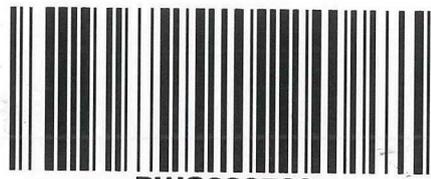


23 September 2016
Our Ref: 9123.3ER_Gateway Review



planning consultants

The Regional Director - Wollongong Regional Office
NSW Department of Planning and Environment
PO Box 5475
WOLLONGONG NSW 2520

By Email: Linda.Davis@planning.nsw.gov.au

Dear Linda,

Planning Proposal for Lots 33 and 34, DP 243029, Corner Tura Beach Drive and Sapphire Coast Drive, Tura Beach

We refer to the Gateway Determination issued by NSW Department of Planning and Environment (DPE) on 15 August 2016 in relation to a Planning Proposal to rezone land on the corner of Tura Beach Drive and Sapphire Coast Drive, Tura Beach B5 - Business Development.

The delegate of the Minister for Planning determined that the Planning Proposal should not proceed. In accordance with Part 3 of the Environmental Planning and Assessment Act 1979 and Section 5.4 of *A guide to preparing local environmental plans*, Bunnings Group Ltd (Bunnings) being the proponent for this Planning Proposal, has decided to lodge an application for a Gateway Review.

This application for Gateway Review is accompanied by:

- A completed application form;
- All material submitted to DPE as part of the request for Gateway Determination; and
- A report prepared by DFP Planning on behalf of Bunnings which addresses the reasons as to why the delegate to the Minister for Planning determined that the Planning Proposal should not proceed. In support of this justification, a supplementary Economic Impact Analysis and revised concept plan were also prepared. These are appended to the DFP planning report.

In our opinion, the attached report provides sufficient justification for the site to be zoned B5 Business Development, and that the Planning Proposal and future use by Bunnings will have a positive economic effect by generating some 70 direct jobs in the region which would not be realised if this use was required to be located within the Bega regional centre as a suitable site is not available in that location.

Should you have any questions in relation to this application please do not hesitate to contact Ellen Robertshaw on David Kettle on 9980 6933.

Yours faithfully

DFP PLANNING PTY LTD

ELLEN ROBERTSHAW
PARTNER
erobertshaw@dfpplanning.com.au

