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Our ref: PP_2016_BLUEM_002_00 (16/10813)
Your ref: F10003,16/136280

Mr R Greenwood
General Manager
Blue Mountains City Council
2-6 Civic Place
Katoomba NSW 2780

Dear Mr Greenwood

Planning proposal to amend Blue Mountains Local Environmental Plan 2015

I am writing in response to your Council's letter dated 11 August 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to make a number of minor 'housekeeping' amendments to the *Blue Mountains Local Environmental Plan 2015*.

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

In relation to S117 Direction 4.4 Planning for Bushfire Protection, Council is required to consult with the Rural Fire Service. The proposal must be amended to reflect the outcomes of this consultation (if necessary) prior to public exhibition.

Plan making powers were delegated to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment for administrative purposes.

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 Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Ms Alicia Hall of the Department's regional office on (02) 9860 1587.

Yours sincerely



09/09/16

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template