

Gateway Determination

Planning proposal (Department Ref: PP-2026-1416) for a housekeeping amendment to correct mapping errors and anomalies in the floor space ratio map, land zoning map, lot size map for three sites under the Bega Valley Local Environmental Plan 2013.

I, the Manager, Southern, Western and Macarthur 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 as described above 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 29 January 2027.

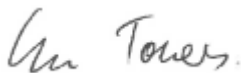
Gateway Conditions

1. Consultation is required with the NSW Rural Fire Service under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act.

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.

2. 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.

Dated 22 July 2026



Graham Towers
Manager Southern, Western and
Macarthur Region
Department of Planning, Housing and
Infrastructure
Delegate of the Minister for Planning and
Public Spaces

