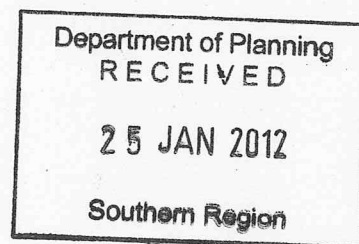




Ref:

20 January 2012

Regional Director
Department of Planning & Infrastructure
PO Box 5475
WOLLONGONG NSW 2520



Dear Mr Whitworth

**Planning Proposal – Lots 1-13 DP 1110017 and Lots 1 & 2 DP 931046
Nos. 53-65 Bega Street, Bega**

Council at its meeting of 17 January 2012 considered a Planning Proposal to rezone the above land 3(b) Special Business and 7(d) Environment Protection General Zone. Also proposed is an enabling clause to permit under Schedule 4 of the Bega Valley Local Environmental Plan a café/restaurant and timber yard.

A copy of the Planning Proposal together with the report to Council is included for your consideration.

The subject land presently has approval for a bulky goods development. However, the land has been sold and the new owner has now carried out a total redesign of the development which requires a rezoning of the land to utilise the whole of the property. At present the land is partly zoned 4(a) Industrial and 1(a) Rural under the 2002 Bega Valley Local Environmental Plan. The land is proposed as B4 (Mixed Use) under the draft Bega Valley Local Environmental Plan.

The applicant has submitted the Planning Proposal prior to the completion of the SILEP as they wish to lodge a development application well before the draft SILEP is likely to be gazetted. Additionally the applicant wishes to utilise the whole of the site which is not available under the existing BVLEP as part of the land is zoned Rural A.

As you would be aware Bega is going through a growth stage with the construction and opening of the Sapphire Marketplace. The development proposed for the subject land is a Masters Home Improvement Centre. This development will continue the transition of Bega into a Regional Centre in line with the South Coast Regional Strategy.

Council is aware that the SILEP is likely to be gazetted during 2012 and has resolved to pursue the Planning Proposal as it is felt necessary to maintain the growth that has commenced. The subject land is located within approximately 400m of Carp Street which is the main street of Bega. Consequently Council is ensuring that Bega will remain a compact town where residents are able to walk comfortably to and from major developments and to the main street. Access around the town centre will also be improved following the construction of the Bega By-Pass.

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INFORMATION
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It would be appreciated if you would make arrangements to place the Planning Proposal before the Gateway Panel. Council staff would be available to discuss the application.

Should you have any questions please contact me on 6499 2344.

Yours faithfully



Tony McDermott
Strategic Planning Coordinator