

Our ref: PP-2026-1416 (IRF26/4584)

Mr Anthony McMahon  
Chief Executive Officer  
Bega Valley Shire Council  
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BEGA NSW 2550  
[council@begavalley.nsw.gov.au](mailto:council@begavalley.nsw.gov.au)

Attention: Rochelle McArthur

22 July 2026

**Planning Proposal (PP-2026-1416) to amend Bega Local Environmental Plan 2013**

Dear Mr McMahon

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) and additional information received on 24 June 2026 in respect of the planning proposal to a housekeeping amendment to change the floor space ratio map, land zoning map, lot size map of three sites within the Bega LGA.

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

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act is justified in accordance with the terms of the Direction.

However, Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 4.3 Planning for Bushfire Protection. Consultation is required with the NSW Rural Fire Service in accordance with the Direction.

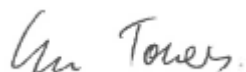
Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal and that no public consultation is required. The proposed local environmental plan (LEP) is to be finalised on or before 29 January 2027.

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, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and 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, Senior Planner, Southern, Western and Macarthur Region to assist you. Mr Judge can be contacted on 02 6229 7906.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Gm Towers'.

**Graham Towers**  
**Manager, Southern, Western and Macarthur Region**  
**Local Planning and Council Support**

Encl: Gateway determination