



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

Our ref: 16/06804 (15/08197)
Your ref: 16/59884

Attention: Mr Will Langevad

Dear Mr Greenwood

**Planning Proposal PP_2015_BLUEM_001_00 – Alteration of Gateway
Determination**

I refer to your letter of 1 April 2016 in relation to revisions to Planning Proposal PP_2015_BLUEM_001_00 to resolve a range of matters deferred from the Blue Mountains Local Environmental Plan 2015.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 3 September 2015 for PP_2015_BLUEM_001_00. The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Casey Farrell to assist you. Ms Farrell can be contacted on (02) 9228 6577.

Yours sincerely


Karen Armstrong
Director Sydney Region East
Planning Services

Encl:
Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_BLUEM_001_00)

I, the Director Sydney Region East, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 3 September 2015 for the proposed amendment to the Blue Mountains Local Environmental Plan 2015 as follows:

1. Delete:

condition 2

and replace with:

new condition 2 "In accordance with Section 117 Direction 6.2 – Reserving Land for Public Purposes, Council is to obtain endorsement from NSW Trade and Investment – Crown Lands for the proposed E2 – Environmental Conservation zone at 7-19 Lawsons Long Alley, Mount Victoria. If Council is unable to obtain approval, this site should be removed from the planning proposal."

2. Delete:

condition 4

and replace with:

new condition 4 "Council is to remove the proposed rezoning of 111 Mort Street, Katoomba from the planning proposal and Addendum to Item 3 due to the absence of satisfactory Preliminary Site Investigations for contamination from Sydney Water under State Environmental Planning Policy 55 – Remediation of Land".

3. Insert:

new condition 10

"Council is to update the planning proposal for land at 70 Great Western Highway, Woodford, to retain the zone E4 – Environmental Living, as requested by Sydney Trains. Council is also to update the planning proposal for land at 70A Great Western Highway, Woodford, to zone RE1 – Public Recreation, as endorsed by Roads and Maritime Services."

4. Insert:

new condition 11

"Council is to update the planning proposal to remove the SP2 – Infrastructure zoning for land at 690A Great Western Highway, Faulconbridge, and replace with E4 – Environmental Living zone, as endorsed by Sydney Trains."

5. Insert:

new condition 12

"Council is to update the planning proposal to include land identified as RP-SP01 St Columba's Elmhurst Precinct with appropriate development controls for the land."

Dated *20TH* day of *JUNE* 2016



Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission