



6th January 2014

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

Dear Brett,

Planning Proposal for Gateway Determination – Zoning and Height Limits for Bega, Merimbula and Eden CBDs & Arthur Kaine Drive

At the Ordinary Council meetings held on the 12 June 2012, 24 July 2012 and 6 November 2013 Council resolved to forward a Planning Proposal to the NSW Department of Planning and Infrastructure to amend the zones and height limits for various mixed use and commercial areas in the Bega Shire from what was exhibited in the Draft BVLEP 2010.

The objectives of this Planning Proposal are to:

- Facilitate an increase in the height of buildings within the Bega, Merimbula and Eden CBDs to encourage commercial re-development opportunities.
- Apply business zones within the Bega, Merimbula and Eden town centres to reflect the current mix of uses and provide for compatible future uses which will contribute to the revitalisation of the CBDs by focusing commercial and retail development in the centre of the CBDs and ancillary uses on the edges.
- Introduce the B5 Business Development Zone and apply it to a specific area to enable development for commercial purposes that are not appropriate in core commercial or mixed use areas.
- Apply appropriate zonings for certain land fronting Arthur Kaine Drive in Merimbula to reflect the current mix of uses and provide for compatible future uses.

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.

ADDRESS ALL
CORRESPONDENCE TO:

PO Box 492
Bega NSW 2550
DX 4904
ABN 26 987 935 332

Council Chambers
Zingel Place, Bega

PHONE
(02) 6499 2222
FAX
(02) 6499 2200

INFORMATION

www.begavalley.nsw.gov.au

EMAIL

council@begavalley.nsw.gov.au

Should you have any queries regarding the Planning Proposal, please contact Council's Strategic Planner, Sophie Thomson, on (02) 6499 2246 or sthomson@begavalley.nsw.gov.au.

Kindest regards,

A handwritten signature in black ink, appearing to read 'K Tull', written in a cursive style.

Keith Tull
Manager Planning Services