



Mr Robert Greenwood
General Manager
Blue Mountains City Council
Locked Bag 1005
KATOOMBA NSW 2780

Attention: Sara Reilly

Dear Mr Greenwood

Planning Proposal PP_2017_BLUEM_004_00 to amend Blue Mountains Local Environmental Plan 2015

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to update and amend Schedule 5 Environmental Heritage and associated mapping of Blue Mountains LEP 2015.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed, subject to the conditions in the attached Gateway determination.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of Section 117 Directions 2.3 Heritage Conservation and 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to the plan being made.

Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has not requested delegation and I have determined not to issue an authorisation as some of the subject sites are on Council owned land.

The amending Local Environmental Plan (LEP) is to be finalised within 15 months of the date of the Gateway determination. 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 8 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Alicia Hall to assist you. Ms Hall can be contacted on (02) 9860 1587

Yours sincerely



3/11/17

Craig Diss
Acting Director, Sydney Region West
Planning Services

Encl: Gateway Determination