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Ref:

1 February 2021

Sarah Lees  
Director, Southern Region, Local and Regional Planning  
NSW Department of Planning, Industry and Environment  
[sarah.lees@planning.nsw.gov.au](mailto:sarah.lees@planning.nsw.gov.au)

Dear Sarah Lees

**RE: Planning Proposal for Gateway Determination – Permit Dwellings on Deemed Concessional Lots**

At the Ordinary Council meeting held on the 16 December 2020 Council resolved to forward a Planning Proposal to permit dwellings on deemed concessional lots. Accordingly, Council staff have prepared the enclosed Planning Proposal.

The objective of this Planning Proposal is to reinstate dwelling entitlements for deemed concessional lots that were inadvertently lost with the application of the *State Environmental Planning Policy (Rural Lands) 2008*.

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 Director Community, Environment and Planning. The NSW Department of Planning, Industry and Environment Evaluation Criteria for the Delegation of Plan Making Functions is attached to this Proposal.

If you have any questions regarding the Planning Proposal, please don't hesitate to contact me on (02) 6499 2222 or [eschindler@begavalley.nsw.gov.au](mailto:eschindler@begavalley.nsw.gov.au).

Yours sincerely

Elizabeth Schindler  
Strategic Planner