

Ms Leanne Barnes
General Manager
Bega Valley Shire Council
PO Box 492
BEGA NSW 2550

14/01249-2

Dear Ms Barnes

I am writing in relation to the Gateway Review for the rezoning of Lots 33 and 34 DP 243029, Tura Beach. I have given consideration to the reasons for the Gateway determination issued on 15 August 2016, the submission from the proponent about why the Gateway determination should be altered, the views of the Council and the advice from the Southern Joint Regional Planning Panel (the Panel). I have attached a copy of the Panel's advice for your reference.

I have determined that the Gateway determination issued on 15 August 2016 should not be altered and that Planning Proposal PP_2016_BEGAV_001_00 should not proceed.

I acknowledge the Panel has made several recommendations regarding the proponent lodging a new Planning Proposal over the site that would address a number of the concerns raised at the Gateway and allow Council to consider the development and use of the land as a 'Hardware and building supplies' facility. The Panel has also recommended that Council also consider this site under its wider commercial centre hierarchy review.

Accordingly, I have encouraged the proponent to liaise with Council on any future Planning Proposal and the strategic context for the Tura Beach town centre and surrounding land. Should Council and the proponent seek to consider future uses for this site I encourage you to review the strategic context as a matter of priority.

Should you have any further questions in relation to this matter, please contact Ms Karen Armstrong, Director Regions, Southern, at the Department on (02) 4224 9450.

Yours faithfully



Marcus Ray
Deputy Secretary
Planning Services

23/03/2017

End: Planning Panel Recommendation