Department of Planning, Housing and Infrastructure

Ms Rosemary Dillon
General Manager
Blue Mountains City Council
2-6 Civic Place
KATOOMBA NSW 2780

Attention: Ms Gemma Bennett

Dear Ms Dillon

Planning proposal PP-2024-320 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) and additional information received on 20 February 2024 in respect of the planning proposal to reclassify land at Pioneer Place (38-40 Parke Street, Katoomba)

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. I have determined not to authorise Council to be the local plan-making authority as the planning proposal relates to the reclassification of Council owned land.

The amending local environmental plan (LEP) is to be finalised on or before 20 January 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) 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 Claire Ferguson to assist you. Ms Ferguson can be contacted on 9995 8544.

Yours sincerely

18 March 2024

Adrian Hohenzollern
Director Western
Metro West

Encl: Gateway determination