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10 August 2021

Sarah Lees
Director, Southern Region, Local and Regional Planning
NSW Department of Planning, Industry and Environment
sarah.lees@planning.nsw.gov.au

Dear Sarah Lees

RE: Finalisation of PP-2021-2146 Planning Proposal to Permit Dwellings on Deemed Concessional Lots

At the Ordinary Council meeting held on the 4 August 2021 Council resolved to support the amendment to Bega Valley Local Environmental Plan 2013 (Amendment 39) to incorporate provisions to permit consideration of dwellings on deemed concessional lots as exhibited and request that the Minister for Planning and Public Spaces make the plan.

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*.

The Gateway Determination for this planning proposal was issued on 17 April 2021 which authorised Council as the local plan-making authority, however, because the Department of Primary Industries Agriculture Division, NSW Department of Planning, Industry and Environment Biodiversity and Conservation Division and the NSW Rural Fire Service have formally objected to the planning proposal, Council does not have delegation to finalise the matter. Accordingly, Council is requesting that this amendment to BVLEP 2013 be finalised by the Minister for Planning and Public Spaces.

If you have any questions regarding the planning proposal, please contact me on (02) 0427 203 882 or sthomson@begavalley.nsw.gov.au.

Yours sincerely

Sophie Thomson
Strategic Planning Coordinator