

Ms Rosemary Dillon
General Manager
Council
Locked Bag 1005
KATOOMBA NSW 2780

Dear Ms Dillon

Planning proposal PP_2018_BLUEM_003_00 to amend Blue Mountains Local Environmental Plan 2015

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the housekeeping planning proposal to improve the clarity, accuracy and overall operation of the Blue Mountains 2015.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistency with section 9.1 Direction 2.1 Environment Protection Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Council may still need to obtain the agreement of the Department of Planning and Environment's Secretary to comply with the requirements of relevant section 9.1 Direction 4.4 Planning for Bushfire Protection and 5.2 Sydney Drinking Water Catchment. Council should ensure this occurs prior to public exhibition or the plan being made.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Alicia Hall to assist you. Ms Hall can be contacted on 9860 1587.

Yours sincerely



Ann-Maree Carruthers
Director
Sydney Region West
Planning Services

19/10/18

Encl: Gateway determination
Local plan-making authority reporting template