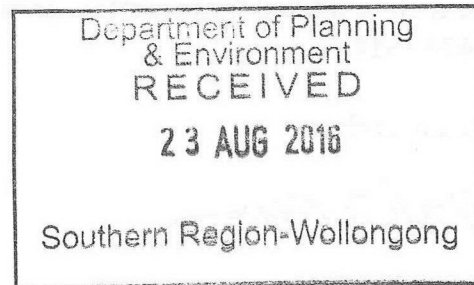




19 August 2016

Linda Davis
Acting Director, Southern
NSW Department of Planning & Environment
PO Box 5475
WOLLONGONG NSW 2520



Dear Linda

PLANNING PROPOSAL – IMPLEMENTING THE RURAL LANDS STRATEGY AND OTHER MATTERS (Am No 11)

At its Ordinary Meeting on 12 July 2016, Council resolved to forward a planning proposal to implement the Rural Lands Strategy and other matters to the NSW Minister for Planning and Environment for a Gateway Determination in accordance with section 56 of the *Environmental Planning and Assessment Act 1979* (the Act).

The planning proposal makes a number of amendments to the Eurobodalla Local Environmental Plan 2012, seeks to rename this LEP to the Eurobodalla Local Environmental Plan 2016 and proposes the repeal of the Rural Local Environmental Plan 1987.

The proposed amendments deliver upon the detailed recommendations of the Rural Lands Strategy adopted by Council in February 2016 following extensive community consultation. The amendments also relate to a number of other matters that, while not related to the Rural Lands Strategy, have been included in this planning proposal.

The planning proposal is provided in three volumes. Volume 1 provides a justification for each item in the planning proposal in accordance with the Department's Guide to Preparing Planning Proposals. Volume 2 provides further justification for each area where there are zoning and/or minimum lot size changes arising from the Rural Lands Strategy. Volume 3 contains draft mapping of the proposed changes.

Council undertook consultation with the NSW Rural Fire Service (RFS) and the NSW Office of Environment and Heritage (OEH) during the preparation of the planning proposal. Comments from the RFS were received by Council on 12 July 2016 and comments from OEH were received on 18 July 2016. Council has reviewed the RFS and OEH comments and has prepared responses which are provided in separate letters to the Department and attached to this letter, along with copies of the Agencies' comments.

The planning proposal (in three volumes), report to Council and Council Minute are also attached, and enclosed is a USB stick containing all of the relevant documents and maps. I look forward to receiving your advice as to the Minister's gateway determination in due course.

If you wish to discuss these matters or require additional information please contact me on 02 4474 1314.

Yours sincerely



Mark Hitchenson
Coordinator, Land Use Planning

Encl.