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Ref:

31 August 2018

NSW Department of Planning
Ms Deanne Frankel
Acting General Manager Southern Region
PO Box 5475
Wollongong NSW 2520

Dear Deanne,

Planning Proposal for Gateway Determination – Lots 33 and 34, Corner of Sapphire Coast Drive and Tura Beach Drive, Tura Beach

At the Ordinary Council meeting held on the 29 August 2018 Council resolved to forward a Planning Proposal to the NSW Department of Planning for the above property.

The objective of this Planning Proposal is to:

- Rezone the land from 1(c) Rural Small Holdings under BVLEP 2002 to B5 Business Development to facilitate the development of a Bunnings Warehouse on the site.

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 resolution and Planning Proposal report 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.

Should you have any queries regarding the Planning Proposal, please contact Council's Planning Services, Derek Van Bracht on (02) 6499 2143 or dvanbracht@begavalley.nsw.gov.au.

Kindest regards,

Rob Quick

Planning Services