

Bega urban land release planning proposal: pre-lodgement consultation summary report – April 2025



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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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Introduction

The following is a summary of the consultation that has been undertaken to date in relation to the Bega Urban Release Planning Proposal (planning proposal).

Structure plan

Extensive community consultation was undertaken as part of the Bega Structure Plan which precedes the current planning proposal process. The Draft Bega Structure Plan was exhibited from 3 November to 3 December 2024 with a total of 228 survey responses and 17 other public submissions received.

This feedback along with commentary from the NSW Department of Education, NSW Department of Primary Industries, NSW Rural Fire Service and Transport for NSW was detailed in Council report 8.2. Adoption of Bega and Wolumla Structure Plans presented to the Council meeting of 12 June 2024. An attachment to the report contained a detailed summary of feedback to the Draft Bega Structure Plan.

Scoping proposal

NSW State Government Agencies

Council prepared a scoping proposal document in March 2024 for issuing to relevant state agencies to seek comment on their requirements and any issues to be addressed during the preparation of the planning proposal.

The Department of Planning, Housing and Infrastructure undertook the scoping proposal consultation with state agencies on Council's behalf on 9 April 2024.

The following agencies and organisations were consulted:

- NSW Department of Primary Industries – Agriculture
- NSW Department of Primary Industries – Fisheries
- Transport for NSW
- Department of Climate Change, Energy, the Environment and Water – Licensing and Approvals
- Department of Climate Change, Energy, the Environment and Water – Biodiversity and Conservation Science
- Southern NSW Local Health District
- NSW Rural Fire Service
- NSW Environmental Protection Authority
- TransGrid – Easements and Development
- NSW Department of Education
- NSW State Emergency Services
- Heritage NSW
- Natural Resource Access Regulator
- Bega Local Aboriginal Land Council

Planning proposal preparation

NSW State Government Agencies

During the preparation of the draft planning proposal the following draft supporting technical studies and inputs were referred to state government agencies for feedback prior to finalisation. Table 1 contains a list of the reports and information referred to state government agencies during the preparation of the planning proposal.

Table 1: Technical studies referred to state government agencies

State agency	Technical study/input
Heritage NSW	Aboriginal Cultural Heritage Archaeological Report
Environment Protection Authority	Land Contamination supplementary information
Department of Primary Industries and Regional Development	Agricultural Impact Assessment & Land Use Conflict Risk Assessment
Dept Climate Change, Energy, Environment & Water – Biodiversity and Conservation Science	Flooding Assessment
Transport for NSW	Draft Traffic and Transport Assessment
NSW Rural Fire Service	Strategic Bushfire Study
Southern NSW Local Health District	Water quality and access
Department of Primary Industries and Regional Development (Fisheries)	Water quality, stormwater management, riparian and fish passage issues

Landowner consultation

On 30 July 2024 Council wrote letters to the 30 landowners within and surrounding the planning proposal area identified in the Bega Structure Plan regarding commencement of the planning proposal process and opportunities to provide feedback. Fifteen (15) people responded to the letter either by phone, email and/or letter.

On 4 September 2024 Council wrote letters to 4 landowners requesting permission to inspect biodiversity on the targeted properties. All landowners responded but only one permitted property access.

On 9 October 2024 Council wrote letters to 98 property owners within and outside of the proposed rezoning area advising of the potential need to gain property access to inspect properties to undertake bushfire risk and agricultural land use conflict risk assessments. Fourteen (14) landowners respond, all of which granted property access.

On 13 March 2025 Council wrote letters to 3 property owners within the amended planning proposal area regarding the planning proposal process and opportunities to provide feedback. One (1) person responded to the letter by email and phone.

Table 2 contains a summary of contact between the owners of land proposed for rezoning and Council staff during the preparation of the planning proposal.

Table 2: Summary of contact with impacted owners of land proposed for rezoning						
Owner	Letter to	Email to	Phone to	Letter from	Email from	Phone from
A	2	2	0	0	4	2
B	2		1			
C	2	1	1			1
D	2	1	1			
E	2	1	1			
F	2					
G	2					
H	2					
I	2		1			
J	2		1			1
K	2		1			
L	3					
M	2		1			
N	3	2			2	
O	3					
P	2	1	1			
Q	2					
R	3	2			1	
S	3				1	
T	3		1+			1+
U	2	1	1			
V	1				1	
W	1					
X	3	1			1	
Y	2		1			
Z	3	1	1			

Aboriginal cultural heritage consultation

Aboriginal cultural heritage consultation was undertaken in accordance with the advice provided by Heritage NSW in its response to the scoping proposal dated 26 April and 21 May 2024.

A summary of the consultation undertaken is as follows:

- Council established the Registered Aboriginal Parties for this project in the period 22 August and 9 September 2024. This process established seven persons as Registered Aboriginal Parties.

- Council presented information on the project to the Registered Aboriginal Parties on 9 October 2024. Three Registered Aboriginal Parties attended the presentation.
- Meeting notes on the presentation were sent back to the Registered Aboriginal Parties on 21 October 2024.
- Council's proposed methodology for the Bega Urban Release Planning Proposal project was emailed to the Registered Aboriginal Parties on 6 November 2024. There was no response received within the required minimum 28 day period.

Saleyard Advisory Group

A staff member attended the Bega Saleyard Stakeholder Advisory Group to discuss the rezoning on 4 February 2025.

Website project page

A project page containing information about the rezoning project and planning proposal progress has been established on Council's website to keep the community informed.

Community information session

A community information session was held at the Bega Valley Commemorative Civic Centre, Bega on 11 December 2024. The meeting was led by Council's CEO and attended by approximately 20 people as well as Council staff, several Councillors and media.

The presentation was recorded and is available for viewing on the project page on the Council website.

The neighbour notification letters were issued on 3 December 2024 and a media release was issued on 6 December 2024.

Councillor workshops

Councillors participated in two workshops on the Draft Bega Structure Plan in August and September 2023.

Councillors were briefed by the consultants who prepared the affordable housing contributions scheme on 22 January 2025 and the consultants who prepared the planning proposal on 12 March 2025.



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