

Gateway Determination

Planning proposal (Department Ref: PP-2024-320): *Reclassification of a portion of land at 38-40 Parke Street, Katoomba (Pioneer Place) from 'Community' to 'Operational'.*

I, the Director, Western, Metro West, 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 Blue Mountains Local Environmental Plan 2015 to reclassify land at Pioneer Place, Katoomba, from community to operational should proceed subject to the following conditions:

1. 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 Guideline* (Department of Planning and Environment, August 2023) 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 Guideline* (Department of Planning and Environment, August 2023).
2. Council is to include the adopted Katoomba Master Plan 2023 within the exhibition material.
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - WaterNSW;
 - Endeavour Energy.Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.
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 EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing.
5. Given the nature of the proposal, Council is not authorised to be the local plan-making authority.

6. The LEP should be completed on or before 20 January 2025.



18 March 2024

Adrian Hohenzollern
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Planning, Land Use Strategy and
Housing
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces