

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

Thank you for your email of 2 August, 2022 with the attached Planning Proposal 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 values on the site.

We note the proposed rezoning to include two areas of C2 Environmental Protection with minimum lot size (MLS) of 120 ha and C4 Environmental Living with MLS of 2 ha. We are supportive of the indicative areas of C2 as indicated in the Planning Proposal Figure 2. We note that the intention is for both C2 areas to be attached to a single lot during proposed subdivision.

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.

Yours Sincerely



Allison Treweek
Senior Team Leader
Biodiversity Conservation Division - South East