brendon Roberts, Kimberley Beencke &amp; Lisa Kennedy</li> <li>Key issues discussed: <ul style="list-style-type: none"> <li>Previous (PP-2021-526) and updated planning proposal</li> <li>Area of proposed rural residential</li> <li>Coastal upland swamps – vegetation &amp; hydrology</li> <li>Topography, water quality, groundwater</li> <li>Character of locality (Crown Land &amp; RSPCA facility) &amp; existing rural residential subdivision layout and density</li> </ul> </li> </ul> </li> <li><b>Briefing with Department of Planning and Environment (DPE):</b> 1:00pm - 1:30pm, 5 October 2023 <ul style="list-style-type: none"> <li>Panel members in attendance: Alison McCabe (Chair), Juliet Grant, Yvonne Weldon and Stephen Leathley</li> <li>DPE staff in attendance: William Oxley, Nicole McNamara, Pia Gilfillan, Brendon Roberts, Kimberley Beencke, Lisa Kennedy &amp; Taylah Fenning</li> <li>Key issues discussed: <ul style="list-style-type: none"> <li>Process of withdrawal request</li> <li>New Planning Proposal</li> </ul> </li> </ul> </li> <li><b>Panel Discussion:</b> 4.10pm – 4.15pm, 5 October 2023 <ul style="list-style-type: none"> <li>Panel members in attendance: Alison McCabe (Chair), Juliet Grant, Yvonne Weldon and Stephen Leathley</li> <li>DPE staff in attendance: William Oxley, Nicole McNamara, Pia Gilfillan, Brendon Roberts, Kimberley Beencke, Lisa Kennedy &amp; Taylah Fenning</li> </ul> </li> </ul>