

Gateway Determination

Planning proposal (Department Ref: PP-2025-189): The Clarendon, 68 Lurline Street, Katoomba and Heritage Housekeeping Amendments

I, the Director Local Planning 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 include 'The Clarendon and Interiors' at 68 Lurline Street, Katoomba as a local heritage item within Schedule 5 Environmental Heritage and undertake minor changes to a number of existing heritage items for the purposes of housekeeping amendments, should proceed subject to the following

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 30 September 2025.

Gateway Conditions

1. Prior to community consultation, the planning proposal is to be updated to address the following matters:
 - a. WL005 (Former Newgrove Farm and Interiors) – verify and update the proposed property description and address and rectify any typographical errors.
 - b. K162 (Cascades Creek Dams) – verify and confirm the proposed property address changes in consultation with Water NSW and remove the proposed changes to the property description.
2. 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).

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act:

- Heritage NSW
- Water NSW.

Each public authority and government agency is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 20 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 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).

Dated 21 March 2025



Tina Chappell
Director Local Planning
Central, West and South
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces