



PO Box 492, Bega NSW 2550
P. (02) 6499 2222
F. (02) 6499 2200
E. council@begavalley.nsw.gov.au

ABN. 26 987 935 332
DX. 4904 Bega

Ref:

16 June 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: Planning Proposal for Gateway Determination – Clause 4.1A Amendment

At the Ordinary Council meeting held on the 16 June 2021 Council resolved to forward a Planning Proposal to amend Clause 4.1A of *Bega Valley Local Environmental Plan 2013*. Accordingly, Council staff have prepared the enclosed Planning Proposal.

The objective of this planning proposal is to amend the *Bega Valley Local Environmental Plan 2013* to align development standards for dwelling houses, multi dwelling housing and residential flat buildings with the strategic direction of Council's adopted Residential Land Strategy.

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 2384 or abowman@begavalley.nsw.gov.au.

Yours sincerely

Anna Bowman
Town Planner