



Your ref: PP-2024-555
Our ref: DOC24/891543

Bruce Ronan
Strategic Planner
Central Coast Council

By email: Bruce.Ronan@centralcoast.nsw.gov.au

Dear Bruce

Planning Proposal – 126 Somersby Falls Road, Somersby

Thank you for your Planning Portal request dated 31 October 2024 seeking advice from the Biodiversity, Conservation and Science (BCS) Group of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) on 126 Somersby Falls Road, Somersby.

BCS has reviewed the provided information for biodiversity and flooding and provides general advice for considering biodiversity matters in the planning proposal in Attachment 1.

If you have any further questions about this issue, please contact our Hunter Central Coast Planning Team at huntercentralcoast@environment.nsw.gov.au.

Yours Sincerely

Joe Thompson
**Director Hunter Central Coast
Biodiversity, Conservation and Science**

20 December 2024

Enclosure – Attachment 1

Attachment 1 - BCS Comments

Planning Proposal – 126 Somersby Falls Road, Somersby

Key Assessment Issues

1.	<i>Consistency with Ministerial Direction 1.2 and Objective 6 of the Hunter Regional Plan 2041</i>	<p>Ministerial Direction 1.2 issued under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) requires planning proposals to be consistent with Regional Plans. Objective 6 of the Central Coast Regional Plan 2041 (Regional Plan) requires areas of High Environmental Value to be:</p> <ul style="list-style-type: none">• identified, mapped and avoided, where possible, within urban growth 'investigation' areas• considered for offsetting opportunities. <p>Areas of HEV may exist on the site and these should be identified and avoided as outlined in the Regional Plan.</p> <p>Recommended action:</p> <ul style="list-style-type: none">• Assessment in accordance with Stage 1 of the Biodiversity Assessment Method (BAM) is recommended for areas of potential high environmental value likely to be impacted. A Stage 1 BAM assessment will ensure that areas of High Environmental Value are adequately identified earlier in the planning process so that measures to avoid and minimise can be applied• A C2 Environmental Conservation Zone is recommended for areas of High Environmental Value.
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