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Ref:

19 October 2020

Sarah Lees
Director Southern Region Local and Regional Planning
NSW Department of Planning, Industry and Environment
sarah.lees@planning.nsw.gov.au

Dear Sarah Lees

Re: Planning Proposal for Gateway Determination - Commercial Land

At the Ordinary Council meeting held on the 7 October 2020 Council resolved to forward a Planning Proposal to the NSW Department of Planning for various properties.

The objective of this Planning Proposal is to:

- amend *Bega Valley Local Environmental Plan 2013* Land Use Tables as well as the Height of Buildings and Land Zoning Maps to implement the recommendations of the *Bega Valley Shire Commercial Land strategy 2040* and support economic development and employment opportunities throughout the Bega Valley Shire.

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 report, Council resolution and Planning Proposal 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.

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

Yours faithfully

Sophie Thomson
Strategic Planning Coordinator