



Bega Valley Shire Council

Ref: DW

8 October 2009

Department of Planning
RECEIVED

16 OCT 2009

Southern Region

Mr. B Whitworth
Regional Director
Department of Planning
PO Box 5475
Wollongong NSW 2520

Dear Mr Whitworth

Le Ander Gardens
Old Tilba Road, Wallaga Lake

Doc. no	CW09/339
Officer	Am
Due/Comment	File A
File no	W09/0026

Council at its meeting on 29 September 2009 considered a report on the above planning proposal for an amendment of the Bega Valley Local Environmental Plan to allow a function centre to be erected on the subject land.

Council resolved as follows:

RESOLVED on the motion of Crs Seckold and Allen

1. That Council resolve pursuant to Section 54 of the Environmental Planning and Assessment Act to amend the 2002 Bega Valley Local Environmental Plan by the addition of an allowance clause to include as a permissible use on Lot 41 DP 752130 Old Tilba Road, Wallaga Lake a function centre.
2. That Council refer the draft planning proposal to the Department of Planning for consideration by the 'Gateway Panel'.
3. That Council resolve that, due to the minor nature of the proposal, in its opinion a formal exhibition is unnecessary but that adjoining properties be notified to allow them to lodge a submission.
4. That the planning proposal be referred back to Council following consultation to allow a final resolution to be made to refer the amendment to the Minister for final approval.

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Attached for your information is a copy of the report prepared by a planning consultant in accordance with the latest requirements for planning proposals. This report was considered by Council at its meeting on 29 October 2009. A full copy is included for your consideration. It should be noted that the use proposed for this land was to be included in the comprehensive Local Environmental Plan as an additional use in the zone but applicable to this land only. The need for consideration to be given to the application is due to the fact that the Federal Government has made a \$400,000 grant to the applicant and no planning objection can be seen to the consideration of the planning proposal in advance of the comprehensive Local Environmental Plan given the particular circumstances of this case.

The proposal is not contrary to the Bermagui-Wallaga Lake Structure Plan which was approved by the Department. Consequently no strategic planning proposals exist that

would indicate any reason for this proposal not to proceed. As a result it would be appreciated if the application could be placed before the Gateway Panel

Should you have any questions please ring me on 6499 2344.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Tony McDermott', with a stylized, cursive script.

Tony McDermott
Strategic Planning Co-Ordinator