

Gateway Determination

Planning proposal (Department Ref: PP_2021-4832): minor housekeeping amendments

I, the Director, Southern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Bega Valley Local Environmental Plan (LEP) 2013 to undertake minor housekeeping amendments should proceed subject to the following conditions:

1. Part 2 - Explanation of provisions in the planning proposal for sites 5 and 6 is to be amended prior to community consultation stating as follows:

Development consent will be required to erect a dwelling house or dual occupancy on sites 5 and 6 despite being included on the Original Holdings Map. Any development application will require further detailed assessment to determine the suitability of the sites to contain a dwelling, including consideration of environmental constraints and provision of essential services.

2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - DPIE Biodiversity and Conservation
 - NSW Rural Fire Service
 - NSW Heritage
 - NSW Parks and Wildlife Service

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination expiring on 25 August 2022.

Dated 25th day of August 2021.



Sarah Lees
Director, Southern Region
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces