



New South Wales

Gosford Local Environmental Plan 2014 (Amendment No 24)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

ROB NOBLE, CHIEF EXECUTIVE OFFICER, CENTRAL COAST COUNCIL
As delegate for the Minister for Planning

Gosford Local Environmental Plan 2014 (Amendment No 24)

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1 Name of Plan

This Plan is *Gosford Local Environmental Plan 2014 (Amendment No 24)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the following land at Somersby:

- (a) Lot 41, DP 771535, Goldsmith Road,
- (b) Lot 12, DP 263427, Reeves Street,
- (c) Lot 4, DP 261507, Tallara Road.

4 Maps

The maps adopted by *Gosford Local Environmental Plan 2014* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Gosford Local Environmental Plan 2014

Schedule 1 Additional permitted uses

Insert at the end of the Schedule with appropriate clause numbering:

Use of certain land at Goldsmith Road, Reeves Street and Tallara Road, Somersby

- (1) This clause applies to:
 - (a) the following land, identified as “East Somersby (North)” on the Additional Permitted Uses Map:
 - (i) land at Goldsmith Road, Somersby, being Lot 41, DP 771535,
 - (ii) land at Reeves Street, Somersby, being Lot 12, DP 263427, and
 - (b) land at Tallara Road, Somersby, being Lot 4, DP 261507, identified as “East Somersby (South)” on the Additional Permitted Uses Map.
- (2) The following development is permitted with development consent:
 - (a) a subdivision to create not more than 5 lots from Lot 41, DP 771535,
 - (b) a subdivision to create not more than 7 lots from Lot 12, DP 263427,
 - (c) a subdivision to create not more than 2 lots from Lot 4, DP 261507.
- (3) Development consent must not be granted under this clause unless the consent authority is satisfied that development on the land to which this clause applies:
 - (a) will retain, and be complementary to, the biodiversity values of the land, and
 - (b) will not have any significant adverse effect on threatened species or endangered ecological communities or their habitats, and
 - (c) will not involve (or will involve only minimal) clearing of native vegetation, and
 - (d) will not result in any other significant adverse environmental impact on the land or any adjoining land.
- (4) Development consent must not be granted under subclause (2) (b) unless the consent authority is satisfied that at least 1 of the lots created will comprise only land in Zone E2 Environmental Conservation.
- (5) In this clause, **biodiversity values** has the same meaning as in the *Threatened Species Conservation Act 1995*.