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20 January 2017

NSW Department of Planning
Mr Brett Whitworth
General Manager Southern Region

Dear Brett,

Planning Proposal for Gateway Determination —

Three Deferred Site – Millingandi, 'Mandeni' Tura Beach, Boydtown

At the Ordinary Council meeting held on the 20 July 2016 Council resolved to forward a Planning Proposal to the NSW Department of Planning to affect certain deferred matters over

This Planning Proposal will have the following outcomes;

a) Site 1 - 2529 Princes Highway, Millingandi

That the land be re-zoned E3 and E2 with a 7ha minimum lot size.

b) Site 2 – 'Mandeni', Sapphire Coast Drive, Tura Beach

That the land be zoned and lot sized E4 (1ha), RU2 (120ha) and E2 (no lot size).

c) Site 3 – west and east of Princes Highway, Boydtown

That the land be zoned and lots sized E4, E3, E2, RU2, RE1 with a minimum lot size of 10 Ha for E4, 40 Ha for E3 and 120 Ha for RU2.

Council requests a Gateway Determination on the Planning Proposal from the Minister for Planning in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*. As such, please find enclosed a copy of the Council resolution and Planning Proposal report for your reference.

As this matter is of local significance, we are seeking delegation of the plan-making functions under Section 59 of the *Environmental Planning and Assessment Act 1979*. This delegation will be to the position of General Manager, and sub-delegated to the position of Group Manager Planning and Environment. The NSW Department of Planning *Evaluation Criteria for the Delegation of Plan Making Functions* is attached to this Proposal.

Department of Planning
& Environment
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23 JAN 2017

Southern Region-Wollongong



PWG002831

Should you have any queries regarding the Planning Proposal, please contact Council's Development Control Planner, Phil Morey on (02) 6499 2428 or pmorey@begavalley.nsw.gov.au.

Kindest regards,

A handwritten signature in black ink, appearing to read 'P. Morey', with a stylized flourish at the end.

Philip Morey
Town Planner