

12 January 2017

NSW Department of Planning
Mr Brett Whitworth
General Manager Southern Region



PWG002824

Dear Brett,

Planning Proposal for Gateway Determination —

Minor Amendments and Additional Heritage Items

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;

- Make minor amendments to the BVLEP 2013 zoning maps which have been found to be in error;
- Make minor amendments to the BVLEP 2013 heritage maps which have been found to be in error;
- To add four (4) heritage items – the Hotel Australasia in Eden, the Eden Ocean Swimming Pools & the Old Bega Racecourse Grandstand - which have been suggested by community members and endorsed by Council in March 2014 and July 2016;
- To add an additional land use to facilitate existing uses by adding the definition of 'restaurants and cafes' to the land use table at the Business 1 Zone (B1) - Neighbourhood Centres - *Clause 2.3 (3)*;
- To increase the definition of floor space of a 'kiosk' from 20m² to 50m² ; *Clause 5.4(6)*;
- To add an additional land use 'information and educational facilities' to the Medium Density Residential Zone (R3). This matter was prompted by Eden Killer Whale Museum Committee which is considering an expansion of the current facility on to adjoining land. Currently a museum is prohibited in the R3 zone. *Clause 2.3 (3)*.

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.

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and Environment
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Southern Region-Wollongong

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