

Graham Judge

From: Thomson, Sophie <SThompson@begavalley.nsw.gov.au>
Sent: Monday, 18 January 2021 11:28 AM
To: Graham Judge
Subject: Request for Gateway extension to PP Boydtown PP 2017 BEGAV 003
Attachments: Gateway 28 February 2019.pdf; Gateway Alteration 7 March 2019.pdf; OEH information for proposed zones at Boydtown.pdf; IA139200_Boydtown Masterplan.pdf

Hi Graham

We would like to formally request an extension to the gateway determination to rezone and apply minimum lot size standards to land at Boydtown . The completion date was 31 August 2020.

Council has actioned the Gateway and conducted the consultation with OEH (now BCD) regarding the application of environmental Zones in 2019 (see attached). In addition, Council has had a number of discussion with the applicant and received a new Masterplan for the whole for the Boydtown site (see attached). This Masterplan has also been presented to Councillors at a workshop. Councillors and Council staff are broadly supportive of the new proposed masterplan. Council staff have provided feedback in discussions of the masterplan and associated LEP amendments and are in the process of providing detailed feedback to a draft planning proposal for the whole of the deferred lands prepared by the applicant to implement the Masterplan.

It is noted that a significant amount of work has been done by the applicant towards addressing many of the issues that have been raised by Council in response to past planning proposals submitted relating to this land. At this time, Council are committed to continue to work with the Lyons Group to finalise a zoning scheme and development standards for the land, however, there are several issues that require further consideration, including:

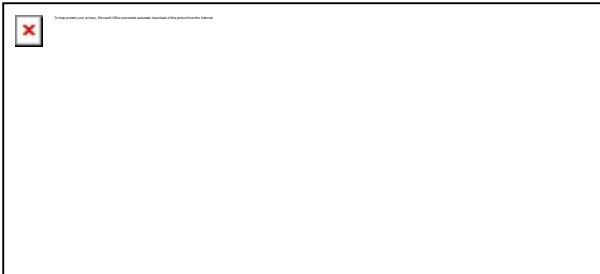
- Council's water and sewer staff have been liaising with the owner's consultants throughout this time with regards to servicing the future population of the area with water and sewer. Reports have been received and significant progress has been made, however arrangements regarding servicing have still not been finalised.
- The applicant has made significant progress also with regard to the preparation of a detailed biodiversity constraints assessment and are considering the implications of a Biodiversity Stewardship Agreement for the site.
- Council is also currently waiting to receive a comprehensive bushfire report for the site.
- Consideration of findings from the recently completed the Eden, Twofold Bay and Towamba River Flood Study – the GIS files have recently been sent to the applicant

It is possible that a new planning proposal may be lodged and accepted by Council for the whole of the Boydtown deferred land. In this instance Council would formally request that PP 2017 BEGAV 003 be withdrawn. However, in the event that Council is unable to endorse a new planning proposal by the applicant we would like to keep the current Gateway determination active.

Please find attached gateway and other relevant documents for your information.

Please contact me if you require any further information with regard to this matter.

Regards,



Sophie Thomson

Strategic Planning Coordinator

PO Box 492, Bega NSW 2550

M. 0427 203 882

E. sthomson@begavalley.nsw.gov.au

www.begavalley.nsw.gov.au

We wish to acknowledge the Traditional Custodians of the lands and waters of the Shire
- the people of the Yuin nation and show our respect to elders past and present.