

Your reference: 17/12672

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

Dear Mr Greenwood

Planning Proposal 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 (PP 2017 BLUEM 002 00) to rezone land at 54 Luchetti Avenue, Hazelbrook, from E2 to E4 zoned land, together with other land and associated mapping amendments.

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.

I have also agreed the planning proposal's inconsistencies with S117 directions 1.5 Rural Lands; 2.1 Environmental Protection Zones; and, 4.3 Flood Prone Land, are of minor significance. No further approval is required in relation to these directions. Council may, however, still need to obtain the agreement of the Secretary to comply with the requirements of S117 direction 4.4 Planning for Bushfire Protection. Should this prove necessary, Council is to 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 requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 6 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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

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 Mr Philip Adams to assist you. Mr Adams can be contacted on (02) 8289 6224.

Yours sincerely



25/10/17

Catherine Van Laeren
**Director, Sydney Region West
Planning Services**

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template