

Our ref: IRF24/1886

Mr Anthony McMahon  
Chief Executive Officer  
Bega Valley Shire Council  
PO Box 492  
BEGA NSW 2550

Attention: Zoe Grant

Dear Mr McMahon

**Planning proposal (PP-2024-1118) to amend Bega Valley Local Environmental Plan 2013**

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) in respect of the planning proposal to permit residential flat buildings as an additional permitted use on 108 & 114 Rawlinson Street, Bega.

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.

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. I have also considered Council's request for reduced community consultation and have agreed that due to the minor nature of the proposal and as consultation has occurred on the more detailed development application that no consultation is required on the planning proposal. However, this does not prevent Council from consulting on the planning proposal should it wish to do so. I appreciate council will carefully consider all submissions on the development application prior to its determination.

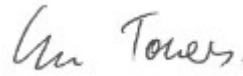
The proposed local environmental plan (LEP) is to be finalised on or before 17 January 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

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.

Should you have any enquiries about this matter, I have arranged for Mr Graham Judge to assist you. Mr Judge can be contacted on 6229 7906.

Yours sincerely

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

16/8/24

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

Encl: Gateway determination