

Gateway Determination

Planning proposal (Department Ref: PP-2023-513): Introduce a single minimum lot size for dual occupancy (attached and detached), introduce minimum lot sizes for multi dwelling housing and manor houses and remove clause 4.1B(3).

I, the Director, Metro West at the Department of Planning and Environment, 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 Blue Mountains Local Environmental Plan 2015 to introduce a single minimum lot size for dual occupancy (attached and detached), introduce minimum lot sizes for multi dwelling housing and manor houses and remove clause 4.1B(3), should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated to remove any reference to changes to stormwater management controls on page 5 of the proposal;
 2. Prior to public exhibition, the planning proposal must be updated to include the change in dwelling potential that the proposed new minimum lot sizes will result in;
 3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
- Exhibition must commence within 3 months following the date of the gateway determination.
4. 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).

5. The LEP should be completed on or before 8 June 2024.



8 June 2023

Adrian Hohenzollern
Director, Metro West
Planning and Land Use Strategy
Department of Planning and Environment

Delegate of the Minister for Planning and
Public Spaces