



6 September 2017

Office of the General Manager

Reference File: 17/176506 (O/1144/2017)

Catherine Van Laeren  
Director Sydney Region West  
Planning Services  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Van Laeren

**SUBJECT                      Draft Amendment 8 (54 Luchetti Avenue, Hazelbrook) to  
Blue Mountains LEP 2015**

I write seeking a Gateway Determination for the Planning Proposal for draft Amendment No.8 to Blue Mountains LEP 2015. The purpose of this Planning Proposal is to partially rezone land at 54 Luchetti Avenue, Hazelbrook from E2 Environmental Conservation to E4 Environmental Living and to remove the associated Protected Area – Ecological Buffer Area (PA-EBA) from the site.

In addition, an Addendum to the Planning Proposal has been prepared to address the issue of the application of the E2 zone across a small portion of two adjoining properties. The Addendum seeks to remove the E2 from these two adjoining lots along with the associated PA-EBA which currently applies to the subject site and to 13 additional adjoining lots.

At its meeting of 22 August 2017 (Minute No. 271) Council resolved:

1. *That the Council endorses the draft Planning Proposal and addendum prepared under s.55 of the Environmental Planning and Assessment Act 1979 for the partial rezoning of 54 Luchetti Avenue, Hazelbrook from E2 Environmental Conservation to E4 Environmental Living under Blue Mountains Local Environmental Plan 2015;*
2. *That the Council refers the draft Planning Proposal and addendum for Local Environmental Plan Amendment 8 to the Greater Sydney Commission for Gateway Determination under s.56 of the Environmental Planning and Assessment Act 1979;*
3. *That the Council requests Written Authorisation to Exercise Delegation over the Planning Proposal in accordance with clause 23 of the Environmental Planning And Assessment Act 1979;*
4. *That the Council includes a request to the Department of Planning and Environment that the draft Planning Proposal be designated low impact;*
5. *That the Council includes with the draft Planning Proposal to be forwarded to the Greater Sydney Commission, an addendum with the*

- proposed amended provisions and controls on adjoining lots, arising as a consequence of the draft Planning Proposal;*
6. *That the Council notes the Blue Mountains Local Environmental Plan 2015 Amendment 8 will be processed in accordance with the Gateway Determination; and*
  7. *That the Council receives a report, subject to the Gateway Determination, at the conclusion of the notification period to enable consideration of submissions made to Blue Mountains Local Environmental Plan 2015 Amendment 8.*

In accordance with the above Council Minute, Council is seeking authority to exercise delegation in relation to the plan making functions under section 59 of the Environmental Planning and Assessment Act 1979.

Council also requests that the Department designate the proposal 'low impact', in keeping with the above Council Minute.

Please find enclosed a copy of the Planning Proposal, the associated Addendum and relevant Council report.

The Council now requests the Gateway review of the Planning Proposal and Addendum for Draft Amendment 8 to LEP 2015.

If you have any queries or require further information, please contact Will Langevad, Director, Development and Customer Services on 4780 5616.

Yours faithfully



ROBERT GREENWOOD  
General Manager