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Ref:

20 October 2020

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 - Secondary Dwellings in Rural Zones and distance between Dual Occupancies.

At the Ordinary Council meeting held on the 7 October 2020 Council resolved to forward a Planning Proposal to the NSW Department of Planning for various properties.

The objectives of this Planning Proposal is to:

- Increase the provision of affordable housing options for farmers and other landowners in the RU1 Primary Production, RU2 Rural Landscape and RU4 Primary Production Small Lots zones without permitting further subdivision of land.
- Continue to limit the impact of additional dwellings in the RU1 Primary Production and RU2 Rural Landscape zones on agricultural resources, farming operations, landscape amenity and Council roads, but introduce greater flexibility to permit optimal siting of dwellings with regard to aspect, slope, hazards, preserving biodiversity and Aboriginal cultural heritage and minimising potential for land use conflict.
- Ensure that additional dwellings in the RU4 Primary Production Small Lots zone have a limited impact on agricultural resources, farming operations, landscape amenity and Council roads.

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 Group Manager Planning and Environment. The NSW Department of Planning Evaluation Criteria for the Delegation of Plan Making Functions is attached to this Proposal.

If you have any questions regarding the Planning Proposal, please contact me on (02) 6499 2246 or sthomson@begavalley.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink that reads "S Thomson."

Sophie Thomson
Strategic Planning Coordinator