

Mr Anthony McMahon  
Chief Executive Officer  
Bega Valley Shire Council  
PO Box 492  
BEGA NSW 2550

Dear Mr McMahon

**Planning proposal PP-2022-2009 to amend Bega Valley Local Environmental Plan 2013**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to permit tourist and visitor accommodation at 173 Arthur Kaine Drive, Pambula Merimbula Golf Club, Merimbula.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

In relation to Direction 5.2 Reserving Land for Public Purposes, I have agreed to the alteration of the reservation of land for public purposes on the basis that permitting tourist and visitor accommodation on part of the Pambula Merimbula Golf Course has been justified and is of minor significance.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 05.09.2023. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment (Department).

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions, as well as Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Graham Judge to assist you. Mr Judge can be contacted on 6229 7906.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D Thompson', is displayed within a light blue rectangular border.

**5/9/2022**

**Daniel Thompson  
Director, Southern Region  
Local and Regional Planning**

Encl: Gateway determination