



IRF26/4584

Gateway determination report – PP-2026-1416

Bega Housekeeping Amendment 2026

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Planning Proposal – June 2026
Bega Valley Shire Council Report – June 2026

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Bega
PPA	Bega Valley Shire Council
NAME	Bega Housekeeping Amendment 2026
NUMBER	PP-2026-1416
LEP TO BE AMENDED	Bega Valley Local Environmental Plan 2013
ADDRESS	Various (refer to Section 1.3)
DESCRIPTION	Various (refer to Section 1.4)
RECEIVED	24/06/2026
FILE NO.	IRF26/4584
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- Amend the Floor Space Ratio Map for various lots to match cadastre and zone boundaries
- Amend the Land Zoning Map for a singular lot by applying C4 Environmental Living zone
- Amend the Lot Size Map by applying a 2-hectare lot size to part of a lot

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Bega Valley LEP 2013 per the changes below:

Site 1 - Floor Space Ratio: Part of Lot 1087 DP 1240676 – Mirador Drive, Mirador, Lots 1254-1259 DP 1240673 – Mirador Drive, Mirador and Lots 1101-1105 DP 1240675 – 180-188 Mirador Drive, Mirador

- To amend the current FSR of nil to the proposed 0.5:1 with a realignment of property and zone boundaries

Site 2 - Land Zoning: Lot 344 DP 750227 – 194 Arthur Kaine Drive, Pambula

- To amend the current land zoning of C2 Environmental Conservation to C4 Environmental Living

Site 3 - Lot Size: Part of Lot 603 DP 1277714 – 110 Lakewood Drive, Merimbula

- To apply the 2ha lot size standard to a portion of the site

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The planning proposal is a housekeeping amendment applying to multiple sites of floor space ratio, land zoning map, lot size map of the Bega LGA.

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the Bega Council Local Environmental Plan 2013, which are suitable for community consultation.

The planning proposal includes amendments to LEP maps in updating the minor adjustments of Environmental Planning Instrument dataset to three (3) sites:

- Site 1 – Floor Space Ratio: Part of a lot and two other lots to slightly amend the floor space ratio to 0.5:1 to cover the entire lots.
- Site 2 – Land Zoning: An individual lot to change the land zoning from C2 Environmental Conservation to C4 Environmental Living.
- Site 3 – Lot Size: Part of a lot to slightly extend the minimum lot size to 2ha on a portion of the site to cover the gap.

Figure 1 Current zoning map

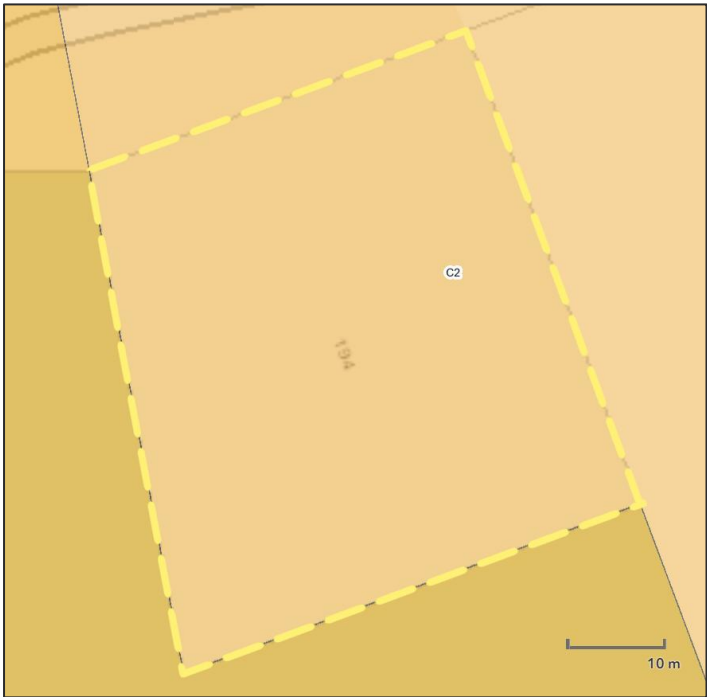


Figure 4 Proposed zoning map

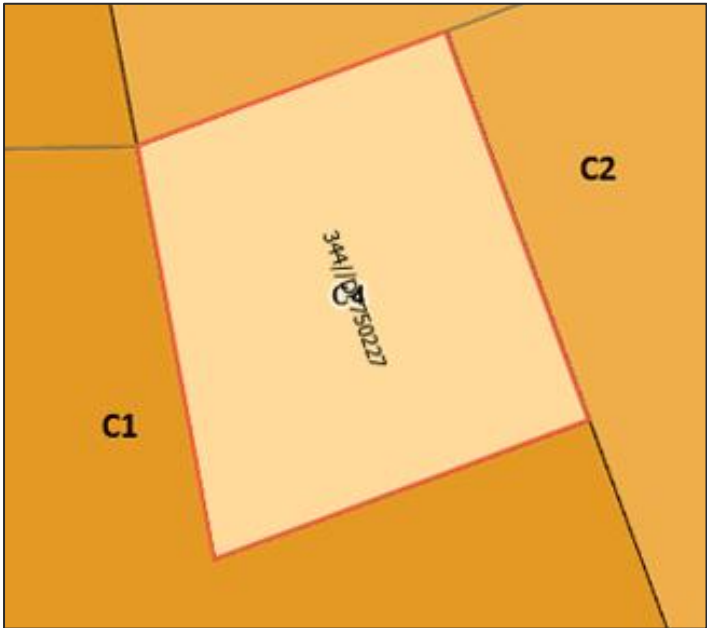


Figure 5 Current floor space ratio map



Figure 6 Proposed floor space ratio map

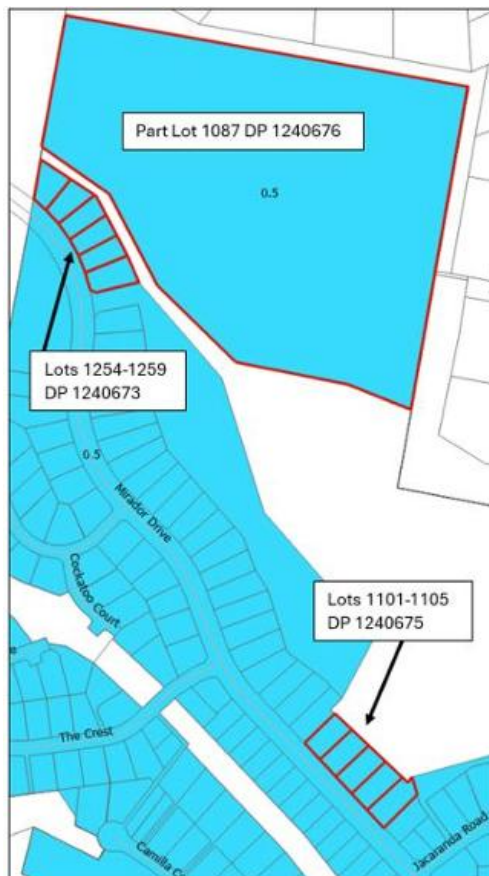


Figure 7 Current minimum lot size map

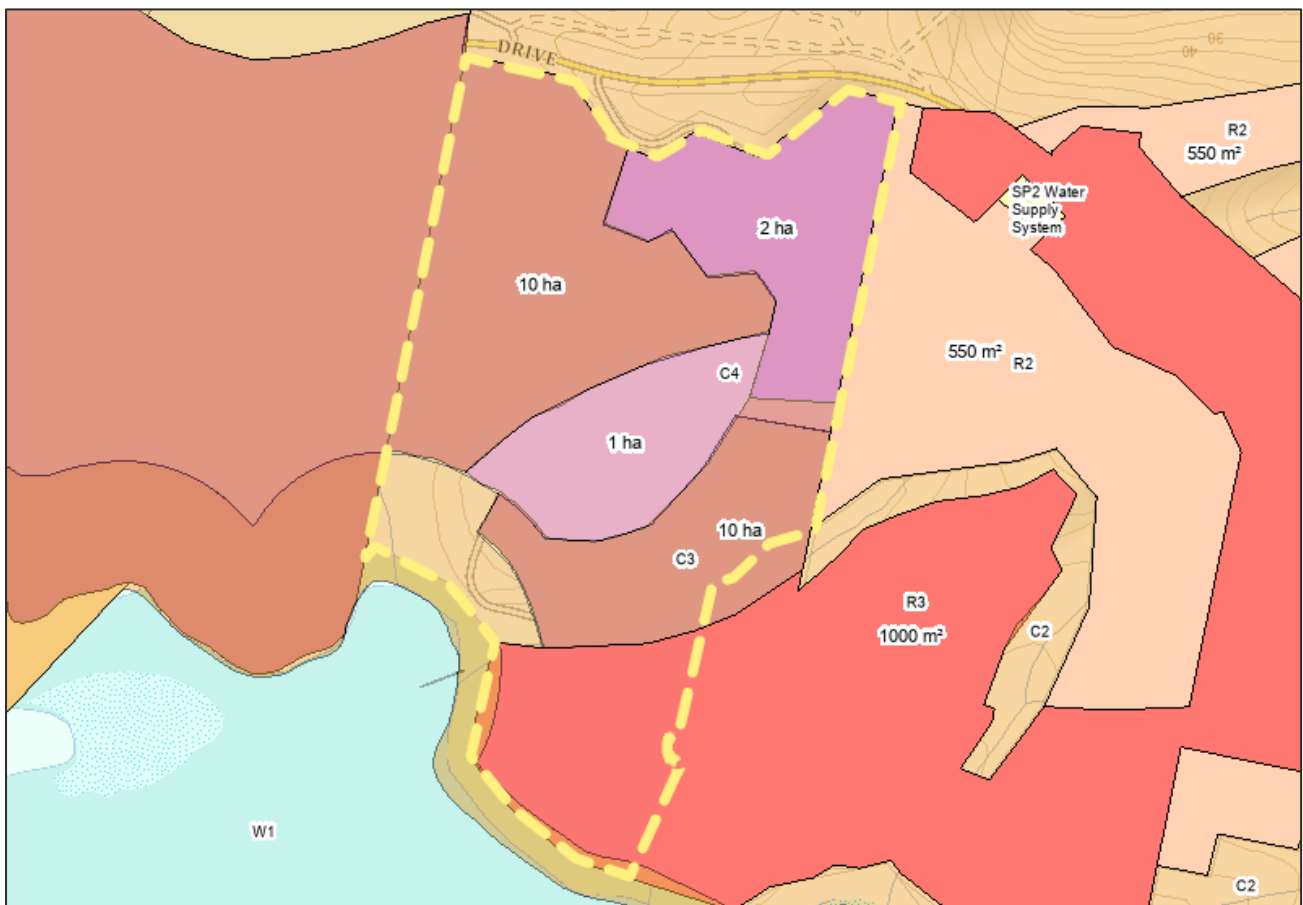
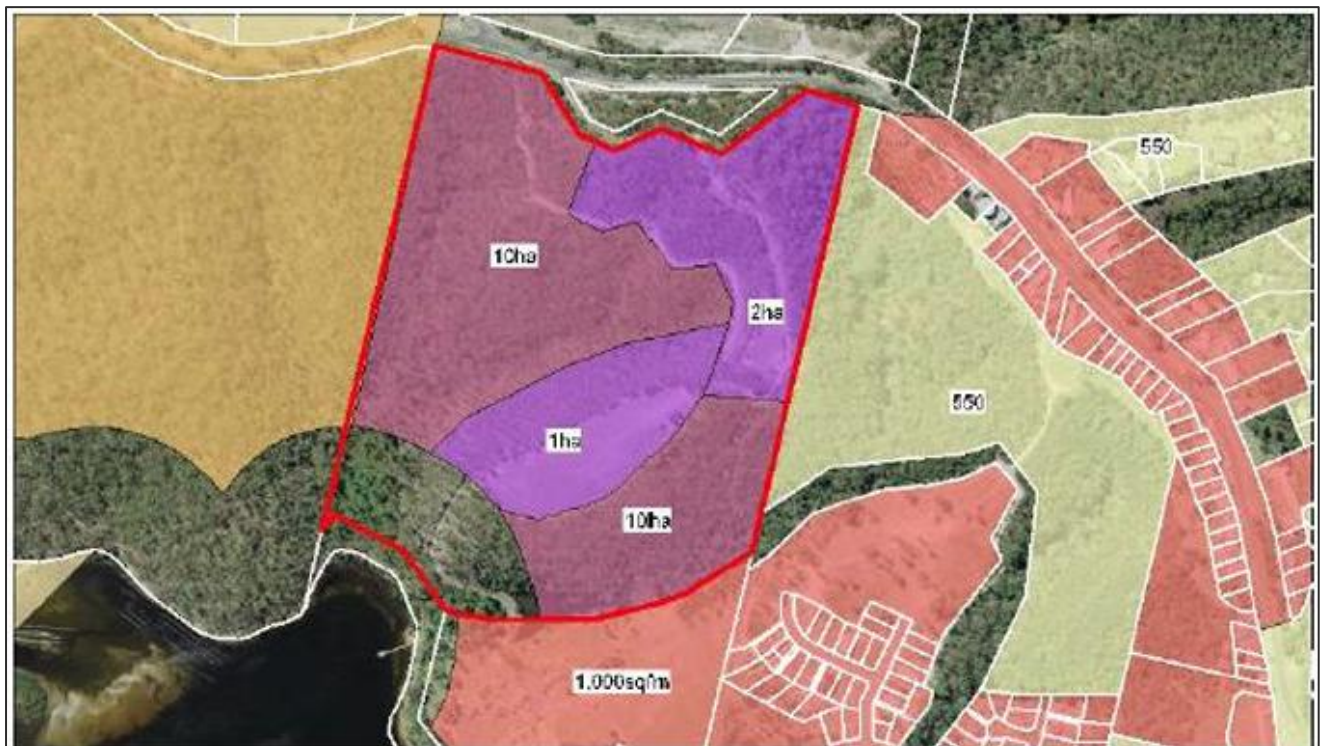


Figure 7 Proposed minimum lot size map



2 Need for the planning proposal

The planning proposal is required to amend the planning controls of floor space ratio, land zoning and minimum lot size for various sites, ensuring the mapping errors are fixed and updated to current status.

The Department agrees the housekeeping proposal is needed to fix minor errors and anomalies to ensure the Bega LEP remains accurate and up to date.

A housekeeping planning proposal is considered the most efficient and only means to achieve the intended objectives and outcomes.

3 Strategic assessment

3.1 Regional Plan

The proposal is largely administrative in nature, and addresses anomalies and is not considered to be inconsistent with the South East and Tablelands Regional Plan 2036.

3.2 Local

The proposal is largely administrative in nature, and addresses anomalies and is not considered to be inconsistent with the Bega Valley Shire Community Strategic Plan 2040 and the Bega Valley Shire Local Strategic Planning Statement 2040.

3.3 Section 9.1 Ministerial Directions

The planning proposal's consistency with key relevant section 9.1 Directions is discussed below:

As the planning proposal seeks to make minor amendments, the section 9.1 directions do not significantly apply however the key relevant sections is outlined in Table 7 below.

Table 3 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.1 Implementation of Regional Plans	Consistent	As outlined in Section 3.1 of this report, the proposal is not considered inconsistent with the South East and Tablelands Regional Plan (and Draft Regional Plan) and this Direction due to its minor nature.
3.1 Conservation Areas	Consistent	The proposal to zone land C4 Environmental Living is to correct a minor error and is generally consistent with the Direction.
4.3 Planning for Bushfire Protection	To be determined	The proposal impacts bushfire prone land. Consultation has not occurred with the NSW Rural Fire Service (NSW RFS) on the planning proposal and consistency with this Direction remains unresolved. A Gateway condition is recommended requiring consultation with the NSW RFS, prior to public

exhibition.

3.4 State environmental planning policies (SEPPs)

The planning proposal is largely administrative in nature and is not considered inconsistent with key applicable SEPPs.

4 Site-specific assessment

4.1 Environmental

Due to the minor nature of the planning proposal, it is considered unlikely that any negative environmental effects will occur because of the proposed changes. It is unlikely that the proposal will have an adverse effect on any critical habitat, threatened species, populations or ecological communities or their habitats. Development assessment will need to consider any environmental impacts of proposed development.

4.2 Social and economic

As the planning proposal comprises a minor housekeeping amendment, social and economic effects are expected to be largely neutral.

4.3 Infrastructure

The planning proposal is largely administrative and would not adversely impact on existing public infrastructure. The rezoning of State government and utility sites to reflect current and intended uses would have a positive impact in terms of infrastructure provision.

5 Timeframe

Council proposes a 3 month time frame to complete the LEP.

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a basic

The Department recommends an LEP completion date of 29 January 2027 to allow sufficient time to finalise the proposal. A condition to the above effect is recommended in the Gateway determination.

It is recommended that if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

6 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority.

It is noted that the planning proposal is of minor local significance and categorised as basic, and therefore, the Department recommends that Council be authorised to be the LPMA for this proposal.

7 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

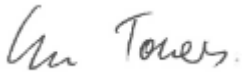
- it is not inconsistent with regional and local plans and their relevant objectives;
- there are no adverse social, economic, or environmental impacts because of the proposed amendments; and
- would fix minor errors and anomalies in the Bega LEP to ensure it remains contemporary, accurate and up to date.

8 Recommendation

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. Require consultation with the NSW Rural Fire Service.
2. Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority, that no public consultation is required and that an LEP completion date of 29 January 2027 be included on the Gateway.



22/7/26

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