

Gateway Determination

Planning proposal (Department Ref: PP-2024-118): planning proposal to permit a residential flat building as an additional permitted use on 108 and 114 Rawlinson Street, Bega.

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 to the Bega Local Environmental Plan 2013 to permit a residential flat building as an additional permitted use on 108 and 114 Rawlinson Street, Bega 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:

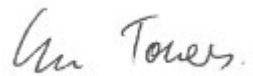
- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 17 January 2025.

Gateway Conditions

1. No public consultation or consultation with public authorities or government agencies is required under section 3.34(2)(d) of the Act.
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 (for example, in response to a submission or if reclassifying land).

Dated 16 August 2024

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

Graham Towers
Manager Southern, Western and
Macarthur Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning
and Public Spaces