

Ms Rosemary Dillon  
General Manager  
Blue Mountains City Council  
Locked Bag 1005  
KATOOMBA NSW 2780

Our ref: IRF23/1015

Attention: Simon Porter

Dear Ms Dillon

**Planning proposal PP-2023-513 to amend Blue Mountains Local Environmental Plan 2015**

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 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).

As delegate of the Minister for Planning and Public Places, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

As the planning proposal relates to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, I have determined not to authorise Council to be the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised 12 months after the Gateway determination date. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

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. The Department is working with metro councils to improve Sydney's housing supply. Where a planning proposal may potentially reduce housing potential, the Department asks that councils investigate other opportunities to ensure various housing targets can still be met.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Mr Matthew Black to assist you. Mr Black can be contacted on 9585 6463.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A. Hohenzollern', with a stylized flourish at the end.

8 June 2023

**Adrian Hohenzollern**  
**Director Western**  
**Metro West**  
**Planning and Land Use Strategy**

Encl: Gateway determination