



29 November 2016

Office of the General Manager

Reference File:F10054 (16/240351)

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 3 to Blue Mountains Local
Environmental Plan 2015 - Strategic Tourist Sites**

I write seeking a Gateway Determination for the planning proposal for draft Amendment No.3 to Blue Mountains LEP 2015. The purpose of this planning proposal is to introduce the Special Purpose 3 – Tourist zone to Blue Mountains LEP 2015 and to zone four (4) sites to that zone and to rezone an additional four strategic tourist sites to recognise existing development and facilitate future development.

At its meeting of 15 November 2016 (unconfirmed Minute No. 341) Blue Mountains City Council resolved:

1. *That the Council endorses the recommendations and proposed planning provisions for the key tourist sites contained in Enclosure 1 (part a & b), being those sites identified by resolution of the Council on 29 March 2016 (Council Minute No. 78);*
2. *That, subject to incorporating the recommendations endorsed in recommendation 1, the Council endorses the draft Planning Proposal for LEP 2015 draft Amendment 3 - SP3 Tourist and Strategic Tourism Sites (the "draft Planning Proposal") in Enclosure 2, prepared in accordance with the provisions of Section 55 of the Environmental Planning and Assessment Act, 1979;*
3. *That the Council endorses the maps in Enclosure 1 as the basis for preparing maps to the draft Planning Proposal;*
4. *That the Council delegates to the General Manager (or their nominee) the authority to make amendments to the endorsed draft Planning Proposal and associated maps, to:*
 - a) *Prepare and attach maps to the draft Planning Proposal consistent with recommendation 1 and 3,*
 - b) *Make changes to the draft Planning Proposal consistent with recommendation 1, and*
 - c) *Make other changes of a minor nature, subject to such amendments maintaining the policy intent of the draft amendment 3;*

5. *That the Council refers the draft Planning Proposal to the Greater Sydney Commission or delegate requesting a Gateway Determination in accordance with the provisions of Section 56 of the Environmental Planning and Assessment Act, 1979;*
6. *That the Council, subject to the terms of the Gateway Determination, proceeds with the draft Planning Proposal and receives a report following the conclusion of the exhibition of the Draft Planning Proposal; and*
7. *That the Council prepares an amendment to DCP 2015 in accordance with Section 74C of the Environmental Planning and Assessment Act, 1979 to be reported to Council for endorsement for the purpose of public exhibition, to:*
 - a) *Make DCP 2015 consistent with any changes proposed in LEP 2015 draft Amendment 3*
 - b) *Add detailed precinct controls to Part G Locality Management for each precinct proposed in LEP 2015 draft Amendment 3*
 - c) *Make any housekeeping amendments to correct any minor errors or anomalies identified in DCP 2015*

Please find enclosed one hard copy and an electronic copy of the Planning Proposal. The Council now requests a Gateway review of the planning proposal for Draft Amendment 3 to LEP 2015.

If you have any queries or require further information, please contact Will Langevad, Director, Development and Customer Services on (02) 4780 5616.

Yours faithfully



ROBERT GREENWOOD
General Manager