

Your ref: PP-2023-2340

Email: [REDACTED]

Dear [REDACTED]

The following comments have been formulated after consideration of the information provided as part of the planning proposal documentation:

State and local heritage considerations under the *Heritage Act 1977*

In relation to historic archaeology, if the proponent has not already undertaken their own investigation to assess the likelihood of 'relics' and any subsequent management required under the *Heritage Act 1977*, they should do so. Which, in this instance, would be a desktop assessment.

HNSW support the conservation and protection of Aboriginal cultural heritage values. It is noted that an Aboriginal cultural heritage assessment report (ACHAR) has been completed in support of this proposal. The ACHAR has identified an engraving site of high significance and the potential for further sites on sandstone sheets currently obscured by vegetation. Heritage NSW agrees with the management recommendations outlined in the ACHAR.

The outcomes of the ACHAR should be used to inform the planning proposal. Conservation and avoidance of these identified Aboriginal cultural heritage values through footprint design should always be the first option. If impact cannot be avoided, appropriate mitigation measures should be negotiated with the registered Aboriginal parties.

Any future Aboriginal Heritage Impact Permit (AHIP) applications or other referrals will be reviewed on their merits and in accordance with legislated guidelines and policy, found here: <https://www.heritage.nsw.gov.au/applications/aboriginal-objects-and-places/before-you-apply/>.

When submitting an ACHAR in support of an AHIP application, please ensure that it meets the requirements of the guidelines <https://www.heritage.nsw.gov.au/assets/Uploads/files/Guide-to-Investigating-Assessing-and-Reporting-on-Aboriginal-Cultural-Heritage-in-New-South-Wales.pdf>

General Comments

Prior to finalisation of the proposal, Council should be satisfied that all necessary heritage assessments have been undertaken and that any impacts have been sufficiently addressed. Council's assessment should include, but not be limited to, a search of the State Heritage Inventory (<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>) and the Aboriginal Heritage Information Management System (<https://www.heritage.nsw.gov.au/protecting-our-heritage/record-aboriginal-sites/>).

If you have any questions, please contact [REDACTED] at [REDACTED]
[REDACTED]

Yours sincerely,

[REDACTED]
[REDACTED]

Manager, South Assessments

Heritage NSW

as Delegate of the Heritage Council of NSW

1 May 2024

The Hunter and Central Coast Regional Planning Panel
C/- Planning Portal

[REDACTED]
Attention: [REDACTED]

PP-2023-2340 - 250 Reeves Street, Somersby

Dear [REDACTED]

Thank you for your correspondence via the Planning Portal on 12 April 2024 and the opportunity to provide comment on the proposed rezoning at 250 Reeves Street, Somersby.

The NSW Department of Primary Industries (DPI) Agriculture collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

DPI Agriculture has reviewed the documentation provided. We note the planning proposal proposes to rezone the subject site from RU2 Rural Landscape to C2 Environmental Conservation and C4 Environmental Living and amend the associated minimum lot size.

The proposal is not inconsistent with the Central Coast Regional Plan 2041, or the Central Coast Local Strategic Planning Statement where the subject site is identified for investigation for residential development.

We note the subject site is not identified on the preliminary draft State Significant Agricultural Land map, and the Land and Soil Capability Scheme identifies the land as Class 6 low capability land which has very high limitations for high-impact agricultural land uses.

DPI Agriculture has no objections to the proposed rezoning of the subject land from RU2 to C2 and C4 in this instance as the land is predominantly vegetated land that has low potential to be used for agricultural activities.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact me by email at [REDACTED]

Sincerely

[REDACTED]
[REDACTED]
Agricultural Land Use Planning Officer
Soils and Water | Agricultural Land Use Planning
Central Coast Region

3 May 2024

7 May 2024

File No: NTH24/00272/002

Your Ref: PP-2023-2340

Central Coast and Hunter Region
Local & Regional Planning
Department of Planning, Housing and Infrastructure

Attention: [REDACTED]

Pacific Motorway (M1): PP-2023-2340, Enable low-impact Rural Residential Development and Protect High Conservation land, Lot 481, DP 1184693, 250 Reeves Street Somersby

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 5 April 2024 for comment.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Pacific Motorway (M1) is a classified State road and Reeves Street, Debenham Road North, Bimbil Road and Wisemans Ferry Road are local roads. Council is the roads authority for all these roads except for the M1 Pacific Motorway, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the Planning Proposal and has no objection to the proposed amendments as it is considered there will be no significant impact on the nearby classified (State) road network, noting the proposed evacuation management plan does not involve immediate access onto the M1 (numerous local roads are required to be travelled before vehicles approach an interchange).

Should you require further information please contact [REDACTED], Development Services Case Officer, on [REDACTED] or [REDACTED] or by emailing [REDACTED]

Yours faithfully

[REDACTED]

[REDACTED]
Team Leader Development Services
North Region | Community & Place
Regional & Outer Metropolitan

OFFICIAL



7 May 2024

██████████
Department of Planning Housing and Infrastructure
PO Box 1148
GOSFORD NSW 2250

Dear ██████████

Review of Revised Planning Proposal for part of Lot 481 DP 1184693, 250 Reeves Street, Somersby

Thank you for the opportunity to comment on the revised planning proposal for the abovementioned site at the Agency consultation stage.

Some of the concerns raised in Council's letter dated 9 August 2023 have not been addressed. These concerns relate primarily to the impacts on threatened species habitat, endangered ecological communities and on-site wastewater impacts. If the hydrological cycle and its connectivity to the EECs on site is not satisfactorily addressed at the Planning Proposal stage, then there is a possibility that the future subdivision or future development applications for dwelling-houses may be delayed until these issues are satisfactorily addressed in accordance with relevant environmental and health legislation.

Should you require further information relating to this response, please contact ██████████
Section Manager Local Planning and Policy on █████ █████ █████ or email
████████████████████

Yours sincerely,

████████████████████

████████████████████
Unit Manager
STRATEGIC PLANNING



Central Coast Council Comments re Planning Proposal for part of Lot 481 DP 1184693, 250 Reeves Street, Somersby (Agency consultation stage)

Strategic Planning

1 Technical Studies

The Regional Planning Panel's (RPP's) letter and Record of Decision dated 10 November 2023 recommended:

The panel recommends that prior to the planning proposal being submitted for a Gateway determination, it is to be informed by further technical reports relating to soil analysis, geotechnical investigation and groundwater investigation.

In response to this recommendation, the Planning Proposal states:

Supplementary information provided by EMM Consulting on 14 November 2023 to respond to the Regional Planning Panel's recommendations and addresses potential impacts to the Coastal Upland Swamp.

From an examination of the Planning Proposal and documents there are no technical reports submitted relating to soil analysis, geotechnical and groundwater investigation. The supplementary information provided by EMM is considered to not constitute such a technical report.

2 Bio-certification

The RPP Record of Decision dated 10 November 2023 recommended:

The BCAR work be progressed as a matter of urgency and is to be finalised and Bio-certification measures in place at the finalisation of the Planning Proposal.

The RPP concluded that:

It is critical that work progresses on the BCAR to ensure environmental outcomes in the terms of Bio-certification are considered and in place at the finalisation of the Planning Proposal. Ideally the BCAR would be exhibited at the same time as the Planning Proposal, however this is not critical provided it is in place and finalised at the same time as the Planning Proposal.

The Planning Proposal does not explicitly address the issue of LEP finalisation at the same time as the bio-certification of the site. It is vitally important that the LEP is not finalised prior to bio-certification measures being in place as the proposed zone boundary extent or proposed minimum lot size may require amendment.



3 Site-specific DCP Chapter

The RPP Record of Decision dated 10 November 2023 concluded that:

The Panel is of the view that there is no need for separate DCP controls as the Central Coast DCP 2022 contains adequate controls for this type of development.

It is agreed that there are adequate controls in the CCDCP 2022 for rural-residential use, however the subject site has several physical constraints that are likely to affect/limit future subdivision and subsequent building location. Therefore, it would be beneficial to prepare a DCP Chapter identifying building envelopes and setbacks in relation to the EECs and areas for wastewater management. Such a DCP Chapter would be reliant on the bio-certification outcome, soil analysis, geotechnical and groundwater investigation recommended by the RPP.

Ecological Issues

4 Impacts on hydrology of the catchment

The catchment of Fountain Creek is contained within the entire site and any impact on water quality, quantity and alteration to hydrological processes needs to be modelled and how it will not be impacted outlined. In particular, the soil landscape is highly erosional.

5 Impacts on threatened flora and fauna

Insufficient detail has been provided with regard to fauna surveys. Council is unable to review the fauna survey compliance without further information e.g., on the number of hours/days/area in which the surveys were conducted. It is understood that further surveys will be conducted in order to understand whether those threatened fauna recorded on site are utilising the area for breeding. Council would envisage that such matters would be addressed during the bio-certification assessment.

6 Impacts on Coastal Upland Swamp EEC

The Coastal Upland Swamp EEC is listed under both the NSW BC Act and the Commonwealth EPBC Act. It is highly restricted and endemic to the area in which it occurs, i.e., the Somersby-Hornsby and Woronora plateaux. Direct and indirect impacts and its associated threatened species have not yet been adequately measured.

DCCEEW (2014) *Conservation Advice for Coastal Upland Swamps in the Sydney Basin Bioregion EPBC Act 1999* highlights the need to assess each swamp separately due to the complexity of issues associated with this EEC. Before potential impacts (both direct and indirect) can be assessed the ecological, geological, surface water and groundwater conditions of each swamp needs to be considered as per the RPP recommendation.



Critical to the survival of this EEC are the persistence and integrity of areas in which it occurs and its associated sub-catchment. Ecosystem dynamics of this EEC are highly complex. This EEC requires a site-specific set of variables to persist and maintain integrity. These variables include:

- Maintenance of hydrological processes.
- An excess of precipitation over evaporation.
- High surface run-on and low rates of percolation and run-off.
- Prolonged inundation.
- Associated plants adapted to tolerate oxygen-poor, wet substrate conditions.
- Protection of associated groundwater aquifer function, and
- Specific fire regime that promotes fire-mediated competition between overstorey shrubs and understorey plants and promotes persistence of characteristic native biota, e.g., woody resprouters such as *Banksia sp* and *Grevillea sp*.

7 Severing of connectivity between the north and south

Severing of the north-south biodiversity corridor by the four lots to the southeast, will reduce its value as a biodiversity corridor. It is envisaged that this matter would be addressed during the bio-certification assessment.

Environmental Health

8 Impact of on-site sewage treatment and stormwater runoff on the Coastal Upland Swamp EEC

Item 5 of Council's letter dated 9/8/23 has been partially addressed in the EMM supplementary brief which indicates that further assessment will be undertaken as a part of the Biodiversity Certification of the site to quantify the potential impacts of the on-site sewage management (OSSM) systems on coastal upland swamps with different treatment methodologies. While this approach is supported the results of this assessment must be considered prior to planning proposal being finalised.

9 Buffer distances to Coastal Upland Swamp EEC

Section 3.10 - Water Catchment Protection of the Planning Proposal addresses the impacts of OSSM systems on the Coastal Upland Swamp, indicating that OSSM disposal areas are to be located more than 40m away from the boundaries of lots that border the Coastal Upland Swamp areas.

It is noted that no mapping has been provided in either the Planning Proposal, Flora and Fauna Assessment or the Updated Preliminary Stormwater and Serving Report to identify the proposed OSSM disposal areas overlayed against the EEC to demonstrate that a 40m buffer can be achieved as per Item 6 of Council's letter (9/8/23). It is also noted that some of the proposed lots are mapped as containing significant areas of



EEC, in which case it may not be feasible to accommodate a 40m buffer. Further detailed design is required identifying potential wastewater disposal envelopes, reserve land application areas and buffer distances to Coastal Upland Swamp areas, other areas of EEC, property boundaries and other sensitive receptors. The individual topography of each lot should also be taken into consideration, noting the two western-most lots which appear to contain a rock ledge and steeper slopes which provide considerable challenges to wastewater disposal.

The supplementary brief prepared by EMM discusses wastewater disposal options and indicates that the detailed design of OSSM systems will be further explored at the development application stage, with a focus on ensuring all impacts are mitigated at or before the property boundary. However, given that the preliminary wastewater report has identified that an irrigation area of 1,330m² is required for wastewater disposal for up to a five (5) bedroom dwelling, it is prudent for the wastewater disposal envelopes to be identified at the planning proposal stage since such large areas will have a significant impact on lot size and the location of dwellings, driveways and other ancillary development such as swimming pools. While alternative small footprint disposal options have also been discussed, the potentially shallow soils may preclude these systems from being installed, resulting in the only feasible option being mounds. Mounds are a permissible method of wastewater disposal; however, they are expensive to construct, they are not a popular choice with property owners due to their appearance and maintenance requirements, and due to their infrequent use, there is a limited number of installers who have the expertise to install them, resulting in the potential for 'toeing out' at the base of the mounds.

The location of wastewater disposal envelopes must be identified at the planning proposal stage rather than at the DA stage to ensure that practical and sustainable on-site sewage management can be achieved for all of the proposed lots. The Planning Proposal specifies that the minimum lot size is 1 ha so there is an expectation that this has been determined to be feasible and a future subdivision will be submitted on this basis. There is no benefit to the landowner if the minimum lot size of 1 ha proposed in the Planning Proposal is unable to be physically achieved.

10 Soil bore logs and site plans

Soil bore logs and site plans have not been provided as requested in Item 7 of Council's letter (9/8/23). Both are required to demonstrate that the lots have the capacity to accommodate sustainable on-site sewage management. Such information could be included in the technical reports recommended by the RPP.

11 Wastewater loading

Item 8 of Council's letter (9/8/23) has been addressed; however, it is noted that in the water balance calculations the consultant has used, the climate data for rainfall from a BOM weather station located at North Gosford (presumably weather station 061319), however this station is located 8.4 km from Somersby. There is a closer weather station at Ourimbah (weather station 061093). Likewise, it is noted that the consultant has



used the evaporation data from Sydney Airport located 61 km away from the site, while evaporation data is available from Peats Ridge (weather station 061351) which is located 7.4 km away. More importantly the consultant has used the mean rainfall, rather than the median in the water balance which will have a significant impact on the required wastewater disposal area sizing. The water balance should be revised to provide a more accurate indication of the required wastewater disposal area sizing.



Your ref: IRF24/668/PP-2023-2340
Our ref: DOC24/267250

[REDACTED]
Senior Planning Officer
Department of Planning, Housing and Infrastructure
PO Box 1226
Newcastle NSW 2300

By email: [REDACTED]

Dear [REDACTED]

Agency consultation for PP-2023-2340, 250 Reeves Street, Somersby

I refer to your letter from the 5 April 2024 regarding a revised planning proposal for 250 Reeves Street, Somersby, in which you sought formal consultation in accordance with the Gateway Determination on an updated planning proposal for 250 Reeves Street, Somersby.

Biodiversity, Conservation and Science (BCS) understands that the planning proposal has been updated and that biodiversity certification is proposed for this site. The Biodiversity Certification Assessment Report (BCAR) for the site will include additional information in support of the footprint and mitigation measures to prevent impacts on the Coastal Upland Swamps which are of concern to the Planning Panel. BCS has reviewed the supplementary brief written by EMM (November 2023), describing how the proponents intend to deal with this issue.

BCS has previously provided comment on the planning proposal (dated 14 July 2023, DOC23/658691). Recommendations provided in that letter should be addressed in the revised BCAR, along with the recommendations provided in this advice. BCS will assess the final BCAR when it is lodged.

BCS's detailed comments are provided in **Attachment A**. If you have any further questions about this issue, please contact [REDACTED], Senior Team Leader, Hunter Central Coast, on [REDACTED]
[REDACTED]

Yours sincerely

[REDACTED]
[REDACTED]
**Director Hunter Central Coast Branch
Biodiversity and Conservation Division**

10/5/24

Enclosure: Attachment

BCD's comments

PP-2023-2340, 250 Reeves Street, Somersby

1. BCS's previous recommendations from July 2023 should be included in an updated BCAR to inform the planning proposal

BCS provided recommendations on a previous planning proposal in July 2023. Since then the planning proposal has been updated and the ecological consultants doing the flora and fauna assessment have changed. The BCAR should be amended to reflect changes to the planning proposal, to consider our previous recommendations and any new information.

Recommendation 1

BCS's previous recommendations and other new information should be considered and integrated into the updated BCAR and the planning proposal.

2. The footprint in the planning proposal should be consistent with the footprint in the future revised BCAR

A BCAR is expected to inform a planning proposal. Indicating future land uses in the planning proposal which are then no longer possible due to decisions made in the BCAR at a later date should be avoided.

Recommendation 2

The planning proposal should provide the same footprint as the footprint in the BCAR.

3. Mitigation of impacts on the Coastal Upland Swamp Endangered Ecological Community from development is required

BCS supports the recommendation by the Hunter and Central Coast Regional Planning Panel that there is a need for further soil and geotechnical analysis and analysis of the groundwater regime to determine any indirect impacts to the Coast Upland Swamp Endangered Ecological Community (EEC). It is acknowledged that some impacts on the EEC will be unavoidable within this development footprint. However, the ability to further restrict or regulate impacts once the properties are in private ownership will be limited, and for this reason the proponent should indicate how the impacts will be contained and prevented to the greatest extent possible, prior to the sale into private ownership.

The proponent should provide information in the updated BCAR in the sections of indirect and prescribed impacts showing how impacts on the Coastal Upland Swamp EEC will be avoided and mitigated.

As it has been stated that the C2 zoned area is likely to be protected by a Biodiversity Stewardship Agreement (BSA), it will be important for the Department to be certain that impacts from On-Site Sewage Management systems (OSSMs) do not affect the BSA area. On-going problems with the maintenance and management of the swamp into the future should be avoided.

The use of defined development footprints, within which the dwelling and OSSM will be sited, is encouraged. BCS recommends that these footprints are individually assessed to prevent direct and indirect impacts on the swamp and its buffers.

Further reduction of impacts on the coastal upland swamp EEC could be achieved by removing development in part of the eastern section of the proposal. This would have the added advantage of providing connectivity for wildlife in the eastern part of the development, including the squirrel glider, *Petaurus norfolcensis*, the giant burrowing frog, *Heleioporus australiacus* and the red-crowned toadlet, *Pseudophryne australis*.

Recommendation 3

The proponent should commit to adequate prevention and mitigation of impacts on the Coastal Upland Swamp EEC in the BCAR.

4. The inconsistency with Section 9.1 Ministerial Direction 3.1 is justified

Considering that 104.35 hectares of RU2 (Rural Landscape) zoned land is being rezoned to C2 (Environmental Protection) and C4 (Environmental Living), and that previously 'proposed COSS' land will be protected by a Biodiversity Stewardship Agreement and protected in perpetuity, BCS considers that the small amount of land (0.27 hectares) which is being rezoned from C2 to C4 is a minor inconsistency with Ministerial Direction 3.1 issued under Division 9.1 of the *Environmental Planning and Assessment Act 1979* and that the proposal otherwise increases the level of environmental protection of the majority of the site.

Recommendation 4

BCS considers the inconsistency with Ministerial Direction 3.1 to be minor and justified.



TELEPHONE: [REDACTED]
EMAIL: [REDACTED]
REFERENCE: TRIM 2017/11/362

ATTN: [REDACTED]
Manager, Planning Proposal Authority
Department of Planning, Housing and Infrastructure

24-28 Campbell St
Sydney NSW 2000
All mail to
GPO Box 4009
Sydney NSW 2001
T +61 2 131 525
ausgrid.com.au

Re: PP-2023-2340 - 250 Reeves St Somersby - Low-impact 1ha rural residential development to enable up to 14 allotments.

I refer to Department of Planning, Housing and Infrastructure Planning Proposal PP-2023-2340.

This letter is Ausgrid's response under clause 45(2) of the State Environmental planning Policy (Infrastructure) 2007.

The assessment and evaluation of environmental impacts for a proposed future new development consent (or where a development consent is modified) is undertaken in accordance with requirements of Section 79C of the Environmental Planning and Assessment Act 1979. One of the obligations upon consent authorities, is to consider the suitability of the site for the development which can include a consideration of whether the proposal is compatible with the surrounding land uses and the existing environment.

In this regard, Ausgrid requires that due consideration be given to the compatibility of PP-2023-2340 with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, Electric & Magnetic Fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development.

With Regard to: Low-impact 1ha rural residential development to enable up to 14 allotments at 250 Reeves St Somersby

- Updated Somersby Planning Proposal November 2023
- Gateway determination report – PP-2023-2340

Ausgrid consents to the above mentioned PP-2023-2340 subject to the following conditions:-

Method of Electricity Connection

The method of connection will be in line with Ausgrid's Electrical Standard (ES)1 – 'Premise Connection Requirements.

Supply of Electricity

It is recommended for the nominated electrical consultant/contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

- The existing network can support the expected electrical load of the development
- A substation may be required on-site, either a pad mount kiosk or chamber style and;
- site conditions or other issues that may impact on the method of supply.

Please direct the developer to Ausgrid's website, www.ausgrid.com.au about how to connect to Ausgrid's network.

Conduit Installation

The need for additional electricity conduits in the footway adjacent to the PP-2023-2340 will be assessed and documented in Ausgrid's Design Information, used to prepare the connection project design.

Service Mains

It appears the existing overhead electricity service mains, that supply the subject property, may not have sufficient clearance to the proposed construction as per the requirements of "The Installation and Service Rules of NSW".

It is recommended that the developer engage a Level 2 Accredited Service Provider (ASP) Electrician to ensure that the installation will comply with the Service Rules.

Proximity to Existing Network Assets

Overhead Powerlines

There are existing overhead electricity network assets as follows: In Service 11kV High Voltage Overhead Bare Wire Mains Feeder in Reeves St adjacent planning proposal. In Service 415V Low Voltage Overhead Mains in Reeves St adjacent planning proposal. In Service 415V Low Voltage Overhead Service Mains in Reeves St adjacent planning proposal. Safework NSW Document – Work Near Overhead Powerlines: Code of Practice, outlines the minimum safety separation requirements between these mains/poles to structures within the PP-2023-2340 throughout the proposed construction process. It is a statutory requirement that these distances be maintained throughout construction. Special consideration should be given to the positioning and operating of cranes and the location of any scaffolding.

The "as constructed" minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid's website, www.ausgrid.com.au

Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost.

It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.

Please do not hesitate to contact [REDACTED] on Ph: ([REDACTED]) (please quote our ref: Trim 2017/11/362) should you require any further information.

Regards

[REDACTED]
[REDACTED]
Engineering Officer - Sydney North & Central Coast - Customer, Assets & Digital
Ausgrid
Ph: [REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Agency consultation for PP-2023-2340, 250 Reeves Street, Somersby
Date: Friday, 19 April 2024 4:21:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
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[image006.png](#)
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[ccc-place-14_dc8c18ff-2bb2-450a-a383-a4404372cabf.png](#)
[ccc-li-14_f0d2aea5-7661-468b-8c03-a47422842d12.png](#)
[corporate-email-signature-l-image-3_cf56ee18-988c-4414-af3a-797a37464ac0.jpg](#)
[Current - Somersby Planning Proposal - Amended April 2024 .pdf](#)

Hi [REDACTED]

I have reviewed the attached on behalf of the Water and Sewer Department of Council.

There is no objection to the proposal and the buffer between the proposal area and the drinking water catchments is noted.

The proposal describes a desire for water and sewerage services for the development. It is noted that large lot rural residential development within the proposed land zoning is not typically required to have reticulated water and sewer services. It is identified in the proposal that discussions are underway with Council's Water Assessment Team in this regard. It is unlikely to be cost effective for the developer to provide those services to development of this nature however that is not a barrier to the planning proposal being supported.

[REDACTED] – can you save a copy of this correspondence in the relevant PP folder in Content Manager as part of the Northrop servicing discussions.

Cheers,



Assets and Planning
Central Coast Council



[Council on LinkedIn](#)

P.O. Box 20 Wyong, NSW 2259

"We acknowledge the Traditional Custodians of the land on which we live, work and play. We pay our respects to Darkinjung country, and Elders past and present. We recognise the continued connection to these lands and waterways and extend this acknowledgement to the homelands and stories of those who also call this place home. We recognise our future leaders and the shared responsibility to care for and protect our place and people."



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From: [REDACTED]
Sent: Friday, 12 April 2024 3:54 PM
To: [REDACTED]
[REDACTED]
Subject: RE: Agency consultation for PP-2023-2340, 250 Reeves Street, Somersby

Hi there,

Please see attachment for your review.

Kind regards,

From: [REDACTED]
Sent: Friday, 5 April 2024 12:15 PM
To: [REDACTED]
[REDACTED]
Subject: Agency consultation for PP-2023-2340, 250 Reeves Street, Somersby

Good afternoon [REDACTED]

Please find attached correspondence from [REDACTED], Director, Central Coast & Hunter region, Department of Planning, Housing & Infrastructure re Agency consultation for PP-2023-2340, 250 Reeves Street, Somersby.

Please note this letter notification will arrive through the portal shortly.

Please do not hesitate to contact [REDACTED], Senior Planning Officer, at the Department on [REDACTED] or [REDACTED] should you require any further information.

Kind regards

Central Coast and Hunter Region
Local & Regional Planning
Planning, Land Use Housing and Infrastructure
Department of Planning, Housing and Infrastructure

[REDACTED]

dphi.nsw.gov.au



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

From: [REDACTED]
To: [REDACTED]
Subject: RE: Somersby Planning Proposal PP-2023-2340 [Commercial - Anyone]
Date: Monday, 24 June 2024 2:53:11 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello [REDACTED]

Further to this email I have received the back haul contributions back from planning.

The contribution is \$189,000.00 as there is extensive build and hauling required to supply Fibre to the site.

Please do not hesitate to contact me

Kind Regards

[REDACTED]
Senior Account Manager (NSW/ACT) – New Developments

[REDACTED]
100 Mount Street, North Sydney NSW 2060

Cammeraygal Country



nbn acknowledges and pays respects to the traditional custodians of all the lands upon which we work.

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From: [REDACTED]
Sent: Friday, June 7, 2024 2:57 PM
To: [REDACTED]
Subject: Somersby Planning Proposal PP-2023-2340

Hello [REDACTED]

Thank you for speaking with me today.

This area is currently serviced by nbn fixed wireless technology.

To provide nbn FTTP (fibre to the Premise) to these lots would require a back haul contribution to support the build costs to the boundary.

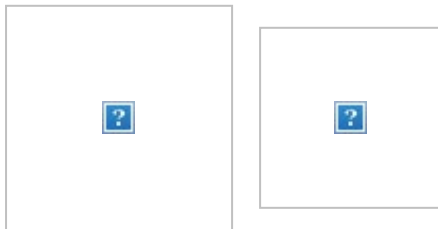
Please do not hesitate to contact me

Kind Regards

[REDACTED]
Senior Account Manager (NSW/ACT) – New Developments

[REDACTED]
100 Mount Street, North Sydney NSW 2060

Cammeraygal Country



nbn acknowledges and pays respects to the traditional custodians of all the lands upon which we work.

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From: [RFS-do-not-reply](#)
To: [DPE PSVC Central Coast Mailbox](#)
Subject: NSW RFS Acknowledgement - Darkinjung DDP Site 3 - Reeves Street Somersby NSW
Date: Monday, 17 July 2023 12:25:12 PM

RFS Header.png



Attention: [REDACTED]

Application Details: Rezoning – Planning Proposal –

The planning proposal has been revised in response to recommendations received from public authorities and government agencies (Attachment B). While the objective of the planning proposal to enable low impact residential development remains, the following changes have been made to the proposed zoning and development standards in response to the environmental characteristics of the site:

1. Reduce the proposed development area from 30.8ha to 19.75ha.
2. Amend the proposed zone applying to the development area from C3 Environmental Management to C4 Environmental Living.
3. Reduce the proposed minimum lot size applying to the development area from 2ha to 1ha.
4. Increase the proposed environmental conservation area, containing a regional biodiversity corridor, from 147.7ha to 158.75ha.

This email is to acknowledge that the NSW RFS received your correspondence on 14/07/2023 regarding the above matter for Darkinjung DDP Site 3 - Reeves Street Somersby NSW (your reference: N/A).

A response will be forwarded following consideration of the information provided.

Should you wish to discuss this matter please contact [REDACTED] on [REDACTED] and quote RFS reference SPI20230717000089.



Planning and Environment Services
NSW RURAL FIRE SERVICE
Locked Bag 17 Granville NSW 2142
P 1300 NSW RFS **E** records@rfs.nsw.gov.au
www.rfs.nsw.gov.au | www.facebook.com/nswrfs | www.twitter.com/nswrfs
PREPARE. ACT. SURVIVE.



NSW RURAL FIRE SERVICE

Department of Planning and Environment (Gosford Office)
PO Box 1148
Gosford NSW 2250

Your reference: N/A
Our reference: SPI20230717000089

ATTENTION: [REDACTED]

Date: Tuesday 19 September 2023

Dear Sir/Madam,

Strategic Planning Instrument Rezoning – Planning Proposal

The planning proposal to enable low impact residential development has been modified to reduce the proposed development area, amend the proposed zone from C3 Environmental Management to C4 Environmental Living, reduce the proposed minimum lot size and increase the proposed environmental conservation area.

I refer to your correspondence dated 14/07/2023 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

After reviewing the supporting documents:

- *Revised planning proposal for Reeves Street, Somersby (Darkinjung DDP Site 3)*, prepared by Department of Planning and Environment, dated 14 July 2023;
- *Darkinjung Somersby Planning Proposal*, Hunter and Central Coast Regional Planning Panel; and
- *STRATEGIC BUSHFIRE STUDY for LOT 481 REEVES STREET, SOMERSBY REZONING (Lot 481 of DP 1184693)*, prepare by Clarke Dowdle & Associates, Ref GO: 26048, V3, dated 3 July 2023.

There is no objection to the proposal subject to the implementation of the Bushfire Protection Measures identified in the document *STRATEGIC BUSHFIRE STUDY for LOT 481 REEVES STREET, SOMERSBY REZONING (Lot 481 of DP 1184693)*, prepare by Clarke Dowdle & Associates, Ref GO: 26048, V3, dated 3 July 2023. With the expectation of the inclusion of the following:

- the entirety of the areas identified as C4 Environmental Living be managed consistent with an APZ;
- the APZ setbacks identified in the document *STRATEGIC BUSHFIRE STUDY for LOT 481 REEVES STREET, SOMERSBY REZONING (Lot 481 of DP 1184693)*, prepare by Clarke Dowdle & Associates, Ref GO: 26048, V3, dated 3 July 2023 be the subject of 88B easements to prohibit the construction of habitable structures; and
- Fire Trails will be constructed consistent with the NSW RFS Fire Trails Standard Version 1.1 and be registered with a Fire Access and Fire Trail (FAFT) plan.

For any queries regarding this correspondence, please contact [REDACTED]

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

Yours sincerely,



**Manager Planning & Environment Services
Built & Natural Environment**