



Your ref:
17/05274

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

Dear Mr Greenwood

**Planning proposal – Draft Amendment No. 2 to Blue Mountains Local
Environmental Plan 2015 – Zone R6 Residential Character**

Thank you for your letter to the Secretary regarding Council's proposed new R6 Zone. The Secretary has asked me to reply on her behalf.

I appreciate that Council seeks to apply the proposed zone to land that was deferred under the Blue Mountains Local Environmental Plan 2015. However, introducing a new zone will require consultation across the State, and will require an amendment to the Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument).

As such, the planning proposal cannot legally amend the Standard Instrument and the planning proposal cannot proceed through the Gateway and plan making process without changes being made to the Standard Instrument.

The Department is committed to ensuring the Standard Instrument can appropriately manage development across the State, taking into consideration Council's intentions in relation to the future desired character of the areas and the broader application of the Standard Instrument to the rest of NSW.

If Council wishes to progress the transition of deferred land into the 2015 LEP ahead of the review, the Department would be happy to consider a planning proposal which implements a Standard Instrument zone. In any event, the Department will retain Council's proposal for future reference.

If you have any questions about the Standard Instrument, please contact Leah Schramm, Director, Employment Policy and Systems, at the Department on 02 9274 6104. If you have any more questions about this planning proposal, please contact Mrs Catherine Van Laeren, Director, Sydney Region West, at the Department on 02 9860 1520.

Yours sincerely

**Marcus Ray
Deputy Secretary
Planning Services**

11/05/2017