



Ms Sophie Thomson  
Strategic Planning Coordinator  
Bega Valley Shire Council  
PO Box 492

BEGA NSW 2550

By email: . sthompson@begavalley.nsw.gov.au

Dear Ms Thomson

**Planning Proposal Pre-Gateway advice – Lot 711 DP 1128593 South Pambula**

I refer to your email of 3 June, 2022 confirming the nature of this referral as a Planning Proposal only to amend the Bega Valley Local Environmental Plan 2013 (BVLEP 2013) to include the subject land at Lot 711 DP 1128593 (currently a deferred matter), and provide for rural residential development of the land.

Your proposal identifies the potential development opportunities for 40.21 hectares which is currently zoned 1(a) General Rural with a 120 hectares minimum lot size. The intention is to provide additional supply of rural residential living opportunities to meet future demand in the South Pambula area in a manner that is sensitive to the environment, the heritage item located on the land, the amenity of the locality, and importantly the conservation of areas of high biodiversity value on the site.

We note the proposed rezoning to include a mixture of areas of C2 Environmental Protection with minimum lot size (MLS) of 120 hectares and C4 Environmental Living with MLS of 2ha. We are supportive of the indicative area of C2 (E2) as indicated in the Planning Proposal Figure 2 and would like to see an additional area of C2 proposed for the top North Western corner.

Therefore, the Planning Proposal should be amended to include an area of C2 Environmental Protection to adequately reflect the existing biodiversity values with the appropriate justification provided for the proposed C2 boundary based on the information presented in the supporting Biodiversity Assessment Report (BDAR) as submitted with the Planning Proposal.

We anticipate a future Development Application will contain a revised BDAR and be forwarded through to the Biodiversity and Conservation Division in accordance with normal development assessment processes.

If you have any further questions about this issue, please contact Ms Tania Ashworth, Senior Conservation Planning Officer, South East Region, on 02 6229 7921 or at [tania.ashworth@environment.nsw.gov.au](mailto:tania.ashworth@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Allison Treweek'.

10/6/2022

Allison Treweek

**Senior Team Leader**

**Biodiversity Conservation Division - South East**