

Gateway Determination

Planning proposal (Department Ref: PP-2025-945): to rezone land for urban development in the Bega urban release area.

I, the Director Southern Western and Illawarra Region at the Department of Planning, Housing and Infrastructure, 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 2013 to rezone land for urban development in the Bega urban release area should proceed subject to the following:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority 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 applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 28 July 2026.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to:
 - (a) amend the draft Urban Release Area Map to include land proposed to be zoned R5 Large Lot Residential, and
 - (b) identify land to be affected by the proposed Affordable housing Contribution Scheme provision,and forwarded to the Minister under s 3.34(6) of the Act.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. The draft contributions plan for affordable housing is to be exhibited at the same time and in the same way as the planning proposal (as far as practicable).

4. Consultation is required with the NSW Rural Fire Service prior to community consultation to comply with the requirements of section 3.34 (2)(d) of the Act and Direction 4.3 Planning for Bushfire Protection of the Minister under section 9 of the Act:
5. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) - Biodiversity and Conservation Science.
 - DCCEEW – Water - Licensing and Approvals
 - Department Primary Industries - Agriculture
 - Department Primary Industries - Fisheries
 - Heritage NSW
 - Transport for NSW
 - State Emergency Services
 - NSW Ambulance
 - NSW Police
 - NSW Environment Protection Authority
 - NSW Department of Education
 - Southern NSW Local Health District

Consultation is also recommended with the following organisations.

- Bega Local Aboriginal Land Council and
- TransGrid.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

6. 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).

Dated 28 July 2025



Chantelle Chow
Acting Director Southern, Western and
Illawarra Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces