

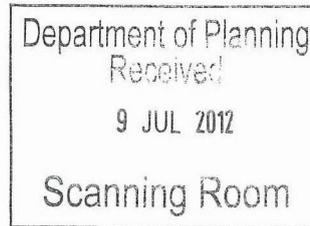


City & Community Outcomes

Our Reference File: F07533/12-93967

29 June 2012

Mr Peter Goth
Regional Director, Sydney West
Department of Planning and Infrastructure
Level 5, 10 Valentine Avenue
PARRAMATTA NSW 2150



Dear Mr Goth

SUBJECT Planning Proposal for Blue Mountains Local Environmental Plan 2005 (Amendment No 26) in accordance with Section 56 of the Environmental Planning & Assessment Act 1979, seeking Gateway Determination

Blue Mountains City Council resolved on 26 June 2012 to commence the process to amend Blue Mountains Local Environmental Plan 2005 for various amendments and sites, which include a rezoning, boundary adjustments, an additional use and an amendment to the heritage schedule.

The attached Planning Proposal has been prepared for the subject LEP in accordance with section 55 of the *Environmental Planning & Assessment Act 1979* and the Department of Planning's guides titled, "A guide to preparing local environmental plans" and "A guide to preparing planning proposals".

Blue Mountains City Council requests the Gateway Determination from the Minister on the Planning Proposal in accordance with section 56 of the Act.

Due to the minor nature of this proposal, Council has not consulted with the Sydney Catchment Authority as required by Section 117 Direction 5.2. However Council will refer the proposal to the Sydney Water Catchment Authority as part of the consultation process if required by the Department's Gateway Determination. Council seeks the agreement of the Director-General of the Department (or a delegated officer) to this approach.

Furthermore, Section 117 Direction 6.3 – Site Specific Provisions as it applies to a site in the Planning Proposal that allows a particular development to be carried out, is not consistent with this Direction; however the inconsistency is considered justified for the reasons set out in the Planning Proposal. The agreement of the Director General or a delegated officer to this inconsistency is also requested.

Should you have any questions in regards to the Planning Proposal please contact Council's Assistant Strategic Planning Officer Michaela Denny on (02) 4780 5686.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Martin Beveridge', followed by a period.

MARTIN BEVERIDGE
Program Leader – Strategic Planning
City Planning – Land Use Outcomes Branch

Encl: Planning Proposal – Blue Mountains Local Environmental Plan 2005 Draft
Amendment No 26