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Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING AND ENVIRONMENT

Planning Services

ALTERATION OF GATEWAY DETERMINATION FOR PLANNING PROPOSAL NO. PP 2013 BEGAV 002 00

PURPOSE

- To recommend the Acting General Manager as delegate for the Minister agree to alter the Gateway determination for Planning Proposal no. PP_2013_BEGAV_002_00 to zone and introduce development standards for land deferred from Bega Valley Local Environmental Plan 2013 and issue an Alteration of Gateway Determination.

RECOMMENDATION

It is RECOMMENDED that the Minister's delegate:

- agrees** under s56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination for Planning Proposal no. PP_2013_BEGAV_002_00 in accordance with the Alteration of Gateway Determination document at (**Tag A**), to extend by 6 months the time taken to complete the planning proposal.
- signs** the Alteration of Gateway Determination (**Tag A**).
- signs** the letter to Bega Valley Council (**Tag B**).

CURRENT POSITION

- Council has prepared a Planning Proposal to zone deferred lands at Bermagui-Cobargo Road, Coolagolite to E4 Environmental Living; land at Green Point Road, Millingandi to E2 Environmental Conservation and E3 Environmental Management; land at Nutley's Creek Road, Bermagui to zone E3; land at Ivor Jones Drive, Wonboyn to zones E2 and E3; land at Bega Street, Tathra to zones E2 and E3 and R2 Low Density Residential and land at Princess Highway, Millingandi to zones E2 and E3 and amend applicable minimum lot size standards for the subject lands.
- The Gateway determination, issued on 26 September 2013 (**Tag C**), determined that the proposal should proceed subject to a number of conditions.
- The Gateway required that the Local Environmental Plan be finalised in 12 months from the week following the date of the Gateway determination expiring on 3 October 2014.
- The delay in meeting this Gateway determination timeframe has arisen due to the need to address a number of major environmental issues raised during the exhibition of the proposal by the Office of Environment and Heritage and the Rural Fire Service.
- Community consultation occurred between May and June 2014. It is considered that the revised Planning Proposal does not require further community consultation as the proposed extension of time to finalise the proposal is a minor change only.

Linda Davis

**Acting General Manager
Southern Region
Planning Services**

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