

From: [REDACTED] <[REDACTED]@begavalley.nsw.gov.au>

Sent: Wednesday, January 15, 2025 3:19 PM

To: [REDACTED] <[REDACTED]@taprojects.com.au>

Subject: Planning proposal amendments

Hi [REDACTED],

Below is a summary of the items to be amended on the rural residential rezoning planning proposal (for [REDACTED]);

1. Refer to **part** lot 5 being rezoned rather than the entire lot.
2. The minimum lot size of 1ha could allow for the possibility of 12 lots to be created in the future, which would change the outcome of the proposal. To ensure only 6 lots can be created through subdivision, the minimum lot size should be amended to 2ha. To explain the lot averaging/ multiple lots being under 2ha, clause 4.1B of *Bega Valley Local Environmental Plan 2013* should be referenced.
3. Only the part of the lot which will be subdivided should have a change of zoning, while the buffer to the North (on the proposed lot layout) be retained as the original zoning.

We are aiming to report the proposal to Council at the meeting of Feb 19 at this stage, and therefore ask if you could submit the amended planning proposal by next Friday 24th Jan if possible so that we can meet approval deadlines for this meeting.

Please let me know if there are any further questions.

Regards,

[REDACTED]
[REDACTED]

PO Box 492, Bega NSW 2550

Mobile: [REDACTED]

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Bega Valley Shire Council acknowledges and pays our respects to the traditional custodians of the lands, waterways and airspace of the shire.

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