



PO Box 492, Bega NSW 2550
P. (02) 6499 2222
F. (02) 6499 2200
E. council@begavalley.nsw.gov.au

ABN. 26 987 935 332
DX. 4904 Bega

Ref:

16 June 2015

NSW Department of Planning and Environment
Mr Brett Whitworth
Director Southern Region
PO Box 5475
Wollongong NSW 2520



Dear Mr Whitworth

Planning Proposal for Gateway Determination – Cobargo Rural Residential

At the Ordinary Council meeting on the 10th June 2015 Council resolved to forward a Planning Proposal to the NSW Department of Planning and Environment to zone Lot 331 DP 1035434 to R5 Large Lot Residential with a 5ha minimum lot size for Gateway Panel determination.

Council requests a Gateway Determination on the Planning Proposal from the Minister for Planning and Infrastructure 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 and Infrastructure's *Evaluation Criteria for the Delegation of Plan Making Functions* is attached to this Proposal.

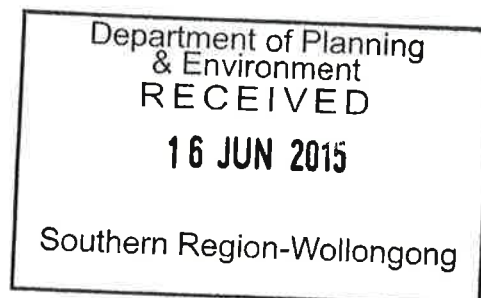
Should you have any queries regarding the Planning Proposal, please contact me on (02) 6499 2246 or sthomson@begavalley.nsw.gov.au.

Yours faithfully,

S Thomson.

Sophie Thomson
Strategic Planner

x 28 JULY - COPY OF
STRATEGY SUPPORTING PP
RECEIVED.



x 15th JULY -
CLARIFICATION FROM
COUNCIL THAT PP PROCEED
SEPARATELY.

Ordinary Meeting Minutes

Held on Wednesday 10 June 2015

At Council Chambers, Bega Commencing at 2.00 pm

8.1 Proposed amendment to Local Environmental Plan 2013: Lot 331 DP 1035434 Bermagui Cobargo Road, Cobargo

RESOLVED on the motion of Crs Allen and Tapscott

The Planning Proposal to zone Lot 331 DP 1035434 to R5 Large Lot Residential with a 5ha minimum lot size is forwarded to the NSW Department of Planning and Environment for Gateway Panel determination.

Ordinary Meeting Minutes

Held on Wednesday, **1 October 2014**
at Council Chambers, Bega commencing at 2.00 pm

PRESENT

Cr Michael Britten, Mayor
Cr Liz Seckold, Deputy Mayor
Cr Russell Fitzpatrick
Cr Keith Hughes
Cr Ann Mawhinney
Cr Kristy McBain
Cr Sharon Tapscott
Cr Bill Taylor

IN ATTENDANCE

General Manager, Ms Leanne Barnes
Group Manager Transport and Utilities, Mr Wayne Sartori
Group Manager Planning and Environment, Mr Andrew Woodley
Acting Group Manager Community Relations and Leisure, Ms Kylee Cowgill
Minute Secretary, Mrs Bec Jones

In accordance with Council's Code of Meeting Practice, Councillor Fitzpatrick assumed the Chair for this section of the agenda.

8.1 **Appendix 3 matter at Lot 331 DP 1035434 Bermagui Cobargo Road, Cobargo**

218/14 RESOLVED on the motion of Crs Britten and Mawhinney

1. That the owner be advised that Council supports, in principle, the rezoning of Lot 331 DP 1035434 to R5 Large Lot Residential with a minimum lot size of 5 hectares.
2. That the applicant be advised to prepare a Planning Proposal in accordance with the above resolution and the Department of Planning and Environment's Guidelines and lodged with Council. The Planning Proposal must demonstrate access to the subject land can be achieved in accordance with current Roads and Maritime Service Guidelines and that on-site effluent disposal issues can be suitably addressed.
3. That a further report be prepared for Council's consideration after the Planning Proposal is lodged with Council.
4. That the land located between the village and the subject site be considered in the longer term for rezoning to RU5 Village. That such consideration be given in a future comprehensive review of the Bega Valley Local Environmental Plan.

IN FAVOUR: Crs Taylor, Britten, McBain, Tapscott, Seckold, Mawhinney and Fitzpatrick

AGAINST: Cr Hughes

ABSENT: Cr Allen